भारतीय गैर न्यायिक

भारत

पचास रुपये

FIFTY RUPEES

रु.50

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

V 298628

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl. Dist. Sub-Registrar
Cooch Behar, North 24 Parganas

22 AUG 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 21st day of August 2017

BETWEEN

38598

R. Kumar
Advocate
High Court, Kolkata

- 6 JUL 2017
SURANJAN MUKHERJEE
Licensed Stamp Vender
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

- 6 JUL 2017
- 6 JUL 2017

RUDRAPRIYA ABASAN LLP

Partner

Prabir Mukherjee

Pronab Kumar Mukherjee

LTI of Indrika Mukherjee by the pen of Prabir Mukherjee

Sanjay Prasad Shaw
S/o Shankar Prasad Shaw
30A A. J. C Bose Road
Kol 17

Signature.....
21 AUG 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

(1) SMT. JUTHIKA MUKHERJEE (I.T. PAN NO. BSUPM 3093E), wife of Late Ambika Charan Mukherjee, by faith Hindu, by nationality Indian, by occupation Housewife, residing at 142, Panchanantalla Road (old No. 42/1), 1st floor, P.O. Paschim Putiari, previously within Behala P.S., now within Haridevpur P.S., Kolkata 700 041, **(2) SRI PRANAB KUMAR MUKHERJEE (I.T. PAN NO. BBBPM 4351D),** son of Late Ambika Charan Mukherjee, by faith Hindu, by nationality Indian, by occupation Retired, residing at 142, Panchanantalla Road (old No. 42/1), 1st floor, P.O. Paschim Putiari, previously within Behala P.S., now within Haridevpur P.S., Kolkata 700 041, **and (3) SRI PRABIR MUKHERJEE (I.T. PAN NO. BBBPM 4352A),** son of Late Ambika Charan Mukherjee, by faith Hindu, by nationality Indian, by occupation Retired, residing at 142, Panchanantalla Road (old No. 42/1), 1st floor, P.O. Paschim Putiari, previously within Behala P.S., now within Haridevpur P.S., Kolkata 700 041, hereinafter collectively referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context, include his/her/their heirs, executors, administrators and legal representatives) of the **ONE PART**.

AND

RUDRAPRIYA ABASAN LLP (I.T. PAN NO. AAVFR 3498J), a Limited Liability Partnership firm having its registered office at 5A, Earle Street, P.S. Bullygunge, P.O. Kalighat, Kolkata 700 026, represented by one of its partners Shri Vikram Sikaria (I.T. PAN NO. ALLPS1646L), son of Sri Mahavir Prasad Sikaria, by faith Hindu, by occupation businessman, by nationality Indian, residing at 5, J.B.S. Haldane Avenue, Block 1, "SYMPHONY", Flat No. 16C, Police Station – Tiljala, P.O. Dhapa, Kolkata 700 105, hereinafter

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referred to as the **"PURCHASER"** (which term or expression shall, unless excluded by or repugnant to the subject or context, include its partner(s) and their heirs, executors, administrators and legal representatives) of the **OTHER PART**.

A. **WHEREAS** one Uma Charan Mukhopadhyay was the sole and absolute owner and/or seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Land by ad-measurement containing an area of about 05 Cottahs 03 Chittaks a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and being Premises No. 2, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, District 24 Parganas (South), hereinafter for the sake of brevity referred to as the Said Land.

B. **AND WHEREAS** the said Uma Charan Mukhopadhyay, a Hindu governed by the Hindu Law died intestate leaving behind him surviving his two sons namely Surapati Mukhopadhyay and Sripati Mukhopadhyay, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Uma Charan Mukhopadhyay and/or the Said Land.

C. **AND WHEREAS** the said Surapati Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 23.08.1946 leaving behind him surviving his two sons namely Bimala Charan Mukhopadhyay and Radhika Charan Mukhopadhyay and his two wives namely Tarangini

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Debi and Durgamoni Debi, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Surapati Mukhopadhyay and/or his share and/or interest in the Said Land.

