

05852

KDH/198

D 06003/13

Saha & Ray

भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

NJC Case 554/13

66AA 094923

21/05/13
at 8-20 pm

M.V. & R. 2,92,385/-
G.No. 10653/13

Certified that the documents admitted to registration, the signature sheet and the endorsement sheets attached with the this document are the part of this document

Addl District Sub Registrar
Barrackpore. 24 Pgs (N)
17/6/2013

CONVEYANCE

1. Date: 21st May, 2013
2. Place: Kolkata
3. Parties:

Ravikant Kedia.

Ravikant Kedia

18736

NAME.....
AD#.....
Rs.....
25 APR 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

SAHA & RAY
Advocates
Housing Chambers
K. S. Roy Road
700001

✓ Ravi Kant Icedir

25 APR 2013

25 APR 2013



6310
MASTERY HOUSING PRIVATE LIMITED
Ravi Kant Icedir
Director/Authorised Signatory

Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013

6311
as constituted attorney of
Shan Shyam Singh.

- Sudip Dutta Chowdhury
S/o Dilip Dutta Chowdhury
Madhamgram Bamkimpally (S)
of S- Barasat Po. Bamkimpally
Business.

- 3.1 **Ghan Shyam Singh**, son of Late Nageshwar Singh, permanently residing at Village Nawdiha, Post Office Rahimpur, Police Station Sonpur, District Chapra (Saran), Bihar and presently residing at B2, Anand Bihar Colony of Belly Road, Patna - 800014, Bihar, represented by his constituted attorney, **Basudeb Das**, son of Late Biswanath Das, residing at Village Patulia Brahman Para, Post Office Patulia, Police Station Khardah, Kolkata-700119, District North 24 Parganas
(Vendor, includes successors-in-interest)

And

- 3.2 **Mastery Housing Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101, Park Street, Police Station Park Street, Kolkata-700016, represented by its authorized signatory, **Ravi Kant Kedia**, son Jagdish Prasad Kedia, 69/2, Nimtolla Ghat Street, Police Station Police Station Jorabagan, Kolkata-700006

(Purchaser, includes successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *danga* (highland) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 30 (thirty) decimal, being the portion of R.S. *Dag* No. 771/1253, corresponding L.R. *Dag* No. 1714, recorded in L.R. *Khatian* No. 263, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (**PGP**), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 771/1253 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Gourmani Dasi was the recorded owner of land classified as *danga* (highland) measuring 30 (thirty) decimal [equivalent to 18.1818 (eighteen point one eight one eight) *cottah*], more or less, out of 30 (thirty) decimal, being the entirety of R.S. *Dag* No. 771/1253, corresponding L.R. *Dag* No. 1714, recorded in L.R. *Khatian* No. 263, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Mother Property**), free from all encumbrances.
- 5.1.2 **Demise of Gourmani Dasi:** Gourmani Dasi, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving, her only son,



Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013

Panchanan Ghosh, as her only legal heir, who solely inherited the right, title and interest of Late Gourmani Dasi in the Mother Property, free from all encumbrances.

- 5.1.3 **Sale to Vendor:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 16th November, 1951, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 63, at Pages 151 to 156, being Deed No. 5447 for the year 1951, Panchanan Ghosh *inter alia* sold, conveyed and transferred entirety of the Mother Property to the Vendor i.e. Ghan Shyam Singh and Byas Narayan Singh, free from all encumbrances and for the consideration mentioned therein. Thus, the Vendor became the absolute owner of land measuring 15 (fifteen) decimal out of the Mother Property (**Ghan Shyam's Property**). The Said Property is a portion of Ghan Shyam's Property and is also the subject matter of this conveyance.
- 5.1.4 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of the Said Property out of Ghan Shyam's Property, free from all encumbrances.
- 5.1.5 **Power of Attorney by Vendor:** By a General Power of Attorney [**POA**] dated 10th April, 2013, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. IV, CD Volume No. 2, at Pages 2370 to 2379, Being Deed No. 00672 for the year 2013, the Vendor appointed, constituted and nominated Basudeb Das, as his true and lawful attorney and empowered/authorized him to execute proper deeds of conveyance in order to convey and transfer *inter alia* of the Ghan Shyam's Property in favour of the Purchaser/Purchasers. The POA is valid and subsisting and has not been revoked or rescinded by the Vendor.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.



Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013

- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2.11 **Release of Further Claims:** By executing this Deed of Conveyance in favour of the Purchaser the Vendor has released and relinquished all his right, title and interest over R.S. *Dag* No. 770 and the Vendor shall not make any further claims to the Purchaser in respect of R.S. *Dag* No. 770.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private Limited having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata-700007 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer






Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 M/V 2013

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, land classified as *danga* (highland) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 30 (thirty) decimal, being the portion of R.S. *Dag* No. 771/1253, corresponding L.R. *Dag* No. 1714, recorded in L.R. *Khatian* No. 263, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 771/1253 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.72,000/- (Rupees seventy two thousand) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue or not complied with at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the






Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013

Purchaser's successors-in-interest and/or assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and/or assigns by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the Vendor holds and owns any land contiguous to the Said Property and such land is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the






Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013

same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of any land held or owned by the Vendor contiguous to the Said Property being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and/or assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Land classified as *danga* (highland) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 30 (thirty) decimal, being the portion of R.S. *Dag* No. 771/1253, corresponding L.R. *Dag* No. 1714, recorded in L.R. *Khatian* No. 263, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 771/1253 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S. *Dag* No. 768
On the East : By R.S. *Dag* No. 772
On the South : By R.S. *Dag* No. 774
On the West : By R.S. *Dag* Nos. 758 and 757

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The detail of the Said Property is tabulated in the Chart below:

<i>Mouza</i>	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	771/ 1253	1714	263	30.00	5.00	Ghan Shyam Singh
				Total	5.00	



[Handwritten signature]

Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

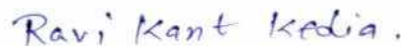
21 MAY 2013

9. **Execution and Delivery**

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.



[Basudeb Das as constituted
Attorney of **Ghan Shyam Singh**
[Vendor]



[Mastery Housing Private Limited]
[Authorized Signatory]
[Purchaser]

Drafted by:

Jautush Chaudhuri
Advocate
High Court, Calcutta

Witnesses:

Signature: 

Name: Sudip Dutta Chowdhury

Father's Name: Deeip Dutta Chowdhury

Address: Madhyam gram,

Banjin Pally (s) Kol-129

Signature: Pranab Sarkar

Name: Pranab Sarkar

Father's Name: Let Harabul Sarkar

Address: New Barrack Pore

Khovurmath col-131



Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.72,000/-** (**Rupees seventy two thousand**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Cheque No. 004908 (Part)	13.12.12	Axis Bank, New Barrackpore Branch	72,000/-
		Total	72,000/-



[Basudeb Das as constituted
Attorney of **Ghan Shyam Singh**
[Vendor]

Witnesses:

Signature


Name: Sudip Dutta Chowdhury

Signature



Name:

Pranab Sarkar



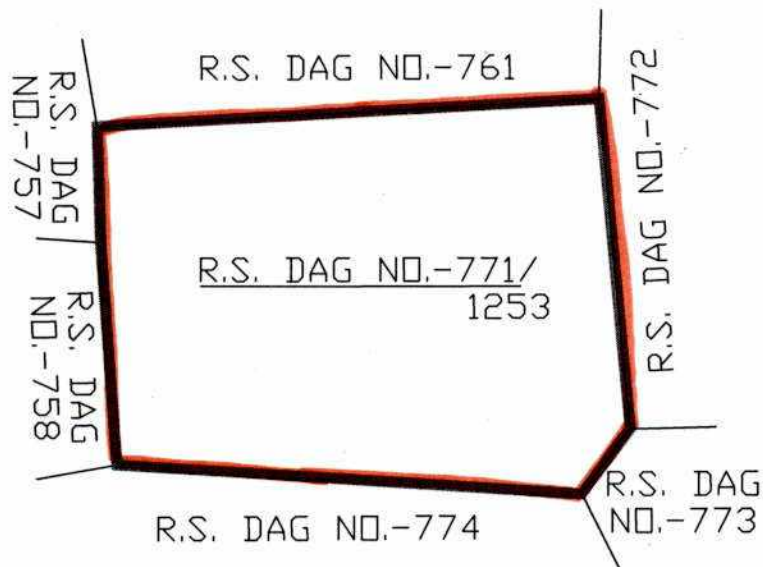
Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013

