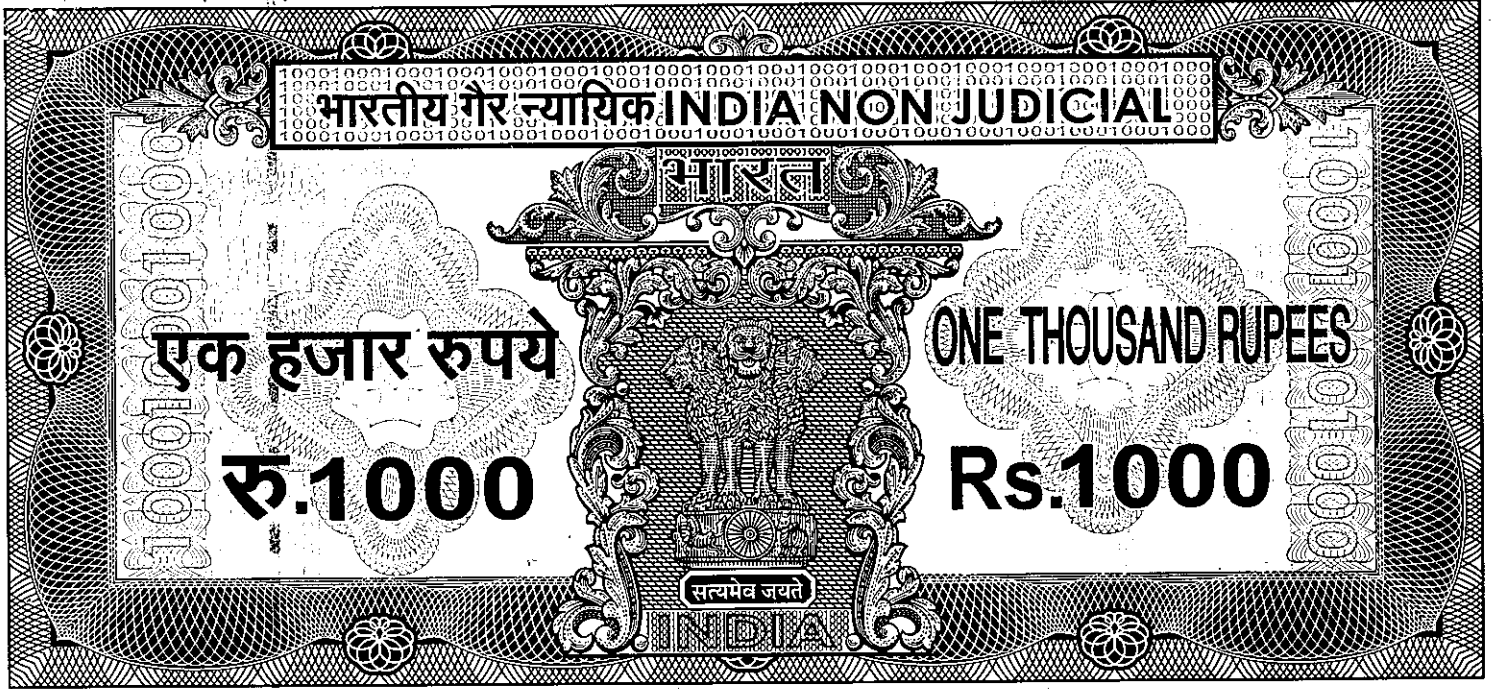


1130/18

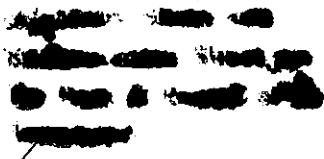
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28/5/18  
6:30pm  
V/e no 240/18  
28/5/18  
#0/776405/18

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 912056



*(Signature)*

District Sub-Registrar-II  
Hooghly

DEED OF SALE

29 MAY 2018

Valued at Rs 35,00,000/-

THIS DEED OF SALE is made on this ... 28/5 ... day of ... May ... 2018

BETWEEN

SRI NAGAR MAL AGARWAL PAN. NO. AYSPA1748H, S/O Late. Matadin Agarwal, by faith Hindu; , by occupation-Retired , residing at 99Rishi Bankim Sarani, P.O. & P.S. - Serampore, Dist - Hooghly, Pin - 712201, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed and mean to include each of their heirs, legal representatives, executors, administrators & assignees) of the **FIRST PART.**

AND

M/S TREENAYANI DEVELOPER a Proprietorship firm having registered office at 39/1/1/A, Thakurbati Street, Serampore, Dist - Hooghly, Pin - 712201

Cont.....p/02

*(Signature)*

(2)

represented by sole proprietor **SRI SIDDHARTHA MUKHERJEE** ( PAN. No.AECPM6884N ) S/o. Late Biswanath Mukherjee, by faith - Hindu, by occupation - Business, residing at 39/1/1/A, Thakurbati Street, Serampore, Dist - Hooghly, Pin - 712201. hereinafter called the "**PURCAHSER**", (which expression shall unless excluded by or repugnant to the context be deemed and mean to include each of her heirs, legal representatives, executors, administrators & assignees) of the **SECOND PART**.

**WHEREAS** the present vendor is absolute owner of the property of Bastu Land measuring an area 05 Cottah 10Chittak 03 sq.ft with R.T shed measuring 300 sq. ft lying & Situated at Mouja - Serampore, J.L. No. 15, comprised in R.S. Dag. No.3439, under R.S. Khatian. No. 1593, corresponding to L.R. Dag. No. 4362 under L.R. Khatian.No.7131,8879,being Municipal Holding No. 46/A, P.G Bhaduri Sarani within the ambit of Serampore Municipality under P.S. - Serampore, Dist - Hooghly morefully described in the schedule hereunder the presents vendor is the owner by virtue of registered Deed vide Book No. I, Volume No. 126, Pages 129 to 133, Being No. 6483 for the year 1967, which was registered at A.D.S.R. Serampore from there owner of Pratima Dutta, Dhanapati Dutta, & Pashupati Dutta and after the said purchase the present vendor recorded his name before the Serampore Municipal Authority and paying Tax, Rent etc and fully sized and possession over the schedule of the property.