D. **AND WHEREAS** by a Deed of Partition dated April 25th, 1951 duly registered in the office of the Sadar Joint Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 81, Pages 12 to 80 and Being No. 4315 for the year 1951 and made between (1) the said Sripati Mukhopadhyay, therein called and referred to as the Party of the First Part, (2) the said Bimala Charan Mukhopadhyay, therein called and referred to as the Party of the Second Part, (3) Radhika Charan Mukhopadhyay, therein called and referred to as the Party of the Third Part, (4) the said Tarangini Debi, therein called and referred to as the Party of the Fourth Part and (5) the said Durgamoni Debi, therein called and referred to as the Party of the Fifth Part, and all the parties therein have jointly and amicably divided and/or partitioned the said land and the Party of the First Part Sripati Mukhopadhyay out of the said Land, was allotted **ALL THAT** piece or parcel of divided and demarcated revenue paying land being the Western side together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and being portion of Premises No. 2, Mullick Lane, P.S. Bhowanipore, Calcutta and now within the local limits of the Kolkata Municipal Corporation and on separation known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore,

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Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "KHA" there under written together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed and hereinafter for the sake of brevity referred to as the "SAID LAND AND PREMISES".

E. **AND WHEREAS** the said Sripati Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 30.09.1966 leaving behind him and surviving his wife Prabhabati Mukherjee and two sons namely Kamala Charan Mukherjee and Ambika Charan Mukherjee as his only heirs and legal representatives and none else who jointly inherited the estate of the said Sripati Mukhopadhyay and/or his share and/or interest in the said Land and Premises.

F. **AND WHEREAS** the said Prabhabati Mukherjee, a Hindu, governed by the Hindu Law died intestate on 05.10.1973 leaving behind her and surviving her two sons namely Kamala Charan Mukherjee and Ambika Charan Mukherjee as her only heirs and legal representatives and none else who jointly inherited the estate of the said Prabhabati Mukherjee and/or each having undivided half share and/or interest in the said Land and Premises.

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G. **AND WHEREAS** the said Kamala Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 13.11.1989 leaving behind him surviving his wife Santi Mukherjee and two sons namely Arun Kumar Mukherjee and Ashis Mukherjee and three daughter namely Sucharita Banerjee, Nandita Bandhopadhyay and Chhanda Chattopadhyay as his only heirs and legal representatives and none else who jointly inherited the estate of the said Kamala Charan Mukherjee and/or his undivided share and/or interest in the said Land and Premises.

H. **AND WHEREAS** by a registered Deed of Gift dated 18.10.2000 and duly registered in the office of the D.S.R. I, Alipore and recorded in Book No. I, Volume No. 35, Pages 239 to 248 and Being No. 1286 for the year 2000 and made between the said Santi Mukhopadhyay, therein called and referred to as the Donor of the One Part and the said Arun Kumar Mukhopadhyay (Mukherjee) and Ashis Mukhopadhyay (Mukherjee), therein jointly called and referred to as the Donees of the Other Part, the said Donor out of her natural love and affection which she bears for the Donees, gifted and/or transferred her entire right, title and interest in respect of **ALL THAT** undivided 1/12th share and/or interest in **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (1/12th share being 135 Sq. Ft. a little more or less) together with undivided proportionate right title and interest in common passage lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal

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Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), unto and in favour of the said Donees.

I. **AND WHEREAS** by a registered Deed of Gift dated 23.10.2000 and duly registered in the office of the D.S.R. I, Alipore and recorded in Book No. I, Volume No. 35, Pages 249 to 260 and Being No. 1287 for the year 2000 and made between the said Nandita Bandhopadhyay and Chhanda Chattopadhyay, therein jointly called and referred to as the Donors of the One Part and the said Arun Kumar Mukhopadhyay (Mukherjee) and Ashis Mukhopadhyay (Mukherjee), therein jointly called and referred to as the Donees of the Other Part, the said Donors out of their natural love and affection which they bear for the Donees, gifted and/or transferred their entire right, title and interest in respect of **ALL THAT** undivided 1/6th share and/or interest in **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (1/6th share being 270 Sq. Ft. a little more or less) together with undivided proportionate right title and interest in common passage lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), unto and in favour of the said Donees.

