

606.???

**DEED**

**OF**

**SALE**

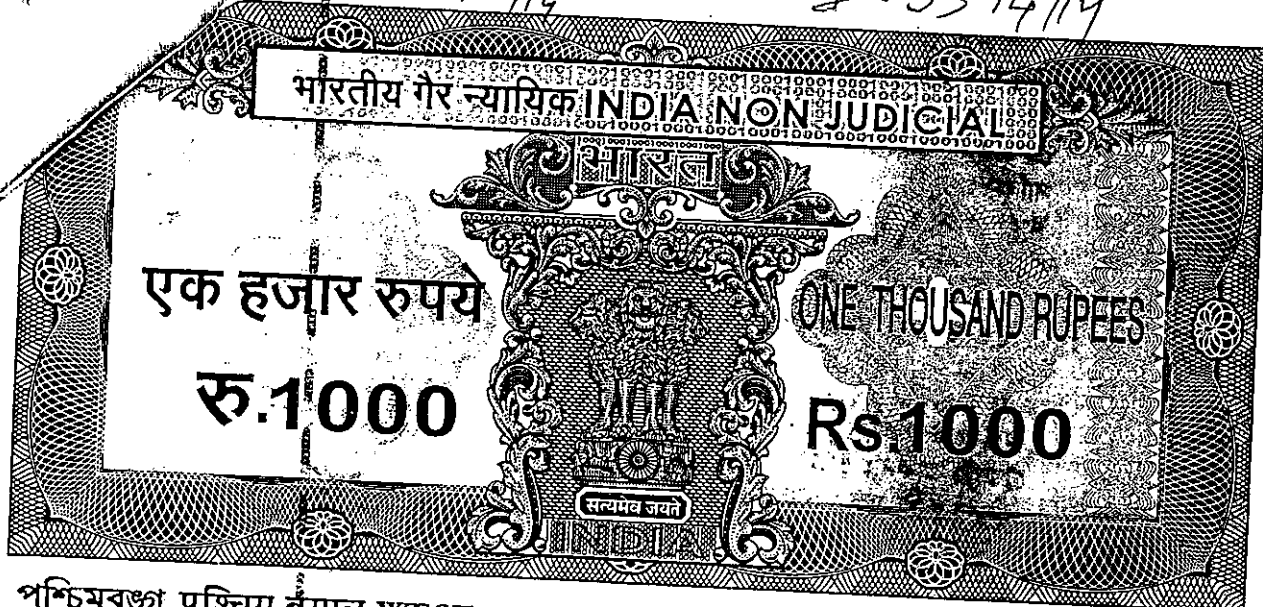
**Sr. MAINUL HAQUE**  
**Advocate**

**98312-46711.**



05670/14

205394/14



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The Signature Sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document

K 532370

150p  
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*[Signature]*  
 District Sub-Registrar-III  
 North 24 Parganas, Barasat

11 JUL 2014

*[Signature]*  
Anjan Chha

Mouza - Algaria  
 R.S. Dag No. 606  
 R.S. Khatian No. 197  
 Area of land : 23.5 Dec.

**DEED OF CONVEYANCE**

This DEED OF CONVEYANCE made on this 4th day of July, Two Thousand and Fourteen (2014).

B E T W E E N

নম্বর : 1991  
সম্বন্ধ তারিখ : 2006/14  
ক্রেতার নাম : Rainbow Aqua Park Ltd.  
স্বাক্ষর : 455, P.K. Caha Road, West 28.  
ক্রেতার শ্রী : *[Signature]*

বারাসাত কোর্ট  
উত্তর ২৪ পরগণা *[Signature]*  
টিডি নং : 2806/14  
ক্রয়ের মূল্য : 15000/-  
মোট টাকায় শ্রী :  
দেওয়ানী অফিস : বারাসাত  
ডেভার : শ্রী মলয় চক্রবর্তী