**AND WHEREAS** the present Vendors have decided to sell out the schedule property at a total consideration price of **Rs.35,00,000/- (Rupees Thirty Five Lakh)** only and the Purchaser has also agreed to purchase the schedule property at

Cont.....p/03

(3)

a consideration price of **Rs Rs.35,00,000/- (Rupees Thirty Five Lakh)** only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of verbal agreement and in consideration of the said sum of **Rs. Rs.35,00,000/- (Rupees Thirty Five Lakh)** only, paid by Purchaser to the Vendors in the manner hereunder at or before the execution of these presents (the receipt whereof the Vendors doth hereby as well as by the payment of the same and every part thereof forever release discharge and acquit to the Purchaser and the said property describe in the schedule hereunder, hereby sold, conveyed and transferred unto and to the Purchaser) the Vendors doth hereby grant, sell convey, transfer, assign and assure unto and to the Purchaser, the said property as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**THE SAID PROPERTY**" **TOGETHER WITH** all and singular intangible assets, edifices, fixtures, gates, courts, courtyards, compound, area, sewers, drains, ways, paths, passages, fences, hedges, trees and all manner of former and other rights, liberties, benefits, privileges, easements, appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or hereto were or was held, used, occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents, issues and profits thereof from generation to generation **AND** all and entirely of the Rayati Swattiya and other estates, right, title, interest, use, trust, property, claim and demand whatsoever both at law in quality of the said Vendors, into out of or upon the said Property (fully described in the **SCHEDULE** hereunder written) and all properties benefits and

Cont.....p/04

(4)

rights hereby granted, sold, conveyed, transferred, assigned and assured by his or expressed or intended so to be **TOGETHER WITH** all deeds, pattahs, muniments, writings and evidences of title in anywise relating to or connected with the said property which now are or is or hereafter may be in possession, power, custody or control of the Vendors or any persons from whom the Vendors may procure the same without any action or suit law or in equity **TO HAVE AND TO HOLD** the same unto and to the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition, use, trust or other thing whatsoever to alter defeat encumber or make void the same and free from all rights, liens, lispences, attachments, trusts, claims, demands, acquisition, requisition, alignment and liabilities whatsoever or howsoever.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

- a) That notwithstanding any act, deed, matter or thing by the Vendors done, committed or knowingly or suffered to the contrary, the Vendors are now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties, benefits and rights hereby sold and conveyed without any manner of encumbrances, charges, conditions, uses, trusts or any other thing whatsoever to alter, defeat, encumber or make void the same.
- b) **AND THAT** the Vendors hath not any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the properties, benefits and rights hereby sold and conveyed or any part thereof can or may be impeached, encumbered or affected in title.

Cont.....p/05

(5)

- c) **AND THAT** notwithstanding any act, deed or thing whatsoever done as aforesaid the Vendors hath now themselves have good right, full power and absolutely authority and indefeasible title to grant, sell, convey, transfer, assign and assure all his properties, benefits and rights hereby sold and conveyed or expressed or intended so to be unto the Purchaser in the manner aforesaid according to the true, intent and meaning of these presents.
- d) **AND THAT** the properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be now are free from all claims, demands, encumbrances, mortgages, charges, lines, attachments, leases, tenancies, occupancy rights, restrictive covenants, lispendents, uses, debutters, trusts, prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or his predecessor-in-title.
- e) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold, use, possess and enjoy the properties, benefits and rights hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and received the rents, issues and profits thereof without any lawful, eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or rightfully or equitably claiming as aforesaid and free and clearly and absolutely acquitted, exonerated and discharged from or by the Vendors and all his person any person or persons having or lawfully or rightfully or equitably claiming as aforesaid and effectually saved defended kept

Cont.....p/06

(6)

harmless and indemnified of from and against all manner of former and other estate, right, title, interest, charges, mortgages, encumbrances, attachments, lispendens, uses and liabilities, whatsoever or however created by the Vendors or any persons claiming as aforesaid.

- f) **AND THAT** the Vendors and all person or persons having or lawfully or rightfully or hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be through, under or in trust for the Vendors or its predecessor-in-title shall and costs of the Purchaser, do and execute or cause to be done and execute as such acts, deeds and things for further better and more perfectly assuring their properties unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

**AND THE VENDORS DOTH HEREBY DECLARE AND ASSURE THE PURCHASER AS FOLLOWS :-**

- a) **THAT** the property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realization if the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public demands Recovery Acts or any other Acts for the time being in force.
- b) **AND THAT** the said property or any portion thereof is not affected by

Cont.....p/07

(7)

any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.

- c) **AND THAT** no declaration or notification is made or published for acquisition, requisition or alignment on the said property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever.
- d) **AND THAT** there is no impediment under the provision of the Urban Land (Ceiling and Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation otherwise for the Vendors to grant, sell, conveyed, transferred, assigned and assured in favour of the Purchaser in the manner aforesaid.
- e) **AND THAT** the Vendors have represented and assured to the Purchaser that there is no action in respect of the said property or any part or share thereof pending or filed at any time heretofore and that the said property has been in uninterrupted exclusive ownership and possession and enjoyment of the Vendors since purchased without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right, title and interest or possession whatsoever in the said property or any thereof nor send any notice in respect thereof.

