भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

पश्चिम बंगाल WEST BENGAL 115795

14 JAN 2014

THIS INDENTURE MADE this 12th day of MARCH (Two thousand and eight) BETWEEN M/S. BROADWAY REALTORS PVT. LTD., a Private Limited Company registered and incorporated under the Companies Act, 1956, having its Registered Office at P-502, Purna Das Road, Prince Station Lane, Kolkata - 700 029, being represented by its Directors (1) SRI KRISHNA DASBASU (2) SRI ARUN KUMAR SARKAR, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office/liquidator, executors, administrators, legal representatives and assigns) of the ONE PART

Sl. No. 1789
Date 11-12-2017
Name Broadway Realtors (P) Ltd.
Address 173/3 Hazra Road
Kolkata, 700026.

A. K. Bhattacharya (Sworn Vendor)
Alipore Police Court, No. 27

(ENWAR ALI MOLLA)

29/

31 DEC 2017

(ANWAR ALI MOLLA)

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BROADWAY REALTORS PVT. LTD.

Director

(ARUN KUMAR SARKAR)

272

12 JAN 2018

BROADWAY REALTORS PVT. LTD.

Director

(KRISHNADAS BASU)

Sanjay Khaitan
Advocate
Broadway Realtors (P) Ltd
F-192, Purna Das Road, Kol-29

AND

M/S. FAIRLAND DEVELOPMENT PVT. LTD, a Private Limited Company registered and incorporated under the Companies Act, 1956, having its Registered Office at 113/3, Hazra Road, Kolkata – 700 029, being represented by one of its Directors **ANWAR ALI MOLLA**, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office/ owner, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the Vendor by various Deed of Conveyance executed by various owners has purchased lands in the following manner:

AND WHEREAS one Janab Kamaluddin Molla son of Janab Golam Hossain was the absolute and bonafide owner of several plots of land amongst other ALL THAT plots and parcel of land measuring 62.46 Satak comprised in part of Dag No. 794, 795 and 796 appertaining to R.S. Khatian No. 568,151, & 211 and corresp. (R.S.) Khatian No. 472,151, in Mouza Dhanipur, J.L. No. 79, under Police Station Baruipur, District 24-Parganas now 24-Parganas (South), which was acquired by him by way of purchase in the manner stated hereinbelow.

AND WHEREAS said Janab Kamaluddin Molla purchased the plot of land measuring 24 Satak more or less comprised in part of Dag No. 794 in Mouza Dhanipur, under Police Station Baruipur from the erstwhile owner namely Janab Ahamadul Chowdhury for the valuable consideration as

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mentioned in the Deed of Kobala dated 27.01.1981 duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No. 1,Volume No. 67, pages 181 to 184, Being No. 5590 for the year 1981.

AND WHEREAS said Janab Kamaluddin Molla also purchased the plot of land measuring 2-.3715 more or less comprised in part of Dag No. 794 in Mouza Daulatpur, under Police Station Bishnupur from the erstwhile owner namely Khairulla Molla for the valuable consideration as mentioned in the Deed of Kobala dated 6.6.1988 duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No. 1, Volume No. 43, pages 453 to 456, Being No. 3546 for the year 1988.

AND WHEREAS said Janab Kamaruddin Molla also purchased the plot of land measuring 40 Satak more or less comprised in part of Dag No. 795 in Mouza Daulatpur, under Police Station Bishnupur from the erstwhile owner namely (1) Ahammed Ali Gharami (2) Akhar Ali Gharami, (3) Amina Bibi (4) Gaijan Bibi (5) Bejan Bibi (6) Nekjan Bibi (7) Janab Nellam Mustafa Gharami and (8) Sanjan Bibi for the valuable consideration as mentioned in the Deed of Kobala dated 27.01.1981 duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No. 1, Volume No. 67, pages 240 to 244, Being No. 5604 for the year 1981.

AND WHEREAS said Janab Kamaruddin Molla also purchased the plot of land measuring 14 Satak more or less comprised in part of Dag No. 796 in Mouza Daulatpur, under Police Station Bishnupur from the erstwhile owner namely (1) Sanjan Bibi (2) Janab Sadrat Molla and (3) Sahura Bibi for the valuable consideration as mentioned in the Deed of Kobala dated

ADAM NIDOLSTIN

30.03.1959 duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No. 1, Volume No. 20, pages 432 to 436, Being No. 1774 for the year 1959.

AND WHEREAS said Janab Kamaluddin Molla also purchased one plot of land measuring 12 ½ Satak more or less comprised in part of Dag No. 796 in Mouza Dadapur, under Police Station Bishnupur from the erstwhile owner namely Marjan Bibi for the valuable consideration as mentioned in the Deed of Sale dated 17.06.1985 duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No. 1, Being No. 3723 for the year 1985.

AND WHEREAS said Janab Kamaluddin Molla as such lawful owner of the aforesaid plots aggregating an area measuring 91 Satak more or less got his name recorded in the L.R. Settlement vide L.R. Khatian No. 472 in Mouza Dadapur.

AND WHEREAS while said and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Janab Kamaluddin Molla by and under a Deed of Sale (Kobala) dated 16th April, 2004 duly registered in the office of the D.S.R-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 11, pages 807 to 817, Being No. 17 for the year 2004 forever sold transferred and conveyed ALL THAT land measuring total area 12.56 Decimals/Satak (equivalent to 2 Bighas 10 Cottahs) more or less unto and in favour of M/s. Broadway Portfolio Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

ADSR BISHNUPUR
DISTT. 24 PARGANAS (S)

AND WHEREAS at all material times and all intents and purposes one Abu Bakar Mullick was the absolute and lawful owner of several slots of land mentioned other ALL THAT piece and parcel of land measuring 27 Sataks Lands and in part of Dag No. 785 appertaining to Khatian No. 383 in Mouza Dakshin, J.L. No. 79, under Police Station Bishnupur, District 24-Parganas now 24-Parganas (South).

AND WHEREAS while solvent and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Abu Bakar Mullick by and under a Deed of Sale (Kobala) dated 19.02.1960 duly registered in the office of the S.R. Bishnupur and recorded in Book No. 1, Volume No. 15, pages 54 to 56, Being No. 1302 for the year 1960 forever sold transferred and conveyed the aforesaid property unto and in favour of Hannu Sardar son of Yar Ali Sardar for the valuable consideration therein mentioned.

AND WHEREAS said Hannu Sardar by and under a Deed of Sale (Kobala) dated 31.12.1971 duly registered in the office of the S.R. Bishnupur and recorded in Book No. 1, Volume No. 108, pages 180 to 183, Being No. 10074 for the year 1971 forever sold transferred and conveyed the aforesaid property unto and in favour of Janab Golap Nabi Hola for the valuable consideration therein mentioned.

AND WHEREAS while solvent and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Janab Golap Nabi got his name recorded in the Revisional Settlement operation

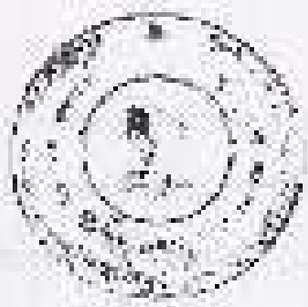
AMBA BISHAYEE
GUWAHATI

vide R.S. Khatian No. 590 and thereafter by and under a Deed of Sale (Kobala) dated 7th May, 2004 duly registered in the office of the D.S.R-IV, Alipore, 24-Parganas (South) and recorded in Book No. 1, Being No. 158 for the year 2004 forever sold transferred and conveyed ALL THAT land measuring total area 90 Decimals/Satak (equivalent to 1 Bigha 4 Cottahs 3 Chhatak 8 sqft.) more or less unto and in favour of M/s. Sandhya Residcia Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS during intervening times and at material and relevant time Smt. Alpana Khatoon was the absolute and lawful owner of several plots of land amongst other ALL THAT piece and parcel of land comprised in part of Dag No. 700 appertaining to Khatian No. 198 in Mouza Deulatpur, J.L. No. 79, under Police Station Bishnupur, District 24-Parganas now 24-Parganas (South).