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J. **AND WHEREAS** the said Ambika Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 30.06.1996 leaving behind him surviving his wife Juthika Mukherjee and two sons namely Pranab Kumar Mukherjee and Prabir Mukherjee as his only heirs and legal representatives and none else who jointly inherited the estate of the said Ambica Charan Mukherjee and/or each having undivided 1/6th share and/or interest in the said Land and Premises.

K. **AND WHEREAS** thus the said Arun Kumar Mukherjee, Ashis Mukherjee, Sucharita Banerjee, Juthika Mukherjee, Pranab Kumar Mukherjee and Prabir Mukherjee became the joint and absolute owners in respect of **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Land and Premises.

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L. **AND WHEREAS** by a Deed of Conveyance dated 15th May, 2017 duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 1605-2017, Pages 72480 to 72512 and Being No. 160502769 for the year 2017 and made between the said Arun Kumar Mukherjee, Ashis Mukherjee and Sucharita Banerjee, therein collectively called and referred to as the Vendors of the One Part and the Purchaser herein, therein called and referred to as the Purchaser of the Other Part, the said Vendors for the consideration therein mentioned sold transferred and conveyed **ALL THAT** undivided and un-demarcated 50% and/or entire right title and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottahs 02 Chittaks 04 Sq. Ft. a little more or less) together with G+I storied old dilapidated structure having Cement Flooring standing thereon and measuring approximately 2500 Sq. Ft. (50% being 1250 Sq. Ft. {625 Sq. Ft. on the Ground floor and 625 Sq. Ft. on the 1st floor}) lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of

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Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, unto and in favour of the said Purchaser.

M. **AND WHEREAS** thus the Vendors herein namely Juthika Mukherjee, Pranab Kumar Mukherjee and Prabir Mukherjee became the joint owners in respect of **ALL THAT** undivided and un-demarcated 50% right title share and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottahs 02 Chittaks 04 Sq. Ft. a little more or less) together with G+I storied old dilapidated structure having Cement Flooring standing thereon and measuring approximately 2500 Sq. Ft. (50% being 1250 Sq. Ft. {625 Sq. Ft. on the Ground floor and 625 Sq. Ft. on the 1st floor}) lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY,** free from

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all encumbrances, liens, charges, lispendences, trusts and attachments whatsoever and howsoever.

AND WHEREAS in addition to the above, the Vendors have represented and declared to the Purchaser as follows:

(a) That the Vendors are the joint and absolute Owners in respect of the said property, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the said property and the Vendors are in physical possession of said property and no other person has any right, title, interest claim, demand whatsoever and howsoever over and in respect of the said property or any part thereof.

(b) That the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and the Vendors and/or their predecessors-in-interest or any of them, have not created any mortgage by deposit of title deed or otherwise in respect of the said property or any part thereof and there is no defect in the title of the Vendors and the Vendors have a good, clear and marketable title in respect of the said property and every part thereof.

(c) That there is no legal impediment or bar on the part of the Vendors to sell, assign or transfer the said property or any part thereof.

(d) That the said property is not subject to any acquisition or requisition proceedings and the Vendors have no knowledge of

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and has/have not received any notice to that effect from any authority or authorities.

(e) That no certificate case is pending for realization of any taxes from the Vendors.

(f) That no suit or proceeding is pending in any Court or before any other authority regarding the title or of any other nature whatsoever in respect of the said property or any part thereof.

(g) That the Vendors or any of them has/have not entered into any agreement for sale, transfer, let out with any other person or persons whosoever and/or any other agreement whatsoever in respect of the said property or any part thereof and /or created any third party's interest in respect of the said property or any part thereof.

AND WHEREAS relying upon the aforesaid representations and/or declarations of the Vendors and believing the same to be true and acting on good faith and on the Vendors' agreeing to sell, assign and transfer the said property being **ALL THAT** undivided and un-demarcated 50% share and/or their entire right title and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottahs 02 Chittaks 04 Sq. Ft. a little more or less) together with G+I storied old dilapidated structure having Cement Flooring standing thereon and measuring approximately 2500 Sq. Ft. (50% being 1250 Sq. Ft. {625 Sq. Ft. on the Ground floor and 625 Sq. Ft. on the 1st floor}) lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and

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now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, more fully and particularly described in the Schedule hereunder written, the Purchaser has agreed to part with money and to purchase and/or acquire the said property for and at a total consideration of Rs. 69,00,000/- (Rupees Sixty Nine Lacs) only free from all encumbrances, liens, charges, lispendences, attachments, trusts, whatsoever and howsoever.