Cont.....p/08

(8)

f) **AND THAT** save and except the Vendors, no other person can claim any right, title or interest whatsoever in the said property as mentioned in the schedule hereunder and without prejudice to or deficiency being found in the title or possession of the Vendors or in case any of the above representation or assurances being found to be false.

g) **AND THAT** all rates, taxes, khajna, land revenue and other outgoings and impositions payable in respect of the said property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

h) **AND THAT** though the said land as recorded as "BASTU" and same is not affected by any scheme of government municipality and said land is neither acquired under the Land Acquisition Act nor requisitioned by the Govt. and the said land is not vested nor any notice of requisition or acquisition has been made and the Vendors shall execute any further Rectification Deed for assistance that may be necessary in order to Perfect the title of the Purchaser in respect of the said land hereby sold as Described in the schedule hereunder written .

i) **AND THAT** the Vendors declares that the said land is not declared as vested.

j) **AND THAT** simultaneously with the execution of these presents, the Vendors doth deliver unto Purchaser vacant khas possession the property hereby sold, transferred and conveyed.

k) **AND THAT** by virtue of this Deed of Sale, the aforesaid Purchaser

Cont.....p/09



(9)

will be at liberty to get their names mutated with the State of West Bengal, Municipality and/or any other lawful place and Vendors hereby grant their consent in this respect and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings including mutation proceedings etc. whatsoever may be.

l) **AND THAT** if for any reason whatsoever any defect of any kind comes in respect of this Deed, the Vendors shall be bound to prepare make out, sign, seal, execute and get registered any kind of Rectification Deed or Declaration in favour of the Purchaser and all costs in this connection will be borne by the Purchaser and if any litigation or legal dispute by and between parties herein or any interested persons may arise the total responsibility, legal affairs and costs will be borne by the Purchaser hereunder.

m) **AND THAT** there is no recorded Bargadar in the land so sold by the Vendors to the Purchaser.

n) **AND THAT** the purchaser is purchasing the schedule property as is where is Basis.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu Land measuring an area 05 Cottah 10 Chittak 03 sq.ft with R.T shed measuring 300 sq.ft lying & Situated at Mouja - Serampore, J.L. No. 15, comprised in R.S. Dag. No.3439, under R.S. Khatian. No. 1593, corresponding to L.R. Dag. No. 4362 under L.R. Khatian.No. 7131,8879, being Municipal Holding No. 46/A, P.G Bhaduri Sarani within the ambit of

Cont.....p/10

(10)

Serampore Municipality under P.S. - Serampore, Dist – Hooghly which has been delineated and depicted “RED” Colour in the annexed map along to with right to uses common passage as shown in the annexed map herewith.

The annexed map is part and parcel of this deed.

**The said property is butted and bounded by :-**

- On the North** :- P.G Bhaduri Lane.  
**On the South** :- Land of Shyam Behari Agarwal.  
**On the East** :- Municipal Passage.  
**On the West** :- Property of Sakuntala A garwal.

The annual Govt rent of the said property is payable to the collect orate of Hooghly, which fixed by B.L. & L.R.O. Serampore- Uttarpara Circle .

**IN WITNESS WHEREOF** both the parties herein have hereunto set and subscribed their respective signatures on this day, month and year first above written.

Signed and delivered

In the presence of :

**Witnesses :-**

1) Anil Kumar Agarwal  
Serampore, Hooghly

2) Kiran Agarwal  
Serampore Hooghly

SIGNATURE OF VENDORS

TREENAYANI DEVELOPER

Siddhanta Mukherjee.

Proprietor

SIGNATURE OF PURCHASER

Cont.....p/11

**MEMO OF CONSIDERATION**

RECEIVED a sum of Rs.35,00,000/- (Rupees Thirty Five Lakhs) only FROM THE ABOVE NAMED PURCHASER AS FOLLOWS:-

Date	Name of Bank	Cheque/DD	Amount (Rs.)
28/05/2018	Transfer to IDBI Bank A/C. No. 1023104000020891	IDBI 18148020879	35,00,000/-

TOTAL = Rs.35,00,000/- (Rupees Thirty Five Lakhs) only.

**WITNESS**

- 1) Anil Kumar Agarwal  
Serampore, Hooghly
- 2) Chirag Agarwal  
Serampore Hooghly

18/05/2018

**SIGNATURE OF THE VENDORS**

Drafted by me:-

*Subhrajit De Lankar*  
WB 19/05/18  
Advocate,

Serampore Court

*[Signature]*

Typist, Serampore court.

# FINGER PRINT OF BOTH HANDS



Photo

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger	
						L H F F R H F P

*Handwritten text in Devanagari script: श्री (२) २७ ९७ ३०० (२०१०)*

Thumb Finger    Fore Finger    Middle Finger    Ring Finger    Little Finger

Little Finger    Ring Finger    Middle Finger    Fore Finger    Thumb Finger



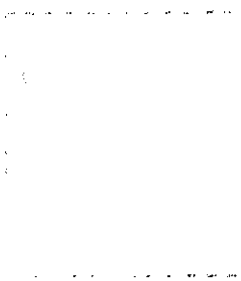
Photo

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger	
						L H F F R H F P

Thumb Finger    Fore Finger    Middle Finger    Ring Finger    Little Finger

Little Finger    Ring Finger    Middle Finger    Fore Finger    Thumb Finger

*Handwritten signature: Siddhant Mukherjee*



Photo

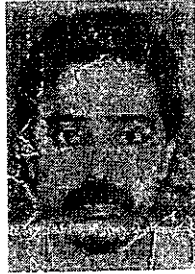
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger	
						L H F F R H F P

Thumb Finger    Fore Finger    Middle Finger    Ring Finger    Little Finger



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

~~AECPM6884N~~



नाम /NAME

SIDDHARTHA MUKHERJEE

पिता का नाम /FATHER'S NAME

BISWANATH MUKHERJEE

जन्म तिथि /DATE OF BIRTH

06-04-1963

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.व.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्वरायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-024116997-2 Payment Mode Counter Payment  
GRN Date: 23/05/2018 10:03:02 Bank : IDBI Bank  
BRN : 167381265 BRN Date: 23/05/2018 00:00:00

DEPOSITOR'S DETAILS

Name : SUBHAJIT DE SARKAR  
Contact No. : Mobile No. : +91 9830305314  
E-mail :  
Address : Serampore  
Applicant Name : Mr Subhajit De Sarkar  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

Id No. : 06020000776405/4/2018  
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	06020000776405/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	209020
2	06020000776405/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	35046
3	06020000776405/4/2018	Mutation/Conversion -Receipt	0029-00-800-028-27	929

Total

244995

In Words : Rupees Two Lakh Forty Four Thousand Nine Hundred Ninety Five only

SALE DEED PLAN SHOWING AT HOLDING NO :- 46/A, PANCHU GOPAL BHADURI SARANI. IN R. S. DAG NO :- 3439. UNDER R. S. KHATIAN NO :- 1593. L. R. DAG NO :- 4362. UNDER L. R. KHATIAN NO :- 713/8877. MOUZA :- SERAMPORE. J. L. NO :- 13. WARD NO :- 9. P.S. :- SERAMPORE. Dist :- HOOGHLY. UNDER SERAMPORE MUNICIPALITY.