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Smt. Alpana Khatoon by and under a Deed of Sale (Kobala) dated 02.07.1968 duly registered in the office of the A.D.S.R, Bishnupur and recorded in Book No. 1, Being No. 10340 for the year 1968 forever sold transferred and conveyed ALL THAT land measuring total area 33 ½ [Thirty three and one-half] Decimals more or less unto and in favour of Khandaki Nath Nath son of Late Kali Nath for the valuable consideration therein mentioned.

AND WHEREAS said Khandaki Nath also purchased another plot of land measuring 5 [Five] Satak more or less comprised in part of Dag No. 791



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under Khatian No. 170 in Mouza Daulatpur, J.L. No. 79, under Police Station Bishnupur, District 24-Parganas now 24-Parganas (South) from the erstwhile owner namely Kalla Ali Molla for the valuable consideration as mentioned in the Deed of Kabala dated 22.07.1968.

AND WHEREAS said Khosnabi Molla also purchased another plot of land measuring 17 (Seventeen) Satak more or less comprised in part of Dag No. 790 under Khatian No. 188 in Mouza Daulatpur, J.L. No. 79, under Police Station Bishnupur, District 24-Parganas now 24-Parganas (South) from the erstwhile owner namely Junab Sk. Dulare for the valuable consideration as mentioned in the Deed of Kabala duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No.1, Volume No. 52, pages 95 to 96, being No. 4782 for the year 1973.

AND WHEREAS said Khosnabi Molla also purchased another plot of land measuring 17 (Seventeen) Satak more or less comprised in part of Dag No. 793 under Khatian No. 185 in Mouza Daulatpur, J.L. No. 79, under Police Station Bishnupur, District 24-Parganas now 24-Parganas (South) from the erstwhile owner namely Noor Ali Sardar for the valuable consideration as mentioned in the Deed of Kabala duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No.1, Volume No. 55, pages 90 to 92, being No. 5067 for the year 1973.

AND WHEREAS said Khosnabi Molla also purchased another plot of land measuring 4 (Four) Satak more or less comprised in part of Dag No. 791 under Khatian No. 335 in Mouza Daulatpur, J.L. No. 79, under Police Station Bishnupur, District 24-Parganas now 24-Parganas (South) from the

ABDUL MOHAIMIN
SOUTH 24 PARGANAS

erstwhile owner namely Ahammad Ghorami for the valuable consideration as mentioned in the Deed of Kabala dated 28.07.1981 duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No.1, Volume No. 74, pages 27 to 30, Being No. 5593 for the year 1981.

AND WHEREAS said Khorshed Mollah also purchased another plot of land measuring 20 (twenty) Satak more or less comprised in part of Dag No. 791 under Khatian No. 170 in Mouza Debanpur, J.L. No. 72, under Police Station Bishnupur, District 24-Pargana now 24-Parganas (South) from the erstwhile owner namely Golap Nabi Mulla for the valuable consideration as mentioned in the Deed of Kabala dated 13.05.1982 duly registered in the office of the A.D.S.R. Bishnupur and recorded in Book No.1, Volume No. 49, pages 418 to 421, Being No. 3742 for the year 1982.

AND WHEREAS by virtue of purchase by and under six separate Deed of Sale said Khorshed Mollah acquired and became the sole, absolute and beneficial owner of ALL THAT land measuring 1 (one) Acre 57 - 5k (fifty seven and three fourth) Satak more or less and had been in possession and enjoyment of the aforesaid property without any interruption and free from all attachments and encumbrances whatsoever.

AND WHEREAS while in peaceful possession and enjoyment of the said plot of land said Khorshed Mollah by and under a Deed of Gift dated 26.11.1991 sold, transferred and conveyed the aforesaid property or part thereof unto and in favour of (1) Samsuddin Mollah, (2) Abu Sadique Mollah and (3) Jamirullah Mollah for the valuable consideration as mentioned in the said Deed duly registered in the office of the Addl

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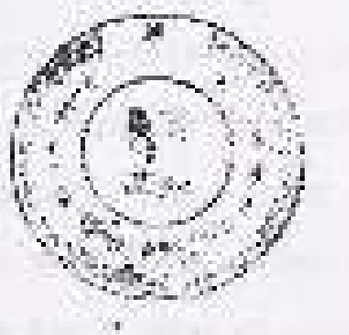
Dhakal Sub Registrar of Kishnagar, South 24 Parganas and recorded in book No. 1, Volume No. 37, Pages 139 to 144, Deed No. 6967 for the year 1991.

AND WHEREAS in the premises said (1) Sanauddin Molla, (2) Abu Siddique Molla and (3) Tomiruddin Molla, jointly acquired and became the absolute and joint owners of the aforesaid property and as such joint owners got their names recorded in the L.R. Office and accordingly the name of the said Sanauddin Molla was recorded in L.R. Khatian No. 1535, under Dag No. 790 for an area measuring 22 Satak out of total land 67 Satak, Dag no. 792 for an area measuring 9 Satak out of 30 Satak, Dag No. 794 for an area measuring 2 Satak out of total land 33 Satak AND WHEREAS similarly the name of said Abu Siddique Molla was also recorded in L.R. Khatian No. 192, under Dag No. 790 for an area measuring 22 Satak out of total land 67 Satak, Dag No. 793 for an area measuring 9 Satak out of 30 Satak, Dag No. 794 for an area measuring 2 Satak out of total land 33 Satak AND WHEREAS the name of said Tomiruddin Molla was also recorded in L.R. Khatian No. 704, under Dag No. 790 for an area measuring 22 Satak out of total land 67 Satak, Dag No. 791 for an area measuring 9 Satak out of 30 Satak, Dag No. 794 for an area measuring 2 Satak out of total land 33 Satak.

AND WHEREAS while in peaceful possession and enjoyment of the aforesaid property said (1) Sanauddin Molla, (2) Abu Siddique Molla and (3) Tomiruddin Molla, jointly by and under a Deed of Sale (Kobala) 22nd June, 2005 sold, transferred and conveyed the aforesaid property of each thereof containing an area 90 (ninety nine) Satak equivalent to 3 (three)



Eight more or less comprised in R.S. & L.R. Dag Nos. 790, 791 and 794 appertaining to R.S. Khatian Nos. 158, 107 & 564 corresponding to L.R. Khatian Nos. 1828, 152 & 706 in Mouza Dasunpur, Police Station Bishnupur, District 24 Parganas (South) while sold in favour of M/s. Brindavan Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration as mentioned in the Deed duly registered in the office of the D.S.R-IV, Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 11, pages 2997 to 3021, Deed No. 3961 for the year 2005.

AND WHEREAS one Anser Ali Mallick was the absolute and lawful owner of ALL THAT piece and parcel of land measuring 10 Satak more or less comprised in Dag Nos. 59 and 60 under Khatian No. 2100 and 982 in Mouza Raj, L.A. No. 76 which was acquired by him by way of inheritance (having an area 5 decimals) and also by way of purchase by and under a Kobala dated 11.10.1982 duly registered in the office of the S.R., Bishnupur and recorded in Book No. 1, Deed No. 7733 for the year 1982.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Anser Ali Mallick by and under a Deed of Sale (Kobala) dated 21st June, 2004 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 35, pages 2167 to 2179, being No. 02422 for the year 2026 forever sold transferred and conveyed ALL THAT land measuring total area 10 Decimals(Satak) more or less unto and in favour of M/s. Brindavan Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

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AND WHEREAS one Kasem Mallick was the absolute and bona fide recorded owner of diverse plots of land amongst other ALL THAT piece and parcel of land measuring 32 Satak more or less comprised in Dag No. 13 under Khatian No. 63 in Mouza Begi, J.L. No. 78, Bishnupur, District 24 Parganas (South).

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Kasem Mallick by and under a Deed of Sale (Kobala) dated 10th June, 2004 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 15, pages 2194 to 2205, Being No. 6424 for the year 2004 forever sold transferred and conveyed ALL THAT land measuring total area 32 Decimals/Satak (equivalent to 19 Cottahs 6 Chittaks 24 Sq.ft.) more or less with and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS one Pushpalata Handa purchased ALL THAT piece and parcel of land measuring 12 ½ Satak more or less comprised in Dag No. 12 under Khatian No. 211, Bhanga Khatian No. 1221 in Mouza Begi, J.L. No. 78, P.S. Bishnupur, District 24-Parganas (South) from its erstwhile owners from the legal heirs and successors of Fakirladan Mallick by and under a Deed of Sale duly registered in the office of the A.D.S.R., Bishnupur, 24-Parganas (South), and recorded in Book No. 1, Being No. 1310 for the year 1997.