NOW THIS DEED WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs. 69,00,000/- (Rupees Sixty Nine Lacs) only paid by the Purchaser to the Vendors on or before the execution of these presents, the receipt whereof the Vendors doth hereby and also by the receipt here under written admit and acknowledge to have received and of and from the same and every part thereof, the Vendors do hereby release, acquit, exonerate and discharge the Purchaser and the said property hereby conveyed, the Vendors doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser their ownership entitlements, right title and interest in respect of the Said Property being **ALL THAT** undivided and un-demarcated 50% share and/or

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their entire right title and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottahs 02 Chittaks 04 Sq. Ft. a little more or less) together with G+I storied old dilapidated structure having Cement Flooring standing thereon and measuring approximately 2500 Sq. Ft. (50% being 1250 Sq. Ft. {625 Sq. Ft. on the Ground floor and 625 Sq. Ft. on the 1st floor}) lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as **"the Said Property" TOGETHER WITH** all rights, lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the said property and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors have delivered vacant khas and peaceful possession of the said property unto the Purchaser and the Vendors do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter and

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things, by the Vendors and/or their predecessors-in-interest, done executed or knowingly suffered to the contrary, the Vendors hath good, right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the said Purchaser absolutely and forever and the Vendors doth hereby further covenant with the Purchaser that the said property hereby sold, transferred, conveyed or expressed or intended so to be is free from all encumbrances, attachments, liens, charges and lispendences, whatsoever and howsoever and the Purchaser shall and will and at all times hereafter possess and enjoy the said property and receive rents, issues and profits thereof and there from without any lawful eviction, interruption or interference, claim, demand whatsoever and howsoever from or by the Vendors or any other person or persons lawfully or equitably claiming through under or in trust for the Vendors and further that the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser and further that the Vendors shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against all actions, losses, claims, damages, liens, charges, lispendences, whatsoever and howsoever in respect of the said property in these presents.

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SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY HEREBY CONVEYED)

ALL THAT undivided and un-demarcated 50% share and/or their entire right title and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottahs 02 Chittaks 04 Sq. Ft. a little more or less) together with G+I storied old dilapidated structure having Cement Flooring standing thereon and measuring approximately 2500 Sq. Ft. (50% being 1250 Sq. Ft. (625 Sq. Ft. on the Ground floor and 625 Sq. Ft. on the 1st floor)) lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, as shown and delineated in the map or plan annexed hereto and bordered "RED" thereon and butted and bounded in the following manner:-

On The North : By Common Passage (04 Feet Wide)
On The South : By Common Passage (04 Feet Wide)
On The East : By Premises Nos. 2B & 2C, Mullick Lane, Kolkata
On The West : By Premises No. 3, Mullick Lane, Kolkata

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the VENDORS at Kolkata in the presence of:
WITNESSES:

1. [illegible]
10/C/1 [illegible]
Kol Kolkata - 700026

2. Dilip Kumar Pal
Adv
Alipore Police Court
Kol-27

Juthika Mukherjee
LTL by the pen of
Prabir Mukherjee

Pranab Kumar Mukherjee

Prabir Mukherjee

VENDORS

SIGNED SEALED AND DELIVERED by the PURCHASER at Kolkata in the presence of:
WITNESSES:

1 [illegible]

2. Dilip Kumar Pal

RUDRAPRIYA ABASAN LLP

Partner

PURCHASER

Signature.....