SITE PLAN OF R.S. DAG NO.- 771/1253 CORRESPONDING L.R. DAG NO.- 1714, L.R. KHATIAN NO.- 263, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS



Total Area in Dag No.771/1253 is 30 Decimal



[Handwritten signature]

Mastery Housing Private Limited

Ravi Kant Verdia.

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 5.0000 DECIMAL UNDIVIDED SHARE OF DANGA LAND OUT OF 30 DECIMAL OF R.S. DAG NO.- 771/1253, L.R. DAG NO.- 1714.

SHOWN THUS :





Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	Ravi Kant Kedia					
		Little Ring Middle (Left Hand) Fore Thumb				
						
		Thumb Fore Middle (Right Hand) Ring Little				
	Manoj Kumar					
		Little Ring Middle (Left Hand) Fore Thumb				
						
		Thumb Fore Middle (Right Hand) Ring Little				
		Little Ring Middle (Left Hand) Fore Thumb				
		Thumb Fore Middle (Right Hand) Ring Little				



Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

21 MAY 2013



Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 06003 of 2013
(Serial No. 05852 of 2013 and Query No. 1505L000010653 of 2013)

On 21/05/2013

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

Presented for registration at 18.45 hrs on :21/05/2013, at the Private residence by Ravi Kant Kedia ,Claimant.

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

Execution is admitted on 21/05/2013 by

1. Ravi Kant Kedia
 Aushorized Signatory, Mastery Housing Pvt.ltd, 101 Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
 , By Profession : Service
 Identified By Sudip Dutta Chowdhury, son of Dilip Dutta Chowdhury, Bankimpally, P.O. :-Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700129, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Basudeb Das, son of Late Biswanath Das , Patulia Bramhanpara, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of Ghan Shyam Singh is admitted by him.
 Identified By Sudip Dutta Chowdhury, son of Dilip Dutta Chowdhury, Bankimpally, P.O. :-Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700129, By Caste: Hindu, By Profession: Business.

(Subhas Chandra Majumdar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/05/2013

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.-2,92,385/-

Certified that the required stamp duty of this document is Rs.- 14639 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Subhas Chandra Majumdar)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/06/2013

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



(Subhas Chandra Majumdar)
 ADDITIONAL DISTRICT SUB-REGISTRAR





Government Of West Bengal
Office Of the A.D.S.R. BARRACKPORE
District:-North 24-Parganas

Endorsement For Deed Number : I - 06003 of 2013
(Serial No. 05852 of 2013 and Query No. 1505L000010653 of 2013)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 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:

Amount by Draft

1. Rs. 3212/- is paid , by the draft number 757768, Draft Date 28/05/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/06/2013
2. Rs. 20/- is paid , by the draft number 332508, Draft Date 12/06/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/06/2013

(Under Article : A(1) = 3212/- ,E = 14/- ,Excess amount = 6/- on 17/06/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 14619/- is paid , by the draft number 757767, Draft Date 28/05/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 17/06/2013
2. Rs. 20/- is paid , by the draft number 332505, Draft Date 12/06/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 17/06/2013

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

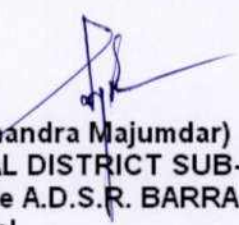


(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 3579 to 3593
being No 06003 for the year 2013.




(Subhas Chandra Majumdar) 10-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE
West Bengal