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AND WHEREAS by and under a Deed of Sale dated 19.05.1998 duly registered in the office of the A.D.S.R., Baruipur, 24 Parganas (South), and recorded in Book No. 1, Volume No. 22, pages 241 to 249, being No. 2803 for the year 1990 said Prapatala Mondal forever sold transferred and conveyed ALL THAT land measuring total area 17 ½ Decimal/Satak more or less unto and in favour of Asraf Ali Sardar for the valuable consideration therein mentioned.

AND WHEREAS said Asraf Ali Sardar also purchased ALL THAT piece and parcel of land measuring 3 ½ Satak more or less comprised in Dag No. 12 under Khatian No. 231, Khanda Khatian No. 1221 in Mouza Dighi, J.L. No. 76, P.S. Baruipur, District 24-Parganas (South) from its erstwhile owner Gamar Mallick, being the legal heirs and successor of Fakruddin Mallick (deceased) by and under a Deed of Sale duly registered in the office of the A.D.S.R., Baruipur, 24 Parganas (South) and recorded in Book No. 1, Volume No. 2, pages 45 to 48, being No. 18 for the year 1997.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Asraf Ali Sardar by and under a Deed of Sale (Kabala) dated 13th February, 2004 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 15, pages 2206 to2220, being No. 02425 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring total area 21 Decimals/Satak more or less unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS one Abuddin Mallick son of Late Kanu Mallick was the absolute and lawful recorded owner of diverse plots of land amongst other ALL THAT piece and parcel of land measuring 15 Satak more or less comprised in Dag No. 46 under Khatian No. 113 in Mouza Bagh, J.L. No. 28, P.S. Bishnupur, District 24-Parganas (South).

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or premises said Abuddin Mallick by and under a Deed of Sale (Kobala) dated 30th June 2004 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 35, pages 2321 to 2333, Being No. 02476 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring total area 15 Decimals/Satak more or less unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or premises said Sunil Gobindo Nath got his name recorded in the Revisional Settlement operation vide R.S. Khatian No. 594 and thereafter by and under a Deed of Sale (Kobala) dated 7th May, 2004 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Being No. 158 for the year 2004 forever sold transferred and conveyed ALL THAT and measuring total area 40 Decimals/Satak (equivalent to 1 Bighas 4 Cottahs 3 Chittaks 0 Sq.ft.) more or less unto and in favour of M/s.

Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS by and under a Deed of Sale (Kobala) dated 03.02.1961 one Sakar Ali Mallick son of Hoseain Mallick forever sold transferred and conveyed ALL THAT land measuring total area 25 Decimal/Satak more or less described in R.S. Dag No. 14, under Khatian No. 222 in Mouza Bagl and in favour of Kanhaiya Chandra Naskar son of Hari Ch Chandra Naskar for the valuable consideration therein mentioned duly registered in the office of the S.R., Kidderpur, 24 Parganas (South), and recorded in Book No. 1, Volume No. 10, pages 55 to 58, Being No. 364 for the year 1961.

AND WHEREAS said Kanhaiya Chandra Naskar by and under a Deed of Sale (Kobala) dated 18.05.1961 forever sold transferred and conveyed ALL THAT land measuring total area 25 Decimal/Satak more or less unto and in favour of Sk. Israil Mandal for the valuable consideration therein mentioned duly registered in the office of the S.R., Tilhnupur, 24 Parganas (South), and recorded in Book No. 1, Volume No.49, pages 190 to192, Being No. 4735 for the year 1964.

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Shukral Mandal by and under a Deed of Sale (Kobala) dated 5th November, 2004 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Being No. 3306 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring total area 25

Decimals/Satas more or less unto and in favour of M/s. Priceless Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Hosken Sardar, Iqbal Sardar both sons of Haraj Sardar and Rojan Bibi wife of Jabbar Sardar, were the absolute and lawful owners in respect of diverse plots of land comprised in R.S. Dag No. 47 and 48 under Khatian No. 75, 76, 77 and 78 in Mouza Bagi, J.L. No. 78, P.S. Dishnapur, District 24 Parganas (South).

AND WHEREAS while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties said Hosken Sardar, Iqbal Sardar and Rojan Bibi by and under a Deed of Sale (Kobala) dated 20th August, 2004 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 21, Pages 2719 to 2730, Being No. 3523 for the year 2005 thereby sold transferred and conveyed ALL THAT land measuring total one 10 Decimals/Satas more or less unto and in favour of M/s. Priceless Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Biswanath Sardar son of late Bhupal Sardar and Jabbar Ali Sk. Son of Late Sk. Jamaddar while seized and possessed of or otherwise well and sufficiently entitled to the aforesaid property or properties comprised in Dag No. 700/1140 under Khatian No. 1231 in Mouza Daulatpur, J.L. No. 79, P.S. Sonarpur, by and under a Deed of Sale (Kobala) dated 25th August, 2004 duly registered in the office of the

D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Being No. 3529 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring total area 56 Decimals/Satak more or less (R.S) and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS by virtue of purchase by and under several Deed of Sale Pritu Gopal Sardar, Bijoy Kumar Sardar and Ajoy Kumar Sardar became the absolute and lawful owners of diverse plots of land in Mouza Dautpur and Mouza Raja, J.L. No. 79 and 78 respectively, P.S. Sonarpur, District 24 Parganas (South).

AND WHEREAS after the demise of the said recorded owners their legal heirs and successors namely, Achin Sardar, Smt. Shibani Sardar, Mousumi Dey, Smt. Madhumita Mondal, Smt. Nilabha Roy, Angur Bala Sardar, Arunam Sardar, Animesh Sardar and Nishilesh Sardar jointly by and under a Deed of Sale (Nalsha) dated 15th December, 2004 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume No. 21, Pages 2791 to 2814, Being No. 3032 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring an area 40 ½ Satak in Mouza Dautpur and an area 22 ½ Satak in Mouza Raja aggregating an area 63 Decimal/Satak more or less (R.S) and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS by virtue of purchase by and under two Deed of Sale Mst. Rahima Bibi wife of Late Abdul Hamid Sk became the absolute and lawful

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POLICE HEADQUARTERS
SOUTH SUMATRA

owners of diverse plots of land in Mouza Bagh, J.L. No. 78 respectively, P.S. Bishnupur, District 24-Parganas (South) and the said Deed dated 15.7.1991 duly registered in the office of the Sub Registrar Bishnupur and recorded in Book No. 1, Volume No. 74, pages 257 to 260, Being No. 4242 for the year 1991 (having an area 5 Decimals/Satak) and another Deed dated 11.04.2002 duly registered in the office of the Sub Registrar Bishnupur and recorded in Book No. 1, Being No. 2006 for the year 2004 (having an area 1 ½ Decimals/Satak) from its erstwhile owners for the valuable consideration therein mentioned.

AND WHEREAS said Nat. Kalyan Bhi. by and under a Deed of Sale (Kobala) dated 29th September, 2006 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No. 1, Being No. 2336 for the year 2006 hereby sold transferred and conveyed ALL THAT land measuring an area 6 ½ Satak completed in Dag No. 32 under Khatian No. 1221 in Mouza Bagh, J.L. No. 78, only and to favour of M/s Rosemary Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS by virtue of purchase as well as inheritance (1) Sri Sanaram Roy, (2) Kiranam Roy, (3) Sudarshan Roy and (4) Sunil Kumar Roy Jointly acquired and became the absolute and bonafide owners of diverse plots of land aggregating an area 1.19 Acres more or less in Mouza Bagh, J.L. No. 78 respectively, P.S. Bishnupur, District 24 Parganas (South) and as such bonafide owners got their names mutated in the L.R. Settlement 305, 307, 304, 306 respectively.

AND WHEREAS the said recorded owners by and under a Deed of Sale (Kobala) dated 8th October, 2001 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No. 1, Volume No. 3, pages 3531 to 3550 Being No. 0653 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring an area 1.19 Acres in Mouza Bagi, J.L. No. 76, unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Jhujen Bibi, wife of Tarapir Sardar, was the absolute and bona fide recorded owner land measuring an area 11 Sataks more or less comprised in Dag No. 543 under Khatian No. 1213 in Mouza Bagi, J.L. No. 70, P.S. Bishnupur, District 24 Parganas (South).

