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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

28383331 D 957731

GENERAL MANAGER
 (Sole Agent)

DEED OF CONVEYANCE

13 MAY 2008

THIS DEED OF CONVEYANCE made this 13th day of MAY, TWO THOUSAND EIGHT

BETWEEN

MS. HARSHITA CHHAWCHHARIA, (PAN No.AECPC7533G), daughter of Mr. Manoj Chhawchharia, by faith Hindu, residing at Panchsheel Apartment, lying situate at premises no.8/1, Diamond Harbour Road, Kolkata, hereinafter referred to as the "VENDOR" (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the **FIRST PART**

AND

Harshita

Harshwardhan Saraf

1758
SL No. DATE
NAME
ADD
AMT. 1000

Mahendra Muskara Adv.
6A, K. S. Roy Road - VOL 1

Harshvardhan Saraf

Muskar
Mahendra Muskara
Advocate

For Sale Apartments Pvt. Ltd

Harshvardhan Saraf
Director

Harshita

(Harshita Chawchhania)



Identified by me.

Muskar

Mahendra Muskara
Advocate

MAHENDRA MUSKARA
Advocate (Sole Proprietor)

33 MAY 2008

M/S. DUKE APARTMENTS PRIVATE LIMITED, (PAN No.AAACD9346B), a Private Limited Company, within the meaning of the Companies Act, 1956, having its Registered Office at 5, Kabir Road, Kolkata - 700 026, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors present or future, executors, administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS:

- A. Abanti Nath Paul and Jibanti Nath Paul were jointly the owners in respect of land measuring about 10 (Ten) Bighas and 6 (Six) Cottahs lying situate at and being R. S. Dag No.140, J. L. No. 10, Mouza Atghara, P.S. Rajarhat, 24 Parganas (North).
- B. The said Abanti Nath Paul and Jibanti Nath Paul made a plan by dividing a portion of the said plot of land measuring about 10 Bighas into 26 separate and independent plots and the same were numbered and marked as Plot Nos. 4 to 29 in the manner as shown in the Plan annexed hereto and therein bordered with yellow colour further carving out a common road/passage measuring about 35 Cottahs 8 Chittacks and 40 Sq. Ft. for the use and enjoyment of the same by the owners/occupiers of the said several 26 plots and the said common road/passages is shown in Green hatch in the Plan annexed hereto. The remaining portion of the said plot of land measuring about 5 Cottahs and 7 Chittacks was sold by the said Abanti Nath Paul and Jibanti Nath Paul in favour of different buyers.
- C. In or about 1965 the said Abanti Nath Paul and Jibanti Nath Paul with the consent and concurrence of the heirs of Late Jitendra Nath Paul Namely Smt. Charusila Paul, Kali Krishna Paul, Radha Charan Paul and Golak Paul duly sold all the said 26 plots together with undivided proportionate ownership right in the said common road/passage measuring about 35 Cottahs 8 Chittacks and 40 Sq. Ft. in favour of different buyers.
- D. By a Bengali Kobala dated 10th August, 1965 (B.S. 1372, 25 Srawan) registered in Book No.I, Volume No.108, Pages 64 to 70, Being Deed No.7417 for the year 1965 at the office of Sub-Registrar, Cossipore, Dum Dum, the said Abanti Nath Paul and Jibanti Nath Paul with the consent of the abovenamed heirs, heiress and legal representatives of Late Jitendra Nath Paul, duly sold transferred and conveyed unto and in favour of one of the buyers namely Smt. Mamata Roy, wife of Dr. Tridibesh Roy, **ALL THAT** piece or parcel of agricultural land measuring about 7 (Seven) Cottahs more or less out of aforesaid 26 plots being Plot No.10 comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, J. L. No.10, P.S. Rajarhat, Mouza Atghara, 24 Parganas (North) shown and delineated in Red borders in the Plan annexed hereto Together with undivided right in respect of the aforesaid Common Road/passage shown in Green Hatch in the Plan annexed hereto free from all encumbrances whatsoever at or for the consideration mentioned therein.