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MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchaser the within mentioned sum of **Rs. 69,00,000/- (Rupees Sixty Nine Lacs) only** being the entire consideration money as per memo below:-

BANK NAME	DD/CHEQUE NO.	DATED	AMOUNT(Rs)
BANDHAN BANK	036275	11.05.17	Rs. 24,75,000/-
BANDHAN BANK	RTGS/000057	29.06.17	Rs. 9,90,000/-
BANDHAN BANK	RTGS/000058	29.06.17	Rs. 9,90,000/-
ICICI ~~BANDHAN~~ BANK	503040	21.08.17	Rs. 11,88,000/-
ICICI ~~BANDHAN~~ BANK	503041	21.08.17	Rs. 11,88,000/-

Less TDS @ 1% Rs. 69,000/-

Total Rs. 69,00,000/-

(Rupees Sixty Nine Lacs) only

Sukhika Mukherjee
LTI by the pen of
Prabir Mukherjee

Pranab Kumar Mukherjee

Prabir Mukherjee

RUDRAPRIYA ABASAN LLP

Partner

WITNESSES:

1.

2.

Pranab Kumar Mukherjee

Prabir Mukherjee

VENDORS

Drafted by:
Advocate WB.636/84
Alipore Police Court
Kol-27

Signature.....

21 AUG 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SPECIMEN FORM FOR TEN FINGERPRINTS

Juthika Mukherjee
LTI by the pen of
Prabir Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Pra

Pranab Kumar Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Prab

Prabir Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

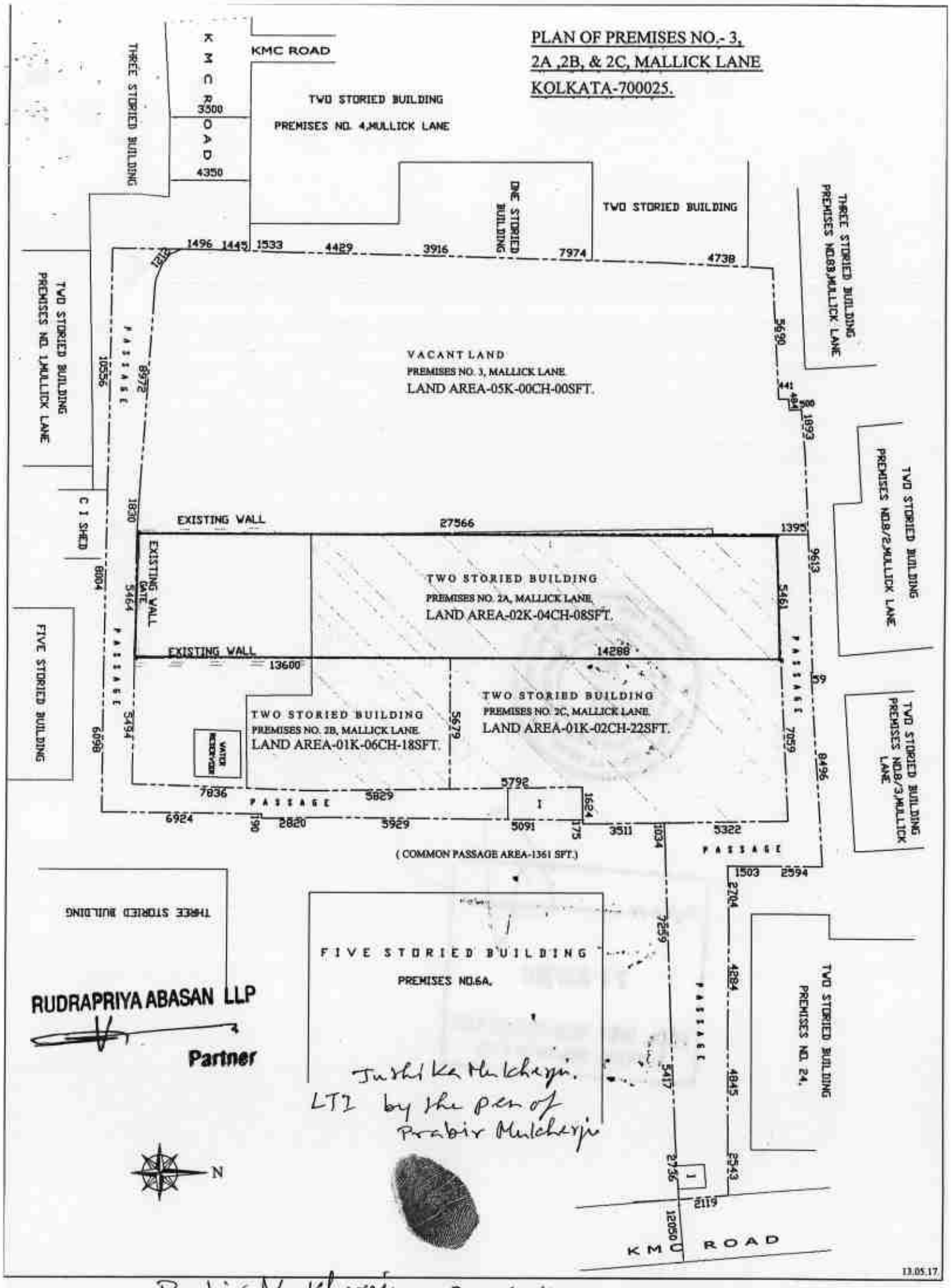
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature.....