AND WHEREAS Sahiran Sardar son of Bansi Sardar was the absolute and bona fide recorded owner land measuring an area 12 Sataks more or less comprised in Dag No. 7 under Khatian No.40 in Mouza Bagi, J.L. No. 73 [illegible], P.S. Bishnupur, District 24-Parganas (South).

AND WHEREAS the said recorded owners jointly by and under a Deed of Sale (Kobala) dated 21st June, 2005 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No. 1, Being No. 0857 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring an area 23 Sataks more or less in Mouza Bagi, J.L. No. 70, unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

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AND WHEREAS Yeakub Ali Jamadar son of Late Nur Ali Jamadar was the absolute and lawful recorded owner land measuring an area 22 Satak more or less comprised in R.S. Dag No. 788 under Khatian No. 343 in Mouza Dadatpur, J.L. No. 79, P.S. Bishnupur, District 24-Parganas (South)

AND WHEREAS said recorded owner by and under a Deed of Sale (Kobala) dated 21st July, 2004 duly registered in the office of the D.S.R. IV, Alipore, 24-Parganas (South) and recorded in Book No. I, Volume No. 4, pages 61 to 80, being No. 0898 for the year 2005 sold transferred and conveyed ALL THAT land measuring an area 12 Satak more or less in Mouza Badi, J.L. No. 78, unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS by and under a Deed of Kobala, Krish Al Mollick said, transferred and conveyed an area 32 ½ Satak more or less comprised in R.S. Dag No. 790 under Khatian No. 320, in Mouza Dadatpur, J.L. No. 79, P.S. Bishnupur, District 24-Parganas (South) unto one in favour of Sum Mollick for the consideration as mentioned therein duly registered in the office of the S.R. Bishnupur, 24-Parganas (South), and recorded in Book No. 1, being No. 2010 for the year 1958.

AND WHEREAS by and under a Deed of Kobala dated 12.05.2010 transferred Ali Mollick and Sitaram Bibi jointly sold, transferred and conveyed an area 20 Satak more or less comprised in R.S. Dag No. 374 and L.R. Khatian No. 707 and 1774, in Mouza Dadatpur, J.L. No. 79, P.S.

ADDL. SECRETARY
GOVT. OF NAGALAND

Bishnupur, District 24-Parganas (South) duly and in favour of Greater Calcutta Developer (Pvt) Ltd. for the consideration as mentioned therein duly registered in the office of the S.R. Bishnupur, 24-Parganas (South), and recorded in Book No. 1, Volume 23, Pages 7 to 10, Being No. 1757 for the year 2003.

AND WHEREAS said recorded owners i.e. Greater Calcutta Developer (Pvt) Ltd. along with Sail Mallick (Mitra) through their lawful attorney Rajesh Saha by and under a Deed of Sale (Kobala) dated 16.12.2004 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No. 1, Being No. 9643 for the year 2006 forever sold transferred and conveyed ALL THAT land measuring an area 22 K Satak more or less in Mouza Debalipur, J.L. No. 79, unto and in favour of M/s. Shantiniketan Builders Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Abu Bakar Mistry, Anwar Mistry, Jalal Ali Mistry, Sattar Mistry, Mokhtar Mistry, Akbar Mistry, Hydar Mistry all sons of Late Chhanir Mistry, Pachan Bibi, Salim Sardar were bhoomiputra and lawful owners of the land measuring an area 83 Satak more or less comprised in R.S. Dag No. 750 under Khatian No. 376 in Mouza Debalipur, J.L. No. 79, P.S. Mahestala, District 24 Parganas (South), which was acquired by them by way of inheritance from their predecessor in title namely Chhanir Mistry, since deceased.

AND WHEREAS the said Abu Bakar Mistry along with others as such lawful owners by and under a Deed of Sale (Kobala) dated 16th July,2004

Rajpur, District 24-Parganas (South) unto and in favour of Greater Calcutta Developer (Pvt) Ltd. for the consideration as mentioned therein duly registered in the office of the S.R. Rajpur, 24-Parganas (South), and recorded in Book No. 1, Volume 24, pages 7 to 15, Being No. 1797 for the year 2003

AND WHEREAS said referred owners i.e. Greater Calcutta Developer (Pvt) Ltd. along with Sami Mallick jointly through their lawful attorney Pijush Saha by and under a Deed of Sale (Kobala) dated 30.12.2004 duly executed in the office of the S.R.-IV, Alipore 24-Parganas (South) and recorded in Book No. 1, Being No. 2023 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring an area 33 ½ Satak more or less in Mouza Daulatpur, J.L. No. 79, unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration mentioned therein.

AND WHEREAS Abu Bakkar Mistry, Anwar Mistry, Ukhar Ali Mistry, Sattar Mistry, Mokhtar Mistry, Akbar Mistry, Hyder Mistry all sons of Late Chitpur Mistry, Elahi Bux, Salim Sardar were the absolute and lawful owners of the land measuring an area 83 Satak more or less comprised in R.S. Dag No. 769 under Khatian No. 376 in Mouza Daulatpur, J.L. No. 79, P.S. Rajpur, District 24-Parganas (South), which was acquired by them by way of inheritance from their predecessors in title namely Chitpur Mistry, since deceased.

AND WHEREAS the said Abu Bakkar Mistry along with others as such lawful owners by and under a Deed of Sale (Kobala) dated 16th July,2004

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duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No. I, Being No. 3024 for the year 2006 granted sold transferred and conveyed ALL THAT land measuring an area 53 Satak equivalent to 2 Bighas 10 Cottahs more or less in Mouza Chaulatoli, J.L. No. 79, unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS one Kasem Molla son of late Ahammad Molla was the absolute and lawful owner of the land measuring an area 15 Satak more or less comprised in R.S. Dag No. 64 under Khatian No. 63 in Mouza Bagi, J.L. No. 78, P.S. Bishnupur, District 24 Parganas (South).

AND WHEREAS said Kasem Molla as such lawful owner by virtue of a Deed of Sale (Tobala) dated 18th September, 2006 duly registered in the office of the D.S.R. IV, Alipore, 24-Parganas (South) and recorded in Book No. I, Volume 26, pages-2462 to 2467, Being No. 3025 for the year 2006 thereby sold transferred and conveyed ALL THAT land measuring an area 15 Satak more or less in Mouza Bagi, J.L. No. 78, unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

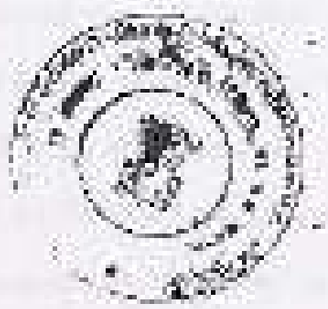
AND WHEREAS Sirat Molla son of Ajgar Molla and Rahiman Bibi wife of Bari Bulan Sardar were the absolute and lawful owner of the land measuring an area 18 Satak more or less comprised in R.S. & L.R. Dag No. 54/78i under L.R. Khatian No.368 in Mouza Bagi, J.L. No. 78, P.S.

Bishnupur, District 24-Parganas (South) which was acquired by them by way of inheritance.

AND WHEREAS said owner by and under a Deed of Sale (Kobala) dated 1st September, 2005 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No. 1, Volume No. 25, Pages 2468 to 2484, being No. 3096 for the year 2005 for good sale consideration and conveyed ALL THAT land measuring an area 16 Satak more or less comprised in R.S. & L.R. Dag No. 34/285 under L.R. Khatian No. 158 in Mouza Bogi, J.L. No. 79 unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Sayed Akash Al Jamader was the absolute and lawful owner of the land measuring an area 19 Satak more or less comprised in R.S. Dag No. 787 under R.S. Khatian No. 364 and measuring an area 19 Satak more or less comprised in R.S. Dag No. 788 under R.S. Khatian No. 135 in in Mouza Daulatpur, J.L. No. 79, P.S. Bishnupur, District 24-Parganas (South), which was acquired by him by way of purchase by two separate Deed of Kobala dated 05.09.1994 bearing Book No. 1, Deed No. 3024 for the year 1994 and another dated 12.07.1989 bearing Book No. 1, Deed No. 3903 for the year 1989 and as such lawful owner got his name in the L.R. Settlement vide L.R. Khatian No. 255.