Hanshvardhan Saraf
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DEPARTMENT OF
SOUTH AFRICA

13 MAY 2008

- E. By another Bengali Kobala dated 13th August, 1965 (B.S. 1372, 28 Srawan) registered in Book No.I, Volume No.108, Pages 6 to 11, Being Deed No.7416 for the year 1965 at the office of Sub-Registrar, Cossipore, Dum Dum, one Nishikanta Mondal conveyed undivided ownership right title interest in 1 Cottah 7 Chittacks 5 Sq. Ft. common road/passage comprised in portion of R. S. Dag No. 534, J. L. No.9, Khatian No.53, R.S. No.116, P.S. Rajarhat, Mouza Tegharia, 24 Parganas (North) to the aforesaid Smt. Mamata Roy, wife of Dr. Tridibesh Roy and 17 (Seventeen) other plot owners.
- F. Thus the total area of common road/passage is measuring about 37 Cottahs consisting of 35 Cottahs 8 Chittacks and 40 Sq. Ft. in R.S. Dag No.140, Mouza Atghara as mentioned in clause (B) hereinabove and 1 Cottah 7 Chittacks 5 Sq. Ft. in R. S. Dag No.534, Mouza Tegharia as mentioned in clause (E) hereinabove (hereinafter referred to as the "Said Common Road/Passage").
- G. In the premises aforesaid, Smt. Mamata Roy, wife of Dr. Tridibesh Roy, became the absolute owner of **ALL THAT** piece or parcel of agricultural land measuring about 7 (Seven) Cottahs more or less being Plot No.10 comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, J. L. No.10, P.S. Rajarhat, Mouza Atghara, 24 Parganas (North) Together with undivided ownership right in the Said Common Road/passage equivalent to 1 (One) Cottah 9 (Nine) Chittacks and 23 (Twenty-Three) Sq. ft. (out of total land measuring about 37 Cottahs shown and delineated in Green Hatch in the Plan annexed hereto) comprised in R. S. Dag No.140, J. L. No.10, Mouza - Atghara and R. S. Dag No.534, J. L. No.9, Mouza - Tegharia morefully described in the First Schedule hereunder written, hereinafter referred to as "the Said Plot" free from all encumbrances whatsoever.
- H. The said Smt. Mamata Roy thereafter mutated the Said Plot in her name in the L. R. Settlement as well as in the Rajarhat Municipality and accordingly the Khatian No. 588/1 was allotted to her in respect of the Said Plot.
- I. By a Bengali Deed of Gift Dated 19th November, 2004 (B.S.1411, 3rd Agrayan) registered in Book No.I, Volume No.479, Pages 30 to 43, Being Deed No.8075 for the year 2004 at the office of Addl. District Sub-Registrar, Bidhannagar, Salt Lake City, the said Smt. Mamata Roy gifted her entire right title and interest in the Said Plot to her son Mr. Sibasis Roy, son of Dr. Tridibesh Roy, free from all encumbrances at or for the consideration morefully described therein.
- J. In the premises aforesaid, Mr. Sibasis Roy, son of Dr. Tridibesh Roy, became the absolute owner of the Said Plot consisting of 7 (Seven) Cottahs Together with undivided right in the Said common road/passage measuring 1 Cottah 9 Chittacks and 23 Sq. ft. morefully described in the First Schedule hereunder.
- K. By an Indenture of Conveyance dated 2nd August, 2006 registered in Book No.2, Volume No.571 Pages 255 to 268 Being Deed No.9466 for the year 2006 at the office of the Addl. District Sub-Registrar, Bidhannagar (Salt Lake City), the said Mr. Sibasis Roy as Vendor therein and his mother the

Harshita





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SECRETARY (S&A) [illegible]

13 MAY 2008

aforesaid Mrs. Mamata Roy as Confirming Party therein, transferred and conveyed unto and in favour of the Vendor herein, the undivided portion of the Said Plot i.e. **ALL THAT** undivided share and interest measuring about 2 (Two) Cottahs 5 (Five) Chittacks and 2 (Two) Sq. Ft. in the Plot No.10 comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, J. L. No.10, P.S. Rajarhat, Mouza Atghara, 24 Parganas (North) Together with part of undivided proportionate ownership right in the Said Common Road/Passage measuring 8 (Eight) Chittacks 20 (Twenty) Sq. ft. out of 1 Cottah 9 Chittacks and 23 Sq. ft. comprised in R. S. Dag No.140, J. L. No.10, Mouza - Atghara and R. S. Dag No.534, J. L. No.9, Mouza - Tegharia and the rights and properties appurtenant to all of them morefully described in Second Schedule hereunder written (hereinafter collectively referred to as "**the Said Property**") free from all encumbrances whatsoever, at or for the consideration therein mentioned.