21 AUG 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

PLAN OF PREMISES NO.- 3, 2A ,2B, & 2C, MALLICK LANE KOLKATA-700025.



RUDRAPRIYA ABASAN LLP

Partner

Tushika Mukherjee.
LTI by the pen of
Prabir Mukherjee

Prabir Mukherjee Pranab Kumar Mukherjee

Seal of the Additional Dist. Sub-Registrar
Alipore, South 24 Pgs.

Signature.....

21 AUG 2017

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

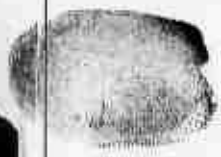
Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050001170191/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs JUTHIKA MUKHERJEE 142, PANCHANANTALLA ROAD, P.O:- PASCHIM PUTIARI, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041	Seller			Juthika Mukherjee LTI by the pen of Prabir Mukherjee 
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr PRANAB KUMAR MUKHERJEE 142, PANCHANANTALLA ROAD, P.O:- PASCHIM PUTIARI, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041	Seller			Pranab Kumar Mukherjee 21-8-17
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr PRABIR MUKHERJEE 142, PANCHANANTALLA ROAD, P.O:- PASCHIM PUTIARI, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041	Seller			Prabir Mukherjee 21-8-17

Seal of the Additional Dist. Sub-Registrar
Alipore, South 24 Pgs.

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr VIKRAM SIKARIA 5, J.B.S. HALDANE AVENUE, Block/Sector: 1, Flat No: 16C, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105	Representative of Buyer [RUDRAPRIYA ABASAN LLP]			21.08.17

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SANJAY PRASAD SHAW Son of Mr SANKAR PRASAD SHAW 36A, A.J.C. BOSE ROAD, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017	Mrs JUTHIKA MUKHERJEE, Mr PRANAB KUMAR MUKHERJEE, Mr PRABIR MUKHERJEE, Mr VIKRAM SIKARIA	Sanjay Prasad Shaw 21/8/17

(Amitava Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Seal of the Additional Dist. Sub-Registrar
Alipore, South 24 Pgs.
আলিপুর, দক্ষিণ ২৪ পরগনা

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRANAB KUMAR MUKHERJEE
AMBIKA CHARAN MUKHERJEE

25/01/1951

Permanent Account Number

BBBPM4351D

Pranab Kumar Mukherjee

Signature

Pranab Kumar Mukherjee

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यू.टी.आई.टी.एस.एल.,
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABIR MUKHERJEE
AMBIKA CHARAN MUKHERJEE

29/12/1955

Permanent Account Number

BBBPM4352A

Signature

Prabir Mukherjee

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यू.टी.आई.टी.एस.एल.
प्लाट नं. ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

JUTHIKA MUKHERJEE

SUBODH CHANDRA CHATTERJEE

01/01/1935

Permanent Account Number

BSUPM3093E

Signature

LTI by the pen of
Probir Mukherjee

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

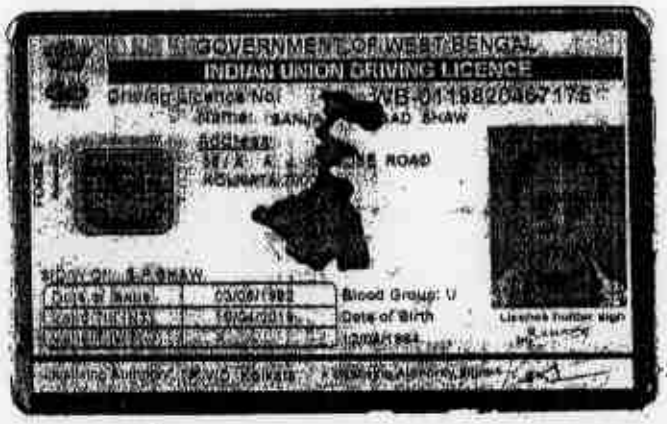
आयकर पैन सेवा यूनिट, UTIITSL

प्लाट नं: 3, सेक्टर 11, सी.बी.डी. बेलापुर,

नवी मुंबई-400 614.