AND WHEREAS Smt. Dhipali Bibi was the absolute and lawful owners of the land measuring an area 50 Satak more or less comprised in R.S. Dag No. 788 under R.S. Khatian No. 350 in Mouza Daulatpur, J.L. No. 79, P.S.



Barrackpore, District 24-Parganas (South), which was acquired by him by way of purchase by a Deed of Kobala dated 15.10.1976 bearing Book No. 1, Deed No. 3740 for the year 1976 and as such lawful owner got his name in the L.R. Settlement vide L.R. Khatian No.1310.

AND WHEREAS said owner by and under a Deed of Sale (Kobala) dated 4th December, 2009 duly registered in the office of the D.S.R. IV, Alipore, 24-Parganas (South) and recorded in Book No. 1, Being No. 9137 for the year 2009 forever sold transferred and conveyed ALL THAT land measuring an area 0.18 Acres equivalent to 3 Bighas 17 Cottahs more or less comprised in Mouza Daulatpur, J.L. No.79 Ltd and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Rajib Ali Gharami son of Lal Ali Gharami was the absolute and lawful owner of the land measuring an area 64 Satak more or less lying and situate at Mouza Bag, J.L. No. 76, P.O. Sidanupur, District 24 Parganas (South), which was acquired by him by way of purchase by and under three separate Deed of Sale (Kobala) viz.

i) Dated 25.06.1981 duly registered in the office of the D.S.R., Alipore, 24-Parganas and recorded in Book No. 1, Volume No. 323, pages 207 to 210, Being No. 13016 for the year 2006 having an area 12 Satak comprised in Dag No. 13 in Mouza Bag.

ii) Duly registered in the office of the D.S.R., Alipore, 24-Parganas and recorded in Book No. 1, Volume No. 102, pages 37 to 39,

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being No. 5222 for the year 1993, having an area 37 Satak comprised in Dag No. 22 in Mouza Bag.

(ii) Deed 09.08.1993 duly registered in the office of the S.R. Bishnupur, 24-Parganas and recorded in Book No. 1, Volume No.54, pages 225 to 230, Being No. 4408 for the year 1993, having an area 27 Satak comprised in Dag No. 53 in Mouza Bag.

AND WHEREAS said Rajab Ali Gharami as such lawful owner of the aforesaid property and while in peaceful possession and enjoyment of the same by and under a Deed of Sale (Kobala) dated 8th October, 2005 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No. 1, Volume 26, pages 2736 to 2752, Being No. 3042 for the year 2005 forever sold transferred and conveyed ALL THAT land measuring area as 54 Satak more or less equivalent to 1 Bigha 18 Cottahs 13 Chittaks 42 sq.ft. more or less comprised in Mouza Bag, J.L. No. 78 unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Sunil Ali Mallick, Joynal Mallick, Alnur Mallick, Meher Bibi, Hazra Bibi, Anni Bibi, Ajit Mallick, Akub Mallick, Ayub Mallick, Jahangir Mallick and Akram Mallick were the absolute and joint owners of the landed property containing an area 35 Satak more or less and while in peaceful possession and enjoyment of the same by and under a Deed of Sale (Kobala) dated 21st October, 2005 duly registered in the office of the D.S.R.-IV, Alipore, 24 Parganas (South) and recorded in Book No.1, Volume No. 26, pages 2753 to 2775, Being No. 3043 for the year 2005 forever sold transferred and conveyed ALL THAT land

ADER, SEGINJUR
SOUTH 24 PARGANAS

measuring an area 33 Satak more or less in Mouza Bagi, J.L. No. 78 unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Jalal Mollick, Sirajudin Mollick and Bhola Mollick were the absolute and lawful owners of the landed property containing an area 60 Satak more or less and while in peaceful possession and enjoyment of the same by and under a Deed of Sale (Kobala) dated 17th November, 2005 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No.1, Volume No. 26, pages 2819 to 2837, Being No. 2847 for the year 2005 fully transferred and conveyed ALL THAT land measuring an area 30 Satak more or less in Mouza Bagi, J.L. No. 78 unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS Salman Kha, Fazil Molla, Babu Sardar, Sunil Sardar, Lumpen Biswas and Yusuf Ali Sardar were the absolute and lawful owners of the landed property containing an area 39 1/8 Satak more or less and while in peaceful possession and enjoyment of the same by and under a Deed of Sale (Kobala) dated 13th January , 2005 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No.1, Volume No. 26, pages 2731 to 2750, Being No. 3524 for the year 2006 fully transferred and conveyed ALL THAT land measuring an area 39 1/8 Satak more or less in Mouza Bagi, J.L. No. 78 unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

12 MAR 2026

ADDR. BISHNUPUR
SOUTH 24 PARGANAS

AND WHEREAS one Asgar Ali Jamader was the absolute and lawful owners of the landed property containing an area 05 Satak more or less comprised in Dag No. 907 under Khatian No. 149 in Mouza Baidibari, J.L.No. 78, P.S. Behrampur, District 24-Parganas (South), which was acquired by him by way of inheritance as well as by and under a Deed of Partition duly registered in the office of the Sub Registrar at Behrampur, 24-Parganas and recorded in Book No.1, Being No. 5636 for the year 1961.

AND WHEREAS while in peaceful possession and enjoyment of the said property said Asgar Ali Jamader by and under a Deed of Sale (Konala) dated 14.02.1986 duly registered in the office of the S.R. Behrampur, 24-Parganas (South) and recorded in Book No.1, Volume No. 10, pages 447 to 451, Being No. 859 for the year 1986 forever sold transferred and conveyed All THAT land measuring an area 05 Satak more or less in Mouza Bagi, J.L. No. 78 unto and in favour of Jamaluddin Sk. Son of Janab Nawab Ali Sk. for the valuable consideration therein mentioned.

AND WHEREAS by and under a Deed of Sale (Kobala) dated 15th January, 2007 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No.1, Being No. 296 for the year 2007 said Jamaluddin Sk. forever sold transferred and conveyed All THAT land measuring an area 05 Satak more or less in Mouza Bagi, J.L. No. 78 unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the vendor herein) for the valuable consideration therein mentioned.

12 MAR 2002

ADDITIONAL
SECRETARY TO GOVT. OF PUNJAB

AND WHEREAS said Amirullah Mollah was the absolute and owner of the above piece of land amongst other comprised in Dag No. 801 under Khatian Nos. 657 and 487 in Mouza Daulatpur, J.L. No. 79, P.S. Bishnupur, District 24 Parganas (South).

AND WHEREAS while in peaceful possession and enjoyment of the aforesaid property said Amirullah Mollah died intestate leaving behind his wife and one daughter namely, Emon Nisha, Soleman Mollah and Jamila Khatoon as the only legal heirs and successors to inherit the property left by said Amirullah Mollah, since deceased.

AND WHEREAS said Jamila Khatoon by and under a Deed of Sale (Konala) dated 27.04.1976 duly registered in the office of the S.R. Bishnupur, 24-Parganas (South) and recorded in Book No.1, Volume No. 36, pages 246 to 249, being No. 3878 for the year 1976 thereby said transferred and conveyed ALL THAT land measuring an area 06 Satak more or less unto and in favour of Md. Harun Bill for the valuable consideration therein mentioned.

AND WHEREAS he has under a Deed of Sale (Konala) dated 24th November, 2006 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No.1, Being No. 7041 for the year 2007 said Md. Harun Bill thereby said transferred and conveyed ALL THAT land measuring an area 06 Satak more or less Dag No. 801 under Khatian Nos. 657 & 487 in Mouza Daulatpur, J.L. No. 79, P.S. Bishnupur, District 24-Parganas (South) unto and in favour of M/s. Bhadeswar Realtors

Pvt. Ltd. Company (the Vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS one Pachugopal Sardar was the absolute and lawful owner of the ancestral plots of land amongst other comprised in Dag No. 782 under Khatian Nos. 1024 in Mouza Dumurpur, J.L. No. 75, P.S. Bishnupur, District 24-Parganas (South).

AND WHEREAS said Pachugopal Sardar was also the absolute and lawful owner of ancestral plots of land amongst other comprised in Dag No. 14 under Khatian Nos. 83 in Mouza Bag, J.L. No. 75, P.S. Bishnupur, District 24-Parganas (South).