- L. In the premises aforesaid, the Vendor herein became the absolute owner of the Said Property i.e. **ALL THAT** undivided share and interest measuring about 2 (Two) Cottahs 5 (Five) Chittacks and 2 (Two) Sq. Ft. in the Plot No.10 Together with part of undivided ownership right in the Said Common Road/Passage measuring 8 (Eight) Chittacks 20 (Twenty) Sq. ft. out of 1 Cottah 9 Chittacks and 23 Sq. ft. morefully described in Second Schedule hereunder written.
- M. The Vendor doth hereby represent and assure the Purchaser as follows:
- (i) That the Vendor is one of the co-owner of the Said Plot and the absolute owner in respect of the Said Property;
 - (ii) That the Said Property is free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, acquisitions, requisitions, alignments, Barga right, attachment and trust whatsoever;
 - (iii) That the Said Property is not adversely affected by the West Bengal Land Reforms Act, 1956 and/or Urban Land (Ceiling & Regulation) Act, 1976;
 - (iv) That neither the Said Plot nor the Said Property are affected by any Barga right whatsoever and that the Vendor abovenamed at all times have been and still is in physical possession and occupation of the said Property along with other co-owner of the Said Plot;
 - (v) That the Vendor abovenamed has proportionate undivided ownership right in the said common road/passage shown in green hatch in the Plan annexed hereto;
 - (vi) That there is no restrain order passed by any court of law nor there is any impediment of any nature whatsoever for the Vendor to sell and/or transfer the Said Property or portion thereof including the undivided ownership right in the said common road/passage in favour of the Purchaser abovenamed;

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13 MAY 2008

- (vii) That in the event the Purchaser abovenamed agrees to purchase and acquire the Said Property or part thereof including undivided ownership right in the said common road/passage as per this deed, the Vendor abovenamed agrees to make over the vacant and peaceful possession of the same to the Purchaser;
 - (viii) That the Vendor herein and/or her predecessors in title have not deposited the title deeds or documents in respect of the Said Property with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any money or otherwise;
 - (ix) The Vendor has not entered into any agreement and/or arrangement with any person or party either for sale or for development of the Said Property or any such agreement is subsisting.
- N. The Purchaser herein relying on the above mentioned representations and assurances and further believing the same to be true approached the Vendor for purchase of the Said Property in favour of the Purchaser herein.
- O. The Vendor has agreed to sell and the Purchaser has agreed to purchase the **Said Property** i.e. **ALL THAT** undivided share and interest measuring about 2 (Two) Cottahs 5 (Five) Chittacks and 2 (Two) Sq. Ft. in the Plot No.10 Together with part of undivided ownership right in the Said common road/passage measuring 8 (Eight) Chittacks 20 (Twenty) Sq. ft. out of 1 Cottah 9 Chittacks and 23 Sq. ft. morefully described in Second Schedule hereunder written free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, Barga right, attachment, alignment and trusts whatsoever at or for the agreed consideration and on the agreed terms mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of **Rs.34,11,667/=** (Rupees Thirty-Four Lacs Eleven Thousand Six Hundred Sixty-Seven) only duly paid to the Vendor herein by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof acquits releases and discharges the Purchaser as also the Said Property hereby intended to be sold transferred and conveyed) the Vendor doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser abovenamed **ALL THAT** undivided share and interest measuring about 2 (Two) Cottahs 5 (Five) Chittacks and 2 (Two) Sq. Ft. be the same a little more or less out of the Said Plot no.10 measuring 7 Cottahs more or less comprised in Portion of R. S. Dag No.140, R. S. Khatian No.90, Mouza Atghara, 24 Parganas (North) and shown and delineated in RED Borders in the Plan annexed hereto Together with undivided proportionate ownership right in the said common road/passage equivalent to land measuring 8 (Eight) Chittacks and 20 (Twenty) Sq. ft. out of 1 Cottah 9 Chittacks and 23 Sq. ft. (being part of the said common passage/road consisting of 37 Cottahs shown and delineated in the Green Hatch in the Plan annexed hereto) comprised in R. S. Dag No.140, Mouza-Atghara and R. S. Dag No.543, Mouza-Tegharia (morefully described in the