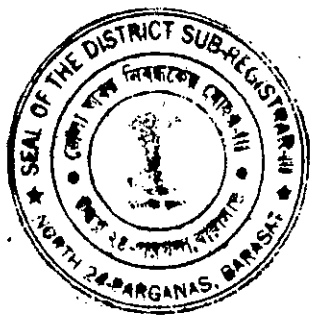
*Arijan Ojha*

*[Fingerprint]* 1639

*Arijan Ojha*

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Rainbow Aqua Park Private Limited  
*Amit Ghosh*  
Director



*Mala Ojha, w/o Late Kuntal Kumar* District Sub-Registrar-III  
Algeria Govt. Colony North 24 Parganas, Barasat  
P.O.-Noapara, Barasat

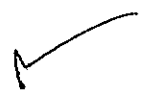
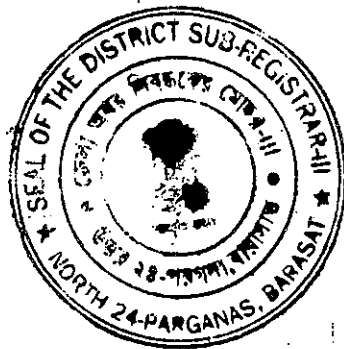
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SRI ANJAN OJHA, having PAN AAJPO7962N, Son of Sri Dharendra Mohan Ojha, residing at Algaria, P.O. - Napara, P.S. - Barasat at present Duttapukur, Kolkata - 700125, District - North 24 Parganas, by occupation - Business, by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

RAINBOW AQUA PARK PRIVATE LIMITED, having PAN AAECR1840A, a Private Limited Company incorporated with the Companies Act, having its registered office at 455, P.K. Guha Road, DumDum Airport 1 No. Gate, P.S. - DumDum, Kolkata - 700028, District - North 24 Parganas, represented by its Director SRI AMIT GHOSH, Son of Sri Gobinda Chandra Ghosh, residing at 455, P.K. Guha Road, DumDum Airport 1 No. Gate, P.S. - DumDum, Kolkata - 700028, District - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the OTHER PART.



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WHEREAS all that piece and parcel of Shali land measuring an area of 23.5 (TWENTY THREE POINT FIVE) DECIMALS, be the same a little more or less, as 2500 share out of 94 Decimals, comprised in R.S. & L.R. Dag No. 606, under R.S. Khatian No. 197, corresponding to L.R. Khatian No. 757 (recorded in the name of Vendor herein), lying and situated at MOUZA - ALGARIA, J.L. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", have been seized and possessed by the Vendor herein, absolutely and uninterruptedly so far TOGETHER WITH the rights, liberties, privileges, appendages, easements, sewers and messuages etc. whatsoever appertaining therewith are the sale matter and prime object of this indenture.

AND WHEREAS the Vendor herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 Decimals, be the same a little more or less, out of 94 Decimals, comprised in R.S. & L.R. Dag No. 606, under R.S. Khatian No. 197, corresponding to L.R. Khatian No. 240 (recorded in the name of Jamir Ali Mondal), lying and situated at MOUZA - ALGARIA, J.L. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur,

6/11/11



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Signature of Anjan

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within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, by virtue of purchase from the legal heirs and successors of the then L.R. recorded Owner Late Jamir Ali Mondal, i.e. son Sirajul Islam, wife Mst. Fatema Bibi and five daughters namely Nasima Bibi, Tahera Bibi, Rokeya Bibi, Rabeya Bibi and Asmatara Bibi, through a Sale Deed, duly executed on 10/09/1999 and registered on 17/05/2001 before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. I, being No. 3196 for the year 2001 and absolutely seized and possessed the same.