AND WHEREAS while in peaceful possession and enjoyment of the aforesaid property said Pachugopal Sardar died intestate leaving behind his widow Smt. Angurbala Sardar and three sons namely, Adhirja Sardar, Anjan Sardar and Sankar Prosad Sardar as the only legal heirs and successors to inherit the property left by the said Pachugopal Sardar, since deceased.

AND WHEREAS said Smt. Angurbala Sardar along with her three sons named above by and under a Deed of Sale (Kobala) dated 4th November, 2005 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No. I, being No. 805 for the year 2007 said Smt. Mridula Bai forever sold transferred and conveyed ALL THAT land measuring an area 14 ½ Satak more or less in Mouza Dumurpur, J.L. No. 75, and an area measuring 8 Satak more or less in Mouza Bag, both

15 MAR 2025

under P.S. Bishnupur, District 24-Parganas (South) unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the vendor herein) for the valuable consideration herein mentioned.

AND WHEREAS one Janab Anser Ali Mallick son of Rashid Ali Mallick was the absolute owner of the diverse plots of land amongst other the land measuring 30 Bighas more or less comprised in Dag No. 11 under Khatian No.211 in Mouza Bag, J.L. No. 78, P.S. Bishnupur, District 24-Parganas (South), which was acquired by him by way of purchase by and under one Deed of Kobala dated 25.04.1969 duly registered in the office of the S.R. Bishnupur, 24-Parganas (South) and recorded in Book No. 1, Volume No. 75, pages 244 to 246, Being No. 2845 for the year 1969 and another deed 28.08.1971 duly registered in the office of the S.R. Bishnupur, 24 Parganas (South) and recorded in Book No. 1, Being No. 7573 for the year 1971.

AND WHEREAS while in peaceful possession and enjoyment of the aforesaid property said Janab Anser Ali Mallick by and under a Deed of Sale (Kobala) dated 12th December, 2006 duly registered in the office of the D.S.R.-IV, Alipore, 24-Parganas (South) and recorded in Book No.1, Being No. 801 for the year 2007 therein sold transferred and conveyed ALL THAT and measuring an area 73 Bighas more or less comprised in R.S & L.R. Dag No. 11, R.S. Khatian No. 211 and L.R. Khatian No. 333 in Mouza Bag, J.L. No. 78, P.S. Bishnupur, District 24-Parganas (South) unto and in favour of M/s. Broadway Realtors Pvt. Ltd. Company (the vendor herein) for the valuable consideration therein mentioned.

AND WHEREAS by virtue of purchase by and under several Deeds the said M/s. Broadway Realtors Pvt. Ltd. Company (the Vendor herein) acquired and became the absolute and lawful owner of the aforesaid property or properties and has been in use, possession and enjoyment of the said property without any interruption and free from all lien, charges, mortgages, encumbrances and attachments whatsoever.

AND WHEREAS by virtue of the aforesaid purchase of the lands from different persons as stated above, the Vendor became the exclusive owner of the land which is measuring about 467 decimal which is equivalent to 14 Bighas 9 Chittaks 31 Sq.Ft. in Mouza Raj and about 618.00 decimal which is equivalent to 18 Bighas 14 Chittaks 24 Sq.Ft. in Mouza Dakshin Barisha the vendor became absolute owner of the land totally measuring about 1085.81 decimal which is equivalent to 32 Bighas 1 Chottah 8 Chittaks 10 Sq.Ft.

AND WHEREAS the First Party herein has agreed to sell/ NOW THAT that and parcel of land measuring about 1085.81 decimal which is equivalent to 32 Bighas 1 Chottah 8 Chittaks 10 Sq.Ft. more or less fully mentioned and described in the Schedule hereunder written unto and in favour of the Second Party herein and the Second Party has agreed to acquire the Schedule below property by way of absolute purchase at or for the price and/or consideration fixed at Rs.1,20,00,000/- (Rupees One Crore and Twenty Lakhs) only as per actual physical measurement.

AND WHEREAS by virtue of an agreement entered between the Vendor and the Purchaser, purchaser agreed to purchase and Vendor agreed to

ADDL. DISTRICT JUDGE
SOUTH 24 PARGANAS

hereto land as described in the Schedule hereinafter referred from the Vendor.

**NOW THIS INDENTURE WITNESSETH THAT** in consideration of total sum of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only) only the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges as per Memo of Consideration hereunder written and to have been received and of and from the same and every part thereof and doth hereby acquit, release and forever discharge the Purchaser as well as the property hereby conveyed) the Vendor doth hereby grant, transfer, convey, assign and assure unto and in favour of the Purchaser ALL THAT piece and parcel of land measuring about 167 decimal which is equivalent to 14 Bighas 9 Chittaks 31 Sq.Ft. in Mouza Bog and about 515.01 decimal which is equivalent to 16 Bighas 14 Chittaks 24 Sq.Ft. in Mouza Dattapur thereby the vendor is also absolute owner of the land totally measuring about 1205.81 decimal which is equivalent to 32 Bighas 1 Chottah 3 Chittaks 10 Sq.Ft. both under Police Station Sonarpur, District 24-Parganas (South), more fully described in the Schedule hereunder together with all sorts of easement rights over the ways, paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways, paths, passages, advantages and appurtenances whatsoever to the said property and all the deeds, pattahs, instruments, documents, writings and other

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evidence of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof TO HAVE AND TO HOLD the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the Purchaser making payment of the rates taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of statutory claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor does hereby further covenant to the Purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and at all material times hereafter and at the request and cost of the Purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the Purchaser herein in the manner as aforesaid

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

THAT notwithstanding any act deed matter or thing whatsoever the Vendor shall not knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seised and possessed of and/or otherwise well and sufficiently entitled to the said property and every part or portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid free of encumbrances whatsoever in any manner or condition or otherwise whatsoever or howsoever to alter defeat encumber or make void the same.

AND THAT notwithstanding any act deed or thing whatsoever or howsoever done or omitted the Vendor has now full right power and absolute authority to grant sell convey transfer assign and assure the said property and all other benefits and rights hereby granted sold conveyed transferred assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.

AND THAT the Purchaser herein shall and may from time to time and at all material times henceforth peacefully and quietly hold possess use and enjoy the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and to receive all the rents issues and profits thereof without any lawful molestation interruption disturbances claims and demands whatsoever or howsoever from or by the Vendor herein or any person or

ADGR BIGHARCHUK

persons having lawfully or equitably claiming from under or in trust for the Vendor.

AND THAT the said property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances tax or liabilities attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein or under or in trust for the Vendor.

AND FURTHER THAT the Vendor and all its successors in office, assigns, executors and administrators shall at all time hereafter indemnify and keep indemnified the Purchaser its successors in office, assigns, administrators and assigns against all loss, damages, costs, charges and expenses, if any suffered by reason of any defect in the title or in regards to the peaceful possession or any breach of the covenants hereunder contained and the Vendor hereby declare that they have not received any notice for any acquisition or requisition from the concerned authority till the date of execution of these presents and they have not entered into any agreement or assignment with any third party other than the Purchaser herein for dispose of dealing with the property under reference or any part thereof.

AND FURTHER THAT the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and at all material times hereinafter and at the like

ADDL. DISTRICT JUDGE
SOUTH 24 PARGANAS

request and at the cost of the Purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed, transferred assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid as shall or may be reasonably required by the Purchaser.

AND FURTHER THAT the Vendor states and undertakes that they have not transferred the said land or entered into any agreement with any person for sale of the said land and they further undertakes that even if they intend to transfer to some persons all such terms and conditions have been cancelled and at present there is no claim or have any claim in respect of the sale land.

AND FURTHER THAT the Vendor declares and undertakes that in future if any dispute arises the same will be settled by the Vendor and any expenditure incurred by Vendor undertakes to refund the payable or less amount which has been paid by way of consideration.

AND FURTHER THAT the Vendor further undertakes that they will assist the Purchaser for proper use of the said land and if any encumbrances are there, the same will be settled.