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13 MAY 2008

Second Schedule hereunder written), hereinafter collectively referred to as the "Said Property", free from all encumbrances, mortgages charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, Barga right, attachments, alignments and trusts whatsoever ;

TOGETHER WITH all compounds, areas, ways, paths, passages, sewers, drains, water, water-courses, plants, trees, crops, bushes and all manner of connections and all other rights of land comprised therein **AND ALL** liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or used or occupied therewith or reputed to belong or appurtenant thereto **AND** the reversion or reversions, remainder or remainders **AND THE** rents issues and profits of "the Said Property" and all the estates, right, title, interest, property, claim and demands whatsoever both at law and in equity of the Vendor into, upon and in any manner concerning "the Said Property" and every part thereof **TOGETHER WITH** all rights of ingress to and egress from "the Said Property" at all times with all rights to lay drains, water pipes, sewerages, electric and telephone cables and pipes **TOGETHER WITH** all deeds, pattahs, muniments writings and evidences of title and other documents exclusively relating to or concerning "the Said Property" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity;

TO HAVE AND TO HOLD "the Said Property", more fully described in the Second Schedule hereunder written hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever as and for an absolute indefeasible and perfect estate of inheritance thereof in fee simple or an estate equivalent thereto, without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same **AND** free from all encumbrances, charges, mortgages, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, barga right, attachments, alignments and trusts whatsoever ;

AND THE VENDOR doth hereby covenant with the Purchaser as follows:

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any of her predecessors in title of the Vendor made, committed or knowingly suffered to the contrary, the Vendor is lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to "the Said Property" hereby granted sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or thing whatsoever to alter, defeat, encumber or make void the same ;

THAT notwithstanding any such act deed matter or thing whatsoever as aforesaid, the Vendor has good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer "the Said Property" hereby granted sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

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AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy "the Said Property" hereby granted sold conveyed and transferred and receive the rents issues and profits of "the Said Property", without any lawful eviction interruption hindrance claim or demand whatsoever from or by the vendor or any other person or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and discharged by and at the costs and expenses of the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made, suffered, created, done executed or occasioned by the Vendor or any other person or persons whosoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid.

AND THAT "the Said Property" is not affected by any Barga right or any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever;

AND THAT no declaration has been made or published for acquisition or requisition of "the Said Property" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force AND THAT "the Said Property" or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defence of India Act or Rules framed there under or any other Acts of enactments whatsoever;

AND THAT "the Said Property" being agricultural land, there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure "the Said Property" in favour of the Purchaser in the manner aforesaid;

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title or interest or trust property claim and demand whatsoever in "the Said Property" hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do execute and perfect or cause to be made, done, executed and perfected all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring conveying and confirming "the Said Property" and every part thereof unto and to the sue and benefit of the Purchaser for ever in the manner aforesaid, as shall or may be reasonably required.