How Anjan  
got the  
title?  
18.5 Decimals

AND WHEREAS the Vendor herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 Decimals, be the same a little more or less, out of 94 Decimals, comprised in R.S. & L.R. Dag No. 606, under R.S. Khatian No. 197, corresponding to L.R. Khatian No. 240 (recorded in the name of Jamir Ali Mondal), lying and situated at MOUZA - ALGARIA, J.L. No. 5, Ke. Sd. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, by virtue of purchase from the legal heirs and successors of the then L.R. recorded Owner Late Jamir Ali Mondal, i.e. son Sirajul Islam, wife Mst. Fatema Bibi and five daughters namely Nasima Bibi, Tahera Bibi, Rokeya Bibi, Rabeya Bibi and Asmatara Bibi, through a Sale Deed, duly registered on



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22/09/2004 before the A.D.S.R.O. Kadambagachi and recorded in Book No. I, being No. 1572 for the year 2004 and absolutely seized and possessed the same.

AND WHEREAS by virtue of aforesaid two separate Sale Deeds and other deeds, the VENDOR herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 23.5 Decimals, be the same a little more or less, out of 94 Decimals, comprised in R.S. & L.R. Dag No. 606, under R.S. Khatian No. 197, corresponding to L.R. Khatian No. 240 (recorded in the name of Jamir Ali Mondal), lying and situated at MOUZA - ALGARIA, J.L. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas and thereafter he mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 757 and since then he has been seized and possessed as their own share, peacefully without interruption of others free, from all encumbrances, by paying rent and taxes before the concerned authority from time to time.

AND WHEREAS the Vendor herein being in need of money, decided to sell out the below schedule property, i.e. ALL THAT piece and parcel of Shali land measuring an area of 23.5 Decimals, be the same a little more or less, out of 94 Decimals, comprised in R.S. & L.R. Dag No. 606, under R.S.



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Anjan Ojha

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Khatian No. 197, corresponding to L.R. Khatian No. 240 (recorded in the name of Jamir Ali Mondal), corresponding to present L.R. Khatian No. 757 (recorded in the name of Anjan Ojha), lying and situated at MOUZA - ALGARIA, J.L No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", hereinafter referred to the 'Said Land' to the purchaser herein and represented and assured the purchaser above named as follows :-

i) That the Vendor herein has decided to sell and /or transfer the 'said land' for consideration ;

ii) That the Vendor herein now has good right, full power and absolute authority to grant, convey, transfer, sell or assign the 'said land to anybody in any manner whatsoever;

iii) That the 'said land' is free from all encumbrances, mortgages, charges, lines, lispendense, attachment, claims, demands, liabilities and trusts whatsoever and howsoever and the Vendor herein have got free, clear and marketable title;

iv) That the Vendor herein, declare that he has not done any wrong or committed any breach whereby the right, title, interest and possession of into and upon the 'said land' have in any way been jeopardized or become defective and there is no taxes of any nature due and payable by the Vendor



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herein shall pay rent and taxes on or before the execution of the conveyance in respect of the 'said land' to the Land Revenue Department of the Government and will hand over the upto date tax receipt to the purchaser herein;

v) That the said land is not subject to any acquisition or requisition proceedings and the Vendor herein has no knowledge about the issuance of any such notice in respect of the 'said land' or any party thereof;

vi) That there is no suit or proceedings of any nature whatsoever pending in any court of law in respect of the Vendor title in the 'said land';

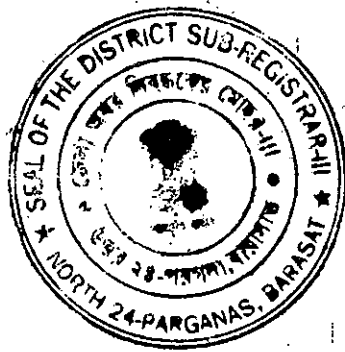
vii) That no valid and subsisting agreement for development and /or for sale, mortgage, transfer or any other arrangement of the 'said land' exists;

viii) That the Vendor herein is lawfully competent and entitled to sell, transfer or otherwise dispose of the 'said land';

ix) That neither there is any restraint order passed by any Court of law nor there are any impediment of any nature whatsoever for the Vendor herein to sell and /or transfer the 'said land';

x) That the specifications of the said property stipulate in the schedule hereto are true and correct;

xii) That in case the purchaser herein agree to purchase the 'said land' then in that event simultaneously on completion of purchase and the execution of the conveyance / transfer