AND FURTHER THAT the Vendor will pay all Taxes payable of the land as described in the Schedule hereinafter described till the date of execution

of this document and if any unpaid taxes found the vendor will be liable to pay the same and the vendor also will make and sign necessary application for mutation of the name of the creditor purchaser of the aforesaid properties.

AND FURTHER THAT the Vendor solemnly confirms that the property in question which is hereby transferred which is hereinafter recorded have not been transferred to any person and the property is free from all encumbrances and if any encumbrances is found the vendor will be responsible for resolving the said disputes and make the properties free from encumbrances at their own costs and if any disturbances occur in respect of enjoyment of the said property the vendor will take steps for providing exclusive possession.

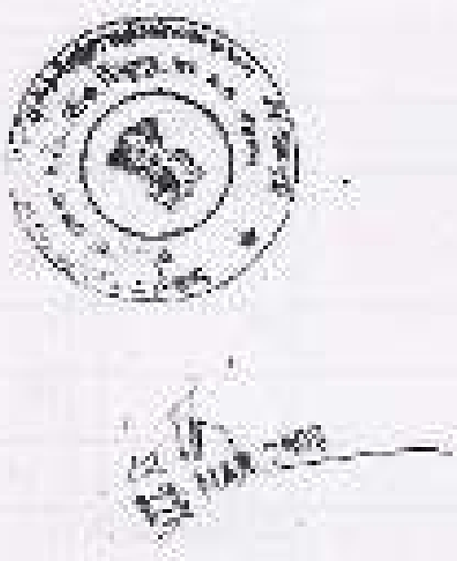
THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of demarcated part of land measuring an area measuring about 467 decimal which is equivalent to 14 Bighas 9 Cattahs 11 Sq.Ft. in Mouza Bajj and about 638.01 decimal which is equivalent to 19 Bighas 14 Cattahs 24 Sq.Ft. in Mouza Dauli per khatiyan owner is also absolute owner of the land totally measuring about 1105.01 decimal which is equivalent to 33 Bighas 3 Cattahs 10 Sq.Ft. both under Police Station Khandaghosh, District Paschim Bardhaman, comprised in Deg. Khatian and shall as follows :

ABDUL RAHMAN BIN ISMAIL
SOUTH 25 TOMBOLANG

Part I (Hooghly Dist. Gaz. No. 78)

| R.S. Dag. | L.R. Dag. | R.S. Khatian | L.R. Khatian | Area in acres |
|---|---|---|---|---|
| 12 | 12 | 1221 | 51 | 6 ½ |
| 14 | - | 211/122, | 83, 84 & 85 | 22 ½ |
| 47, 48 | - | 26, 36, 37, 38 | - | 30 |
| 34 | - | 190/211 | - | 25 |
| 46 | - | 172 | - | 75 |
| 12 | | 213/231 | - | 34 |
| 10 | - | 88 - | | 32 |
| 50, 56 | - | 2206, 882 | - | 30 |
| 104,105, 98 | - | 476 | 302, 304, 326 | 53 |
| 94 | - | 63 | - | 15 |
| 54/100 | - | - | 150 | 17 |
| 13, 14, 55 | - | 1221, 700 | - | 64 |
| 13, 64 | - | 67,68,69,70, 71, 72 | - | 33 |
| - | 55,95,64 | - - | 1150/1, 536/1, 650/1 | 80 |
| 51,98, 10,7,88 | 102,40,47,48, 67% | - | - | 39-1/8 |
| | - | | Total | 482 |



Part I (Mouza Dadapur, J.L.No. 79)

| R.S. Dag | L.R. Dag | R.S. Khatian | L.R. Khatian | Area (in decimal) |
|---|---|---|---|---|
| 782 | 782 | 164 | 1064, 1200 & 8 | 40.15 |
| 780/1233 | - | 1251 | - | 66 |
| 790,791,794 | 790,791,794 | 186,187,368 | 1938,192,705 | 99 |
| 794,795,796 | 568,151,217 | - | 472 | 82.55 |
| 795,796 | 572 | | | 40 |
| 243 | - | 1213 | - | 23 |
| 788 | - | 363 | - | 13 |
| 780 | - | 324 | - | 12.224 |
| 786 | - | 370 | - | 63 |
| 787,783 | - | 184,159 | 798,1210 | 1.23 |
| 907 | - | 145 | - | 05 |
| 910 | - | 657,497 | - | 01 |
| | | | Total | 618.82 |

**TOTAL AREA OF LAND HEREBY CONVEYED** 1457 decimal which is equivalent to 14 Bighas 9 Cottahs 31 Sq.ft. in Mouza Bagi and about 618.82 decimal which is equivalent to 18 Bighas 14 Cottahs 24 Sq.ft. in Mouza Dadapur thereby the vendor is also absolute owner of the land totally measuring about 1985.81 decimal which is equivalent to 52 Bighas 1 Cholani 8 Cottahs 10 Sq.ft. (Nos) under Police Station Bishnupur, District 24-Parganas, Addl. District Sub Registrar Office, Bishnupur,

ADSR SUKUMAR

Pargana Magura, R.S. No. 328, Touzi No. 56, Police Station Sonarpur, District 24 Parganas (South), at present within the limits of Sub-Registrar Sonarpur & Bhangar Gram Panchayat TOGETHER WITH all sorts of easement rights over the passage/road and other benefits, facilities and advantages attached to the said land or thereto and more particularly shown and delineated in the said Map or Plan annexed hereto in RED border line thereon as part and parcel of this Deed and the property.

**IN WITNESS WHEREOF** the Vendor and the Purchaser hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED BY**

**THE FIRST PARTY IN PRESENCE OF**

**BROADWAY REALTORS PVT. LTD.**

(ARUNKUMAR SARAFF)
Director

**BROADWAY REALTORS PVT. LTD.**

(KRISHNADAS BOSE)
Director

**WITNESS :**

1. Sourin Mukherjee (Rajesh Neogi)
Broadway Realtors Pvt. Ltd.
2, Sri Aurobindo Sarani
Kol-26
2. Sourin Mukherjee
Advocate

**SIGNED, SEALED & DELIVERED BY**

**THE SECOND PARTY IN PRESENCE OF**

1. Sourin Mukherjee
2. Sourin Mukherjee

**WITNESS :**

Drafted by
Sourin Mukherjee
**Mr. Debranjan Basu Mallick,**

Advocate, High Court at Calcutta

Calcutta-700 001.

**FAIRLAND DEVELOPERS PVT. LTD.**

Director

(ANWAR ALI MOLLA)
Director

ACKNOWLEDGMENT

**RECEIVED** from the within named Purchaser a sum of Rs.1,20,00,000/- (Rupees one crore and twenty lakhs) only being full and final consideration as per Memo below:

**MEMO OF CONSIDERATIONS**

| Cheque No. | Date | Bank and branch name | Amount |
|---|---|---|---|
| 010620 | 12.7.2007 | Punjab National Bank, Lake Area Branch. | Rs.24,00,000/- |
| 148457 | 30.4.2007 | Punjab National Bank, Lake Area Branch. | Rs.12,00,000/- |
| 102885 | 20.9.2007 | Punjab National Bank, Lake Area Branch. | Rs. 9,00,000/- |
| 154021 | 6.11.2007 | Punjab National Bank, Lake Area Branch. | Rs. 5,00,000/- |
| 154204 | 20.11.2007 | Punjab National Bank, Lake Area Branch. | Rs.10,00,000/- |
| 158384 | 3.1.2008 | Punjab National Bank, Lake Area Branch. | Rs. 10,00,000/- |
| 716771 | 13.9.2008 | Punjab National Bank, Lake Area Branch. | Rs.30,00,000/- |
| | | Total | Rs.1,20,00,000/- |

(Rupees one crore twenty lakhs) only.