SCALE :- 16'-0"=1 INCH.

VENDOR :- Sri Nagarmal Agarwala.

**TREENAYANI DEVELOPER**

VENDEE :- Siddhartha Mukherjee

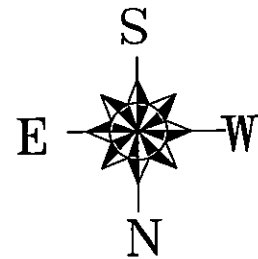
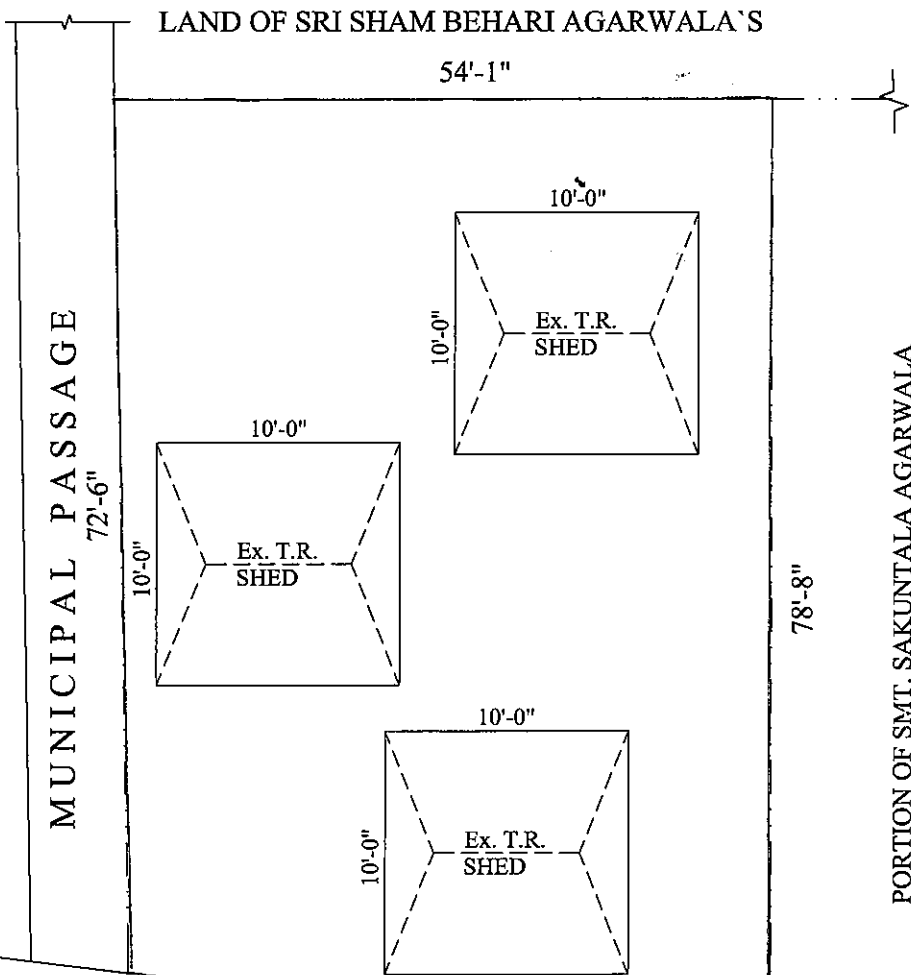
Proprietor

AREA OF LAND :- 05 KA. 10 CH. 03 SFT. OR 4053 SFT.

Ex. R. T. SHED COV. AREA :- 300 SFT.

AREA SHOWN IN RED BORDER :- 

SIGNATURE OF VENDOR :-  
*Sri Nagarmal Agarwala*



*Biswas*  
24.3.18

TRACED BY :-

**BISWAS DRAWING & DESIGNER**  
SWARUP BISWAS  
Building Planner  
Estimator & Contractor  
5, Kashi Doctor Lane, Serampore  
Dist.- Hooghly, Pin.-712 201  
Licence No. P-2024, 17-18





Government of West Bengal



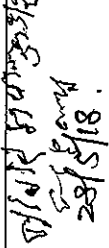


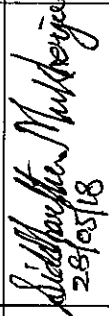
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II HOOGHLY, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06020000776405/2018

vc-2407/18

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri NAGAR MAL AGARWAL 99Rishi Bankim Sarani, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Seller		536 	 28/05/18
2	Shri SIDDHARTHA MUKHERJEE 39/1/1/A, Thakurbati Street, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712201	Representative of Buyer [MS TREENAY ANI DEVELOPER]		537 	 28/05/18
SI No.	Name and Address of identifier	Identifier of		Signature with date	

SUBHAJIT DESAI KAR

(Debapratim Mitra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOOGHLY

Hooghly, West Bengal

## Major Information of the Deed

Deed No :	I-0602-01176/2018	Date of Registration	29/05/2018
Query No / Year	0602-0000776405/2018	Office where deed is registered	
Query Date	18/05/2018 8:50:53 PM	D.S.R. - II HOOGHLY, District: Hooghly	
Applicant Name, Address & Other Details	Subhajit De Sarkar Serampore Court,Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9830305314, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 35,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,10,020/- (Article:23)	Rs. 35,046/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: P. G. Bhaduri Sarani, Mouza: Shrirampur, Ward No: 9, Holding No:46/A