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Anjan Ojha

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deed, the Vendor herein shall make over the vacant and peaceful possession of the 'said land' in favour of the purchaser herein and thereupon the purchaser herein shall be entitled to hold, occupy, possess and enjoy the 'said land' as owner thereof without any objection or obstruction by any person or party whatsoever;

AND WHEREAS the purchaser herein relying on the abovementioned various representations and assurances made by the Vendor and also believing the same to be true and further placing full faith thereon, agreed to purchase the 'Said Land' at a total consideration of Rs. 32,80,694.00 (Rupees Thirty Two Lakhs Eighty thousand Six hundred ninety four) only under certain terms and conditions mentioned hereunder.

AND WHEREAS the Vendor herein agreed to sell and / or transfer and the purchaser above named agreed to purchase ALL THAT piece and parcel of Shali land measuring an area of 23.5 Decimals, be the same a little more or less, out of 94 Decimals, comprised in R.S. & L.R. Dag No. 606, under R.S. Khatian Nos. 197, corresponding to L.R. Khatian No. 240 (recorded in the name of Janir Ali Mondal), corresponding to present L.R. Khatian No. 757 (recorded in the name of Anjan Ojha), lying and situated at MOUZA - ALGARIA, J.I. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and delineated in the annexed Plan



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by border coloured "RED", free from all encumbrances whatsoever, at or for the said agreed consideration.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of total consideration of Rs. 32,80,694.00 (Rupees Thirty Two Lakhs Eighty thousand Six hundred ninety four) only, duly paid to the Vendor by the purchaser on or before the execution of this Deed (the receipt whereof the Vendor doth hereby as also by the Memorandum hereunder written demists, acknowledge and or from the same and every part thereof acquit, release and discharge the purchaser as also the land hereby sold, transferred, conveyed or intended so to be, the Vendor above named doth hereby grant convey, transfer, assign and assure unto and in favour of the purchaser herein ALL THAT piece and parcel of Shali land measuring an area of 23.5 (TWENTY THREE POINT FIVE) DECIMALS, be the same a little more or less, as 2500 share out of 94 Decimals, comprised in R.S. & L.R. Dag No. 606, under R.S. Khatian No. 197, corresponding to L.R. Khatian No. 757 (recorded in the name of Vendor herein), lying and situated at MOUZA - ALGARIA, J.L No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, moretully and particularly described in the Schedule hereunder written and delineated in the annexed Plan by border coloured "RED", free from all encumbrances, mortgages, charges, liens, lispendesns, claims, demands, liabilities and trusts whatsoever;



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Anjan Ojha

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OR HOWSOEVER OTHERWISE the 'said land' or any part thereof now is or any time hereto before were or was situated, butted, bounded, called known, numbered, described and distinguished;

TOGETHER WITH all fittings, fixtures, easements, appendages, appurtenances, rights and benefits whatsoever belonging to or usually held or enjoyed therewith or anywise appertaining thereto AND all rights title interest property claim and demand whatsoever of the Vendor into or upon the 'said land' or any part thereof;

TOGETHER WITH all structures, ways walls yards, compounds, areas, paths, passages, sewers, drains, water, water-courses and all manner of connections and all other rights of land comprised and all liberties, privileges, easements and appurtenant whatsoever thereunto belonging to or held or occupy therewith or reputed to belong or appurtenant thereto AND the reversion or reversions, remainder or remainders AND the rents issues and profit thereof AND ALL the estate right title interest claim and demand, whatsoever both at law and in equity of the Vendor into upon and in any manner concerning the Vendor's right, title, interest in the 'said land' and every part thereof;

TOGETHER WITH all deeds, pattahs, muniments, writings and evidences of title and other documents relating to or concerning the Vendor's right, title and interest in the 'said land' or any part thereof, which now or hereafter shall or



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Arjun Ojha

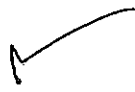