**THE FIRST SCHEDULE ABOVE REFERRED TO
("the Said Plot")**

ALL THAT piece or parcel of agricultural plot of land measuring 7 (Seven) Cottahs be the same a little more or less situate lying at and being the plot no.10 comprised in portion of R.S. Dag no.140 (earlier 138), R.S. Khatian no.90, L.R. Khatian No.588/1, J.L. No. 10, P.S. Rajarhat, Holding No. RGM 535, Mouza -

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TECHNICAL LIAISON OFFICE
MALABAR (S&T) DISTRICT OFFICE

3 MAY 2008

Atghara shown and delineated in RED borders in the Plan annexed hereto TOGETHER WITH undivided proportionate ownership right in the Said Common Road/Passage measuring 1 (One) Cottah 9 (Nine) Chittacks and 23 (Twenty-Three) Sq. ft. (out of total common passage/road measuring about 37 Cottahs shown and delineated in green Hatch in the Plan annexed hereto) comprised in R. S. Dag No.140, J. L. No.10, Mouza - Atghara and R. S. Dag No.534, J. L. No.9, Mouza - Tegharia within the jurisdiction of Additional Sub Registry office of Bidhannagar, Salt Lake City, Kolkata, within Rajarhat-Gopalpur Municipality, Ward No.6, District North 24 Parganas

**THE SECOND SCHEDULE ABOVE REFERRED TO
("the Said Property")**

ALL THAT undivided share and interest in piece or parcel of agricultural land measuring 2 (Two) Cottahs 5 (Five) Chittacks and 2 (Two) Sq. Ft. be the same a little more or less in Plot No.10 morefully described in the First Schedule Together with part of undivided proportionate ownership right in the said common road/passage measuring 8 (Eight) Chittacks and 20 (Twenty) Sq. ft. out of 1 (One) Cottah 9 (Nine) Chittacks and 23 (Twenty-Three) Sq. ft. morefully described in the First Schedule hereinabove written.

By this Deed total 2 (Two) Cottahs 13 (Thirteen) Chittacks and 22 (Twenty-Two) Sq. Ft. [2 (Two) Cottahs 5 (Five) Chittacks and 2 (Two) Sq. Ft. of land and 8 (Eight) Chittacks and 20 (Twenty) Sq. ft. of proportionate ownership right in the common road/passage] is being conveyed

IN WITNESS WEREOF the Vendors and the Purchaser hereto have put their hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED

By the Vendor abovenamed at Kolkata
in the Presence of:

Harshita

Harshita Chhawchharia (HARSHITA CHHAWCHHARIA)

NANOT CHHAWCHHARIA.
1A NANO MULICK LANE
KOLKATA - 700006.

SIGNED SEALED AND DELIVERED

By MR.HARSHVARDHAN SARAF, the
Director of M/s. DUKE APARTMENTS
PRIVATE LIMITED, the Purchaser
abovenamed at Kolkata in the Presence of:

Harshvardhan Saraf
Director

Deepak Kr. Himmat Singh

~~HKS~~ Deepak Kr. Himmat Singh
S, Kabir Road,
Kolkata - 700026.

Drafted by

Mahendra Muskar
Advocate, High Court, Kolkata.

MEMO OF CONSIDERATION

RECEIVED of and from the within named
Purchaser the within mentioned amounts
Towards payment of consideration in full
And as per Memo hereunder written

Rs.34,11,667/=

MEMO

1. By Cheque no.219301 dt. 8th May, 2008
drawn on Allahabad Bank, South Calcutta,
Calcutta, by the Purchaser in favour of
Ms Harshita Chhawchharia, the Vendor for

Rs.34,11,667/=

Total:Rs.34,11,667/=

(Rupees Thirty-Four Lacs Eleven Thousand Six Hundred Sixty-Seven Only)

Witness:

Himmat Singh
Deepak B. Himmat Singh
51 Kabir Road,
Kolkata - 700026

Harshita
(HARSHITA CHHAWCHHARIA)
Vendor












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/ SELLER/
BUYER/ CAIMENT
WITH PHOTO

UNDER RULE 44 A OF THE I. R. ACT 1908










L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

R. H. BOX- THUMB TO SMALL PRINTS

 Harshita	LH.					
	RH.					

ATTESTED :-

 <i>Harshita</i>	LH.				
	RH.				

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-



AGENCIJA ZA VEŠTAČENJE I
PROJEKTOVANJE (SAR) D.O.O. BEOGRAD

13 MAY 2008












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/ SELLER/
BUYER/ CAJMENT
WITH PHOTO

UNDER RULE 44 A OF THE I. R. ACT 1908


L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

R. H. BOX- THUMB TO SMALL PRINTS

 <i>Handwritten signature</i>	LH.					
	RH.					