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4362	LR-7131	Bastu	Bastu	3 Katha 4 Chatak	23,00,000/-	23,00,000/-	Property is on Road

District: Hooghly, P.S:- Serampur, Municipality: SERAMPORE, Road: P. G. Bhaduri Sarani, Mouza: Shrirampur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-4362	LR-8879	Bastu	Bastu	2 Katha 6 Chatak 3 Sq Ft	10,00,000/-	10,00,000/-	Property is on Road
<b>Grand Total :</b>					<b>9.2881Dec</b>	<b>33,00,000 /-</b>	<b>33,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	300 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>2,00,000 /-</b>	<b>2,00,000 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri NAGAR MAL AGARWAL (Presentant )</b> Son of Late Matadin Agarwal 99Rishi Bankim Sarani, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AYSPA1748H, Status :Individual, Executed by: Self, Date of Execution: 28/05/2018 , Admitted by: Self, Date of Admission: 28/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/05/2018 , Admitted by: Self, Date of Admission: 28/05/2018 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MS TREENAYANI DEVELOPER</b> 39/1/1/A, Thakurbati Street, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201 , PAN No.:: AECPM6884N, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri SIDDHARTHA MUKHERJEE</b> Son of Late Biswanath Mukherjee 39/1/1/A, Thakurbati Street, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AECPM6884N Status : Representative, Representative of : MS TREENAYANI DEVELOPER (as Proprietor)

**Identifier Details :**

Name & address	
Mr Subhajit Dey Sarkar Son of Late Sujit Dey Sarkar Serampore Court, P.O:- Serampore, P.S:- Serampur, Serampore, District:-Hooghly, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri NAGAR MAL AGARWAL, Shri SIDDHARTHA MUKHERJEE	

Major Information of the Deed :- I-0602-01176/2018-29/05/2018

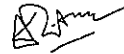
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri NAGAR MAL AGARWAL	MS TREENAYANI DEVELOPER-5.3625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri NAGAR MAL AGARWAL	MS TREENAYANI DEVELOPER-3.92563 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri NAGAR MAL AGARWAL	MS TREENAYANI DEVELOPER-300.0000000 Sq Ft

**Endorsement For Deed Number : I - 060201176 / 2018**

**On 25-05-2018**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,00,000/-



**Debapratim Mitra  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOOGHLY  
Hooghly, West Bengal**

**On 28-05-2018**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:09 hrs on 28-05-2018, at the Private residence by Shri NAGAR MAL AGARWAL ,Executant.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 28/05/2018 by Shri NAGAR MAL AGARWAL, Son of Late Matadin Agarwal, 99Rishi Bankim Sarani, P.O: Serampore, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by Profession Retired Person

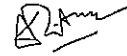
Indetified by Mr Subhajit Dey Sarkar, , Son of Late Sujit Dey Sarkar, Serampore Court, P.O: Serampore, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-0602-01176/2018-29/05/2018

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 28-05-2018 by Shri SIDDHARTHA MUKHERJEE, Proprietor, MS TREENAYANI DEVELOPER (Partnership Firm), 39/1/1/A, Thakurbati Street, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201

Indetified by Mr Subhajit Dey Sarkar, , , Son of Late Sujit Dey Sarkar, Serampore Court, P.O: Serampore, Thana: Serampur, , City/Town: SERAMPORE, Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Advocate



**Debapratim Mitra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOOGHLY**  
**Hooghly, West Bengal**

**On 29-05-2018**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 35,046/- ( A(1) = Rs 35,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2018 12:00AM with Govt. Ref. No: 192018190241169972 on 23-05-2018, Amount Rs: 35,046/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 167381265 on 23-05-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,10,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 2,09,020/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no P912056, Amount: Rs.1,000/-, Date of Purchase: 25/05/2018, Vendor name: A Rakshit

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/05/2018 12:00AM with Govt. Ref. No: 192018190241169972 on 23-05-2018, Amount Rs: 2,09,020/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 167381265 on 23-05-2018, Head of Account 0030-02-103-003-02



**Debapratim Mitra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOOGHLY**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - i

Volume number 0602-2018, Page from 26158 to 26182

being No 060201176 for the year 2018.



Digitally signed by DEBAPRATIM MITRA  
Date: 2018.06.01 17:26:01 +05:30  
Reason: Digital Signing of Deed.

(Debapratim Mitra) 01/06/2018 5:25:57 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOOGHLY

West Bengal.

(This document is digitally signed.)

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Receipt Book No. D

Form No. 10 [Vide Rule 53]

Receipt No. 2019-20

109

## SERAMPORE MUNICIPALITY

10827

## RECEIPT FORM

Name of the Street ..... P. G. Bhaduri Sarani ..... Mobile No. ....  
 Holding No ..... 46/A ..... Circle No. C ..... Ward No. 9 .....  
 Name of Assesse ..... M/S. Theenayani Developer (Pro- Seidhartha Meikhorra) .....  
 Received the sum of Rs. ..... 310.00 ..... (in words) ..... Three hundred ten only .....