BROADWAY REALTORS PVT. LTD.
(KRISHNADAS GARGAR)
Director

Witnesses

1. Sachin Mankhaire (Project Manager)
Broadway Realtors (P) Ltd.
P-572, Pawan Dham Rd.
Kolhapur

2. Sachin Bhosale
Advocate
16 Panchali Building
Kolhapur

BROADWAY REALTORS PVT. LTD.
(KRISHNADAS BORE)
Director

Signature of the Vendor

AIKIRI BASHAYAPHU
DIRECTOR PLANNING

Government Of West Bengal
Office Of the A. D. S. R. BISHNUPUR
District-South 24-Parganas

Endorsement For Deed Number : I - 00231 of 2011
(Serial No. 01231 of 2008)

[redacted]

Presentation(Under Section 52 & Rule 22A(3) & 22A(4) of Indian Registration Rules,1962)

Presented for registration at 15.25 hrs on 10/03/2008, at the Private residence by Anwar Ali Molla Alias Ali

Admission of Execution (Under Section 58, 59 & 60 of Indian Registration Act, 1908)

Execution is admitted on 10/03/2008 by

1. Sri Krishna Dutta
Director, M/s. Broadway Realtors Pvt. Ltd., P- 580, Purna Das Road, Kolkata, Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700029.
By Profession : Business

2. Sri Arun Kumar Sarkar
Director, M/s. Broadway Realtors Pvt. Ltd., P-580, Purna Das Road, Kolkata, Thakur-Lake, District-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700029
By Profession : Business

3. Anwar Ali Molla
Director, M/s. Richard Development Pvt. Ltd., 1320, Hazra Road, Kolkata, District-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700029
By Profession : Business

Identified by Sisir Mukherjee, son of Lt. D. B. Mukherjee, P-580, Purna Das Road, Kolkata, Thakur-Lake, District-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700029, By Caste Hindu, By Profession Others.

(Sawad Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

[redacted]

Amount By Cash

Rs. [illegible], on 11/03/2008

( [illegible] Rs. [illegible] on [illegible] )

Deficit stamp duty [redacted]

Deficit stamp duty

(Sawad Akhter)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

[redacted]

ACHYUTA BISWAL
DOCTOR OF PHARMACY

4 JAN 2011

Government Of West Bengal
Office Of the A. D. S. R. BISHNUPUR
District-South 24-Parganas

Endorsement For Deed Number : I - 06291 of 2011

(Serial No. 01651 of 2008)

1. Rs. 40000/- is paid by the draft number 329222, Draft Date 11/03/2011, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

2. Rs. 40000/- is paid by the draft number 329223, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

3. Rs. 40000/- is paid, by the draft number 329224, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

4. Rs. 40000/- is paid, by the draft number 329225, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

5. Rs. 40000/- is paid, by the draft number 329226, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

6. Rs. 40000/- is paid, by the draft number 329227, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

7. Rs. 40000/- is paid, by the draft number 329228, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

8. Rs. 40000/- is paid, by the draft number 329229, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

9. Rs. 40000/- is paid, by the draft number 329230, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

10. Rs. 40000/- is paid, by the draft number 329231, Draft Date 11/03/2008, Bank Name State Bank Of India, ALIPORE COURT TREASR, received on 13/03/2008

11. Rs. 40000/- is paid, by the draft number 329232, Draft Date 11/03/2008, Bank Name STATE BANK OF INDIA, Alipore Court Treasr, received on 13/03/2008

12. Rs. 40000/- is paid, by the draft number 329233, Draft Date 11/03/2008, Bank Name STATE BANK OF INDIA, Alipore Court Treasr, received on 13/03/2008

13. Rs. 40000/- is paid, by the draft number 329234, Draft Date 11/03/2008, Bank Name STATE BANK OF INDIA, Alipore Court Treasr, received on 13/03/2008

14. Rs. 40000/- is paid, by the draft number 329235, Draft Date 11/03/2008, Bank Name STATE BANK OF INDIA, Alipore Court Treasr, received on 13/03/2008

15. Rs. 28170/- is paid, by the draft number 329236, Draft Date 11/03/2008, Bank Name STATE BANK OF INDIA, Alipore Court Treasr, received on 13/03/2008

(Kanak Ahuja)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Sourav Adhikari)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

PYNHOAN NEHUPCO
MUSNEBNHATUA

4 JAN 2011

Government Of West Bengal
Office Of the A. D. S. R. BISHNUPUR
District-South 24-Parganas

Endorsement For Deed Number : I - 00201 of 2011

(Serial No. 01661 of 2011)

**On-line Data**

**Certificate of Admissibility(Rule 21, West Bengal Registration Rules, 1962)**

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act, 1899 and under section 5 of West Bengal Land Reform Act 1955. Court fee stamp cancelled in lieu.

**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.-[illegible]

Certified that the required stamp duty of this document is Rs.- 72001/- and the Stamp duty paid as impressive Rs.- 50000/-

**Payment of Fees**

Amount By Cash

Rs. 0/- on [illegible]

Endorsement Date [illegible]

( Jawad Akhter )
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

( Jawad Akhter )
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

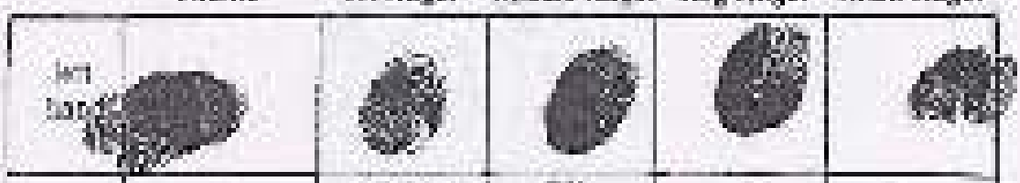
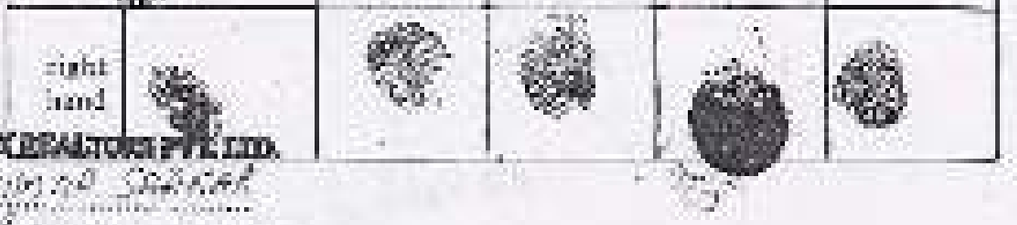
ADEN RAJA SIMBOLON
SEKRETARIS PROVINSI

19 JAN 2011

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|---|---|---|---|---|---|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name .....

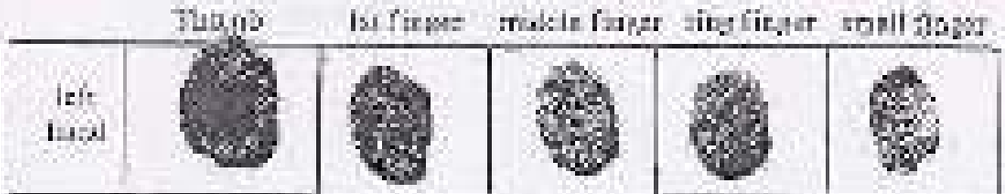
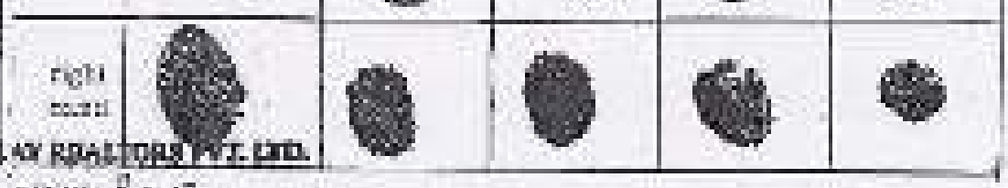
Signature .....

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|---|---|---|---|---|---|
|  | left hand |  | | | | |
| | right hand |  | | | | |

MANAGER REALTORS PVT. LTD.

Name .....

Signature ..... Director

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|---|---|---|---|---|---|
|  | left hand |  | | | | |
| | right hand |  | | | | |

MANAGER REALTORS PVT. LTD.

Name .....

Signature ..... Director

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|---|---|---|---|---|---|
|  | left hand |  | | | | |
| | right hand |  | | | | |

Name .....

Signature .....

ADGR, BHIMPUR
SOUTH 24 PARGANAS

Certificate of registration under section 60 and Rule 69

Registered in Book - I
CD Volume number 1
Page from 2834 to 2916
being No 00201 for the year 2011.

(Javed Ahmed) 14 January 2011
ADDITIONAL DISTRICT SUBREGISTRAR OF BISHNUPUR
Office of the A. D. S. R. BISHNUPUR
West Bengal