RUDRAPRIYA ABASAN LLP

Partner



GOVERNMENT OF WEST BENGAL

INDIAN UNION DRIVING LICENCE

Driving Licence No: /WB-01198204671 76

Name: SANJ AD SHAW

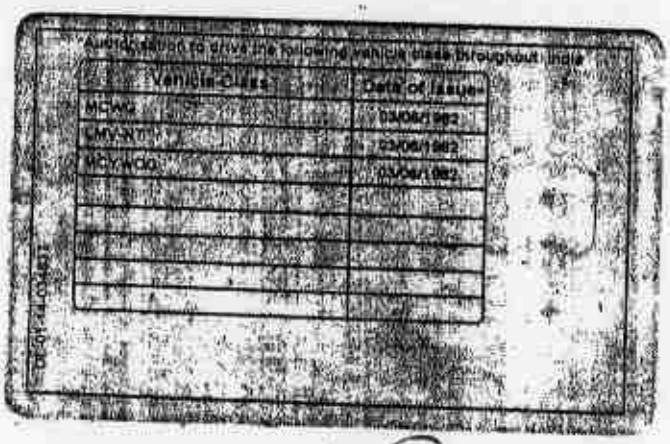
Address: 38 / K. K. NE ROAD KOLKATA

SIGN OF S.P. SHAW

Date of Issue	03/06/1982	Blood Group: U
[illegible]	[illegible]	Date of Birth 12/08/1964

Licence number sign

Issuing Authority: RTO Kolkata



Authorised to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
MCWG	03/06/1982
LMV-NT	03/06/1982
MCWOG	03/06/1982

Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-006073827-1 | Payment Mode: Online Payment

GRN Date: 21/08/2017 12:44:31 | Bank : ICICI Bank

BRN : 1276558770 | BRN Date: 21/08/2017 12:45:55

DEPOSITOR'S DETAILS

Id No. : 16050001170191/5/2017
[Query No./Query Year]

Name : RUDRAPRIYA ABASAN LLP

Contact No. : Mobile No. : +91 9830024644

E-mail :

Address : 5A EARLE STREET KOLKATA 700 026

Applicant Name : Mr ABHISHEK CHOWDHARY

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001170191/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	483020
2	16050001170191/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	69014
		Total		552034

In Words : Rupees Five Lakh Fifty Two Thousand Thirty Four only

Major Information of the Deed

Deed No :	**I-1605-05350/2017**	**Date of Registration**	**22/08/2017**
Query No / Year	**1605-0001170191/2017**	**Office where deed is registered**	
Query Date	**15/08/2017 12:54:42 PM**	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHISHEK CHOWDHARY 6, OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL PIN - 700001, Mobile No. : 9831859471, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 69,00,000/-		Rs. 69,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,83,070/- (Article:23)		Rs. 69,014/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urbar area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mallick Lane, , Premises No. 2A, Ward No: 72

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 2 Chatak 4 Sq Ft	59,00,000/-	59,00,000/-	Property is on Road
	Grand Total :				**1.8654Dec**	**59,00,000 /-**	**59,00,000 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 625 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 625 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1250 sq ft**	**10,00,000 /-**	**10,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs JUTHIKA MUKHERJEE** Wife of Late AMBIKA CHARAN MUKHERJEE 142, PANCHANANTALLA ROAD, P.O:- PASCHIM PUTIARI, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSUPM3093E, Status :Individual, Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Pvt. Residence