ATTESTED :-

 <i>Handwritten signature</i>	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

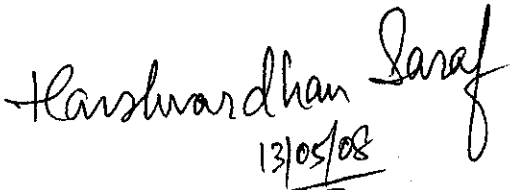
Government of West Bengal

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



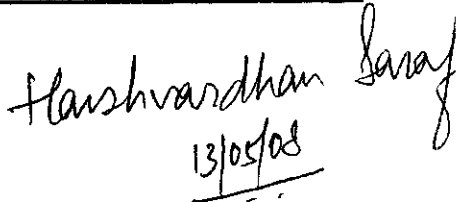


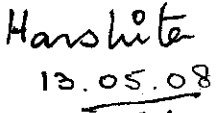
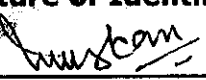
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No 04980 / 2008 Document Number (I -06134,2008)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Harshvardhan Saraf	 13/05/08

II . Signature of the person(s) admitting the Execution

Sl No	Admission of Execution By Status	Photo	Finger Print	Signature
1.	Harshvardhan Saraf Self PS - 5 Kabir Rd Kol-26		 LTI	 13/05/08
2.	Harshita Chhawchharia Self PS - 8/1 Diamond Harbor Rd		 LTI	 13.05.08
Name of Identifier of above Person(s) M Muskara PS-..		Signature of Identifier with Date  13/5/08		

(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR



A
[Redacted text]
[Redacted text] (Sah) [Redacted text]

13 MAY 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-06134 of :2008
(Serial No. 04980, 2008)

On 13/05/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 37521/- on:13/05/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-3411667/-

Certified that the required stamp duty of this document is Rs 238817 /- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty : 1.Rs 47500/- is paid by the draft no. :379011, Draft date:12/05/2008, Bank name:STATE BANK OF INDIA, Kalighat, recieved on :13/05/2008. 2.Rs 47500/- is paid by the draft no. :379012, Draft date:12/05/2008, Bank name:STATE BANK OF INDIA, Kalighat, recieved on :13/05/2008. 3.Rs 47500/- is paid by the draft no. :379013, Draft date:12/05/2008, Bank name:STATE BANK OF INDIA, Kalighat, recieved on :13/05/2008. 4.Rs 47500/- is paid by the draft no. :379014, Draft date:12/05/2008, Bank name:STATE BANK OF INDIA, Kalighat, recieved on :13/05/2008. 5.Rs 48900/- is paid by the draft no. :379015, Draft date:12/05/2008, Bank name:STATE BANK OF INDIA, Kalighat, recieved on :13/05/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.47 on :13/05/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Harshvardhan Saraf,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on :13/05/2008 by

1. Harshita Chhawchharia, daughter of Manoj Chhawchharia,8/1 Diamond Harbor Rd,Thana ., By caste Hindu,by Profession :----
 2. Harshvardhan Saraf,Director,Duke Apartment P Ltd,5 Kabir Rd, profession :----
- Identified By M Muskara, son of A D V . Thana: ., by caste Hindu,By Profession :----

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal





M
GENERAL DIRECTOR
MILITARY (S&I) [illegible]

13 MAY 2008

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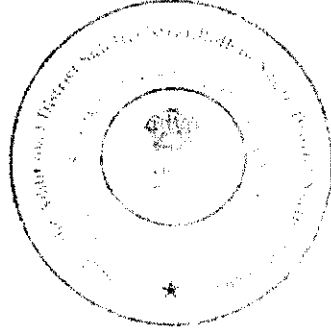
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 6

Page from 7517 to 7531

being No 06134 for the year 2008.



A handwritten signature in black ink, appearing to be 'Nurul Amin Khan', written in a cursive style.

(Nurul Amin Khan) 15-May-2008

ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the A. D. S. R. BIDHAN NAGAR

West Bengal

LR Kl. No. 1766