On account of old arrear/ Consolidated Rate/ Surcharge detailed below

	Arrear		Current Year 2019-2020				Total Rs
			1st qr. April-June	2nd qr. July-Sept ✓	3rd qr. October-Dec.	4th qr. Jan-March	
	Period	Amount	Amount	Amount	Amount	Amount	
Old Arrear		/					
Consolidated Rate	2nd 6th 2018-19	180.00	60.00	60.00			300.00
Less Rebate		2	2	3.00			3.00
Total		180.00	60.00	57.00			297.00
Surcharge/E.C							
Total			/	/			
Interest		13.00	/	/			13.00
Warrant Fee							
Net Amount		193.00	60.00	57.00			310.00

Date..... 28-07-19

N.B. This receipt is not valid unless signed by the Sarkar or Tax-Collector

Signature of the Collecting Sarkar

Signature of Vice-Chairman





জেলা- হুগলী খতিয়ান নং- ৩১১৩০ [ ০৬০৯০১৩ ]  
মৌজা- শ্রীরামপুর জে.এল.নং- ১৩ থানা- শ্রীরামপুর



(১) রাজস্ব- টাকা

(২) জমির পরিমাণ(এ)- ০.০৯৩

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মেসার্স ব্রীনয়নী ডেভলপার	রায়ত	
পিতা-	ডিরেক্টর		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	
					একর	হেক্টর
৪৩৬২	বাস্ত		০.১৩৯	০.৬৬৯১	০.০৯৩	
		আগত খং নং - 7131,8879,7131,8804,8879 হস্তান্তরের ধরণ - রে: ক: মূলে, রে: ক: মূলে পাকাঘর - 4 পায়খানা - 1 পাকাঘর - 4 পায়খানা -1 পাকাঘর -4 পায়খানা -1				
		মোট দাগের সংখ্যা- এক মাত্র				

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:815

Page ১ of ১

১৫/০১/২০১৯ ০৩:১২ PM

Digitally signed by SAMHITA GHOSH  
Date: 2019.01.15 15:12:34 IST

পশ্চিমবঙ্গ সরকার  
সমষ্টি ভূমি ও ভূমি সংস্কার আধিকারিকের করণ  
-দাগের তথ্য-



জেলা- হুগলী  
মৌজা- শ্রীরামপুর  
দাগ নং- ৪৩৬২  
সাবেক দাগ নং- ৩৪৩৯

ব্লক- শ্রীরামপুর  
জে.এল.নং- ১৩  
শ্রেণী- বাস্তু

খানা- শ্রীরামপুর  
জমির পরিমাণ(এ)- ০.১৩৯

[০৬০৯০১৩]

খতিয়ান নং	শ্রেণী	অংশ	অংশ পরিমাণ(এ)	স্বত্বের/লেসীর বিবরণ	মন্তব্য
৭১৩১	বাস্তু	০.০৩২৫	০.০০৫	ধনপতি দত্ত পিতা-নগেন্দ্র নাথ সাং-নিজ	পাকাঘর - 4 পায়খানা - 1
৮৮০৪	বাস্তু	০.২৫০০	০.০৩৫	শঙ্কু বালা দে স্বামী-শিব শঙ্কু দে সাং-নিজ	পাকাঘর - 4 পায়খানা - 1
৮৮৭৯	বাস্তু	০.০৩২৫	০.০০৪	শশুপতি দত্ত পিতা-নগেন্দ্র নাথ দত্ত সাং-নিজ	পাকাঘর - 4 পায়খানা - 1
২৯৫০৫	বাস্তু	০.৩০৭৪	০.০৪৩	অলোক কুমার চৌধুরী পিতা-শ্যাম বিহারী চৌধুরী সাং-নিজ	পাকাঘর - 4 পায়খানা - 1
৩১১৩০	বাস্তু	০.৩৭৭৬	০.০৫২	মেসার্স গ্রীনয়নী ডেভলপার পিতা-ডিরেক্টর সাং-নিজ	পাকাঘর - 4 পায়খানা - 1
			১.০০০০	০.১৩৯	পাকাঘর - 4 পায়খানা - 1 পাকাঘর - 4 পায়খানা - 1

Fees Received :: Application Fee:Rs. ১০.০০, Authentication Fee:Rs. ১০.০০, Total fee:Rs. ২০.০০, Copy No.:৩১৬৭৫

# L & L R SBP N

খাজনার দাখিলা এবং বিবিধ তলব  
প্রজার অংশ

8614084

	২। থানার নাম ও ডোজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ভূমিসহায়কের রসিদ নং
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দপক
৯। জমির পরিমাণ	১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন		
	১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে		

প্রজার উপর সালিয়ানা তলব

নগদ খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট
					খাস জমি বাবদ লাইসেন্স ফি ১৭ (ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেস ১৮ (খ)	

খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ	২০।	২১।	২২।	২৩।	২৪।	২৫।	২৬।
						হাল সনের	হাল সনের	হাল সনের	হাল সনের	হাল	সুদ	*অগ্রিম

Subject to adjustment / recovery of balance after assessment & determination of revenue under West Bengal land Holding Revenue Act, 1979 will be effect from the Baisakh 1385, B. S.

\* যে সনের হারদ ওয়াশীলি তাহা লিখুন।  
 দ্রষ্টব্য : মোট আদায় (রুপায়) ২৫১০৮/৮৮  
 আদায়কারী কর্মচারীর সহি ও তারিখ

সবিধের বিবরণ লিখিতে হইবে।

আজ জমা সাপেক্ষে অত্র রসিদ প্রদান করা হইল

আজ জমা সাপেক্ষে অত্র রসিদ প্রদান করা হইল

SBP, Kolkata-700 015.

077

L & LR  
L & LR N  
SBP N

খাজনার দাখিলা এবং বিবিধ তলব  
প্রজার অংশ

8514083

১। জেলা	২। থানার নাম ও ভৌজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ভূমিসহায়কের রসিদ নং
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগ নং
৯। মৌজার নাম ও পিতা/স্বামীর নাম ও সাকিন	১০। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে		

প্রজার উপর সালিয়ানা তলব

নগদ খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট
					খাস জমি বাবদ লাইসেন্স ফি ১৭ (ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেস ১৮ (খ)	
	১৩	১৪	১৫	১৬			২০		১৯

Subject to adjustment / rectification of entry after assessment & determination of revenue under West Bengal Land Holding Revenue Act, 1979 with effect from the date 1985, B. S.

খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	লাইসেন্স ফি	অন্যান্য	গ্রামীণ কর্মসংস্থান আইনে দেয়	মোট
১০০	১০	১০	১০	১০	১০	১০	১০	১০০

\* যে সনের খাজনা তাহা লিখুন।  
দ্রষ্টব্য : যে খাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে।

SBP, Kolkata-700 015.