2	**Mr PRANAB KUMAR MUKHERJEE** Son of Late AMBIKA CHARAN MUKHERJEE 142, PANCHANANTALLA ROAD, P.O:- PASCHIM PUTIARI, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BBBPM4351D, Status :Individual, Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Pvt. Residence
3	**Mr PRABIR MUKHERJEE** Son of Late AMBIKA CHARAN MUKHERJEE 142, PANCHANANTALLA ROAD, P.O:- PASCHIM PUTIARI, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BBBPM4352A, Status :Individual, Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**RUDRAPRIYA ABASAN LLP** 5A, EARLE STREET, P.O:- KALIGHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAVFR3498J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr VIKRAM SIKARIA (Presentant)** Son of Mr MAHAVIR PRASAD SIKARIA 5, J.B.S. HALDANE AVENUE, Block/Sector: 1, Flat No: 16C, P.O:- DHAPA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALLPS1646L Status : Representative, Representative of : RUDRAPRIYA ABASAN LLP (as PARTNER)

Identifier Details :

Name & address	
Mr SANJAY PRASAD SHAW Son of Mr SANKAR PRASAD SHAW 36A, A.J.C. BOSE ROAD, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs JUTHIKA MUKHERJEE, Mr PRANAB KUMAR MUKHERJEE, Mr PRABIR MUKHERJEE, Mr VIKRAM SIKARIA	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs JUTHIKA MUKHERJEE	RUDRAPRIYA ABASAN LLP-0.621806 Dec
2	Mr PRANAB KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-0.621806 Dec
3	Mr PRABIR MUKHERJEE	RUDRAPRIYA ABASAN LLP-0.621806 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs JUTHIKA MUKHERJEE	RUDRAPRIYA ABASAN LLP-416.66666700 Sq Ft
2	Mr PRANAB KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-416.66666700 Sq Ft
3	Mr PRABIR MUKHERJEE	RUDRAPRIYA ABASAN LLP-416.66666700 Sq Ft

Endorsement For Deed Number : I - 160505350 / 2017

On 17-08-2017

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 69,00,000/-

Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 21-08-2017

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

Presented for registration at 20:30 hrs on 21-08-2017, at the Private residence by Mr VIKRAM SIKARIA ,.

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

Execution is admitted on 21/08/2017 by 1. Mrs JUTHIKA MUKHERJEE, Wife of Late AMBIKA CHARAN MUKHERJEE, 142, PANCHANANTALLA ROAD, P.O: PASCHIM PUTIARI, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Mr PRANAB KUMAR MUKHERJEE, Son of Late AMBIKA CHARAN MUKHERJEE, 142, PANCHANANTALLA ROAD, P.O: PASCHIM PUTIARI, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Retired Person, 3. Mr PRABIR MUKHERJEE, Son of Late AMBIKA CHARAN MUKHERJEE, 142, PANCHANANTALLA ROAD, P.O: PASCHIM PUTIARI, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Retired Person

Indetified by Mr SANJAY PRASAD SHAW, , , Son of Mr SANKAR PRASAD SHAW, 36A, A.J.C. BOSE ROAD, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Business

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

Execution is admitted on 21-08-2017 by Mr VIKRAM SIKARIA, PARTNER, RUDRAPRIYA ABASAN LLP (LLP), 5A, EARLE STREET, P.O:- KALIGHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr SANJAY PRASAD SHAW, , , Son of Mr SANKAR PRASAD SHAW, 36A, A.J.C. BOSE ROAD, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Business

Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 22-08-2017

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 : 2: of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,014/- (A(1) = Rs 69,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 69,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2017 12:45PM with Govt. Ref. No: 192017180060738271 on 21-08-2017, Amount Rs: 69,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1276558770 on 21-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,83,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 4,83,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 38598, Amount: Rs.50/-, Date of Purchase: 06/07/2017, Vendor name: S Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2017 12:45PM with Govt. Ref. No: 192017180060738271 on 21-08-2017, Amount Rs: 4,83,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1276558770 on 21-08-2017, Head of Account 0030-02-103-003-02

Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 144126 to 144160

being No 160505350 for the year 2017.

Seal of the Additional District Sub-Registrar, Alipore, South 24 Parganas

Digitally signed by AMITAVA CHANDA
Date: 2017.08.24 16:21:12 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 24/08/2017 16:21:11

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)