অধিকারিত বেতন হানি না করিয়া এবং হিসাব টাকা আজ জমা সাপেক্ষে স্বল্প রসিদ প্রদান করা হইল

মেটি আদায় (কথায়)

আদায়কারী কর্মচারীর সহি ও তারিখ  
24/08/18

1077

# L & LR SBP N

8626607

## খাজনার দাখিলা এবং বিবিধ তলব প্রজার অংশ

১। জেলার	২। থানার নাম ও তৌজি নং	৩। সার্কেলের নাম ও তহশীল ব্লক নং	৪। ভূমিসহায়কের রসিদ নং
৫। মৌজার নাম ও জে.এল. নং	৬। জমাবন্দী নং	৭। খতিয়ান নং	৮। দাগনং
১০। প্রজার নাম ও পিতা/স্বামীর নাম ও সাকিন		১১। কাহার দ্বারা (খাজনা) দাখিল হইয়াছে	

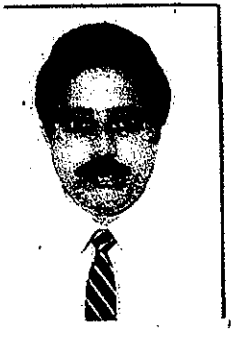
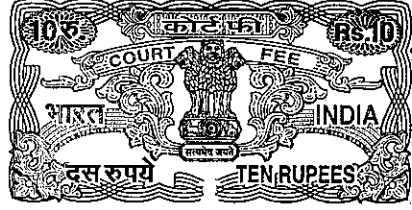
### প্রজার উপর সালিয়ানা তলব

নগদ খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	বিবিধ		গ্রামীণ কর্মসংস্থান আইনে দেয়		মোট
					খাস জমি বাবদ লাইসেন্স ফি ১৭ (ক)	অন্যান্য ১৭ (খ)	সার চার্জ ১৮ (ক)	সেস ১৮ (খ)	
১২	১৩	১৪	১৫	১৬			১৮ (ক)	১৮ (খ)	১৯
							২৬	৪৭৫	

খাজনা	সার চার্জ	পথ কর	পূর্ত কর	শিক্ষা কর	লাইসেন্স ফি	অন্যান্য	গ্রামীণ কর্মসংস্থান আইনে দেয়	সার চার্জ	(খ) সেস	মোট	বাদ মিনাহ	বিনিয়োগ	সুদ	*অগ্রিম
												২৩	২৪	২৫
২৬	২৬	২৬	২৬	২৬	২৬	২৬	২৬	২৬	২৬	২৬	২৬	২৬	২৬	২৬
								২৬	২৬	২৬	২৬			
								২৬	২৬	২৬	২৬			
								২৬	২৬	২৬	২৬			
								২৬	২৬	২৬	২৬			

\* যে সর্বের খরচ ওয়াশালি তাহা লিখুন।  
 দ্রষ্টব্য: চেঞ্জের দ্বারা খাজনা দেওয়া হইলে এইখানে জাহার  
 সবিশেষ বিবরণ লিখিতে হইবে।  
 SBR, Kolkata-700 ০৩৩ নি না করিয়া এবং দাগের চার্জ  
 আধিকার বৈধ হইলে তাহা প্রদান করা হইল।  
 প্রদান জমা সাফোশে প্রাপ্ত রসিদ প্রদান করা হইল।

আদায়কারী কর্মচারীর সহি ও তারিখ  
 ২৬/১১/১৪



PROFORMA APPLICATION FOR MUTATION

(বিশেষ প্রিন্সিপাল ডিভিশন)

1. Particulars of the application:-

(a) Name

M/S TREENAYANI DEVELOPER

নাম

(b) Father's/ Husband's Name

Represented by its Director - Sri Sishantha Mukherjee  
9/6 - Lt. Biswanath Mukherjee

পিতা/স্বামীর নাম

(c) Postal Address - 39/1/1/A, Thakurbati Street

ঠিকানা

P.O. P.S. Serampore, Dist - Hooghly

(d) Phone/ Mobile No. (if any)

ফোন/মোবাইল নং (যদি থাকে)

(e) Existing khatian No. of the

L.R. Kh. No. 31130, (৩১১৩০)

Application in the relevant mouza, if any.

খতিয়ান নং -

মৌজা-

2. Details of Transfer :-

(a) Mode of Transfer

হস্তান্তর

(Purchase/ inheritance/Exchange/hebanama etc.)

ক্রয়/ উত্তরাধিকার/বিনিময়/সংশোধনী দলিল/দান পত্র

(b) Registered Deed No. and Date

1176/18, A.D.S.R. Serampore-1

রেজিস্ট্রীকৃত দলিল নং এবং তারিখ

(c) Whether transferred directly

from the recorded raiyat

সরাসরি রায়ত রেকর্ড দান নাম পাবিক

Panchu Bata Beg. Yes / NO.

if not, state whether copies of all chain deeds are available him.

3. Particulars of transferer :-

(a) Name

Panchu Bata Beg,

নাম

(b) Father's/ Husband's Name

W/o, Shilo Samtohu Beg,

পিতা/স্বামীর নাম

(c) Postal Address

P.O. P.S. Serampore, Dist. Hooghly.  
817-42201

ঠিকানা

4. Land Schedule for which mutation sought for :-

Police Station	Mouza	J.L. No.	Khatian No.	Plot No.	Area	Nature
সিরামপুড়া	সিরামপুড়া	১৩	৭১৩১	৪৩৬২	০.০০৮	সড়ক
১)	১)	১)	৬-৬-০৪	১)	০.০০৮	১)
১)	১)	১)	৬-৬-৭২	১)	০.০০৮	১)

০.০৩২০  
০.২০০০  
০.০৩২০

TREENAYANI DEVELOPER  
Sishantha Mukherjee  
Signature of the Applicant

i. List of enclosures :-

1. Copy/Copies of registered deed of sale or gift or exchange.
2. Copy/Copies of legal heir certificate/ hebanama etc.
3. Copy/Copies of chain deeds.
4. Copy of up to date rent receipt.
5. Declaration in the prescribed form with court fee stamp of Rs. 10/-.
6. Proof of payments of requisite process fee.
7. Two envelopes each with postage stamp of Rs. 1/-.

জেলা- হুগলী খতিয়ান নং- ৩১১৩০ [ ০৬০৯০১৩ ]

মৌজা- শ্রীরামপুর জে.এল.নং- ১৩ থানা- শ্রীরামপুর



(১) রাজস্ব- টাকা

(২) জমির পরিমাণ(এ)- ০.০৫২

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মেসার্স গ্রীনয়নী ডেভলপার	রায়ত	
পিতা-	ডিরেক্টর		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
৪৩৬২	বাস্তু		০.১৩৯	০.৩৭৭৬	০.০৫২

আগত খং নং - 7131,8879

রে: ক: মূলে, রে: ক: মূলে

পাকাঘর - 4 পায়খানা - 1 পাকাঘর -4 পায়খানা -1

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:17693

Page ১ of ১

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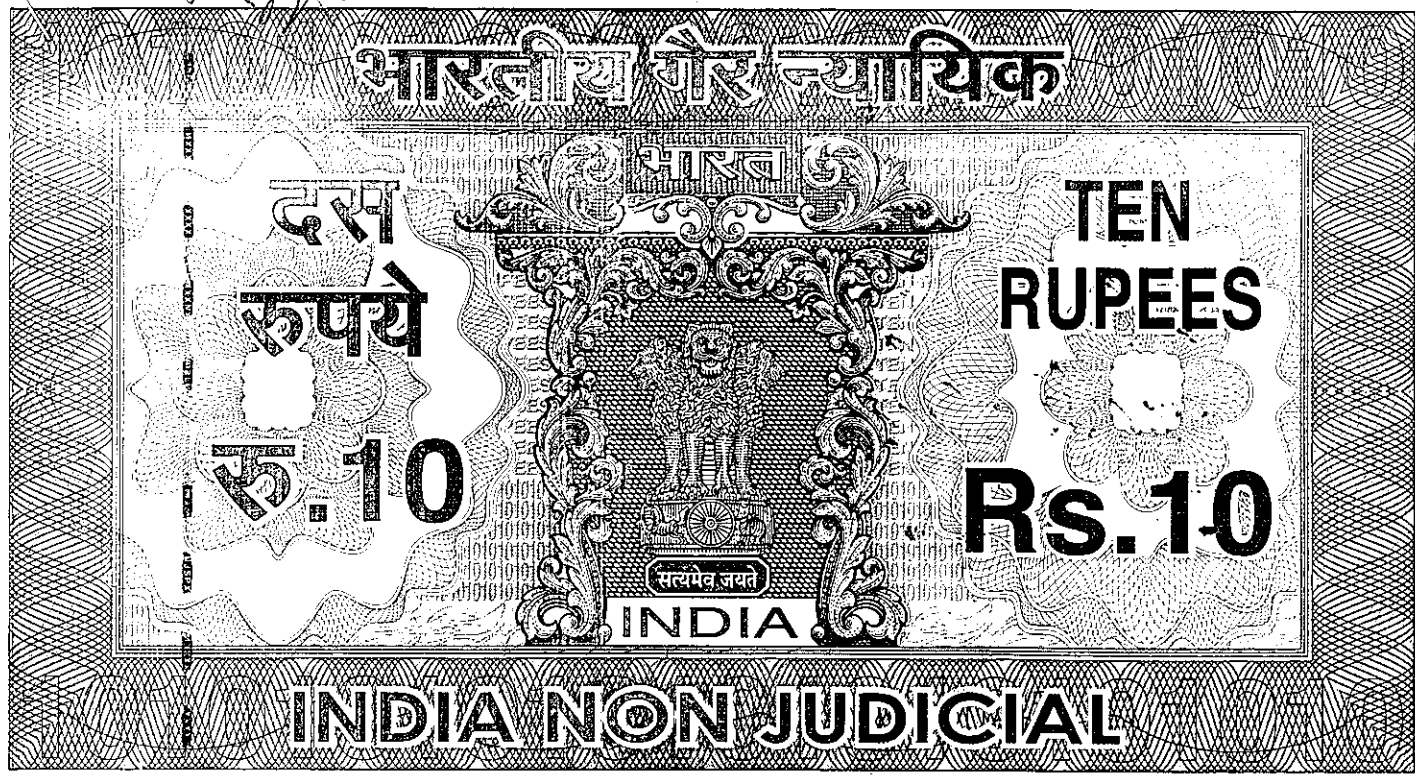
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Costing of Certified Copy

F (1) & F (2)	4.00
G (a)	6.00
G (b)	5.00
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C.F.S.	10.00
Plan	.....
Xerox	8.00
Total Rs.	43.00

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27 MAR 2018

For Registrar, Hooghly

27 MAR 2018









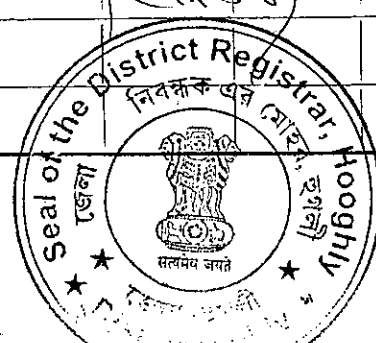


Book No. 126  
 Volume No. 133  
 Pages 129 to 133  
 Being No. 6183  
 For the year 19 67

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Sub-Registrar  
 Baranagar  
 11.8.67

Sheh...  
 14.8.67  
 14.8.67



Checked by  
 14.8.67

27 MAR 2018

Certified to be a True Copy

Sub-Registrar,  
 Baranagar,  
 11.8.67

For Registrar, Hooghly

27 MAR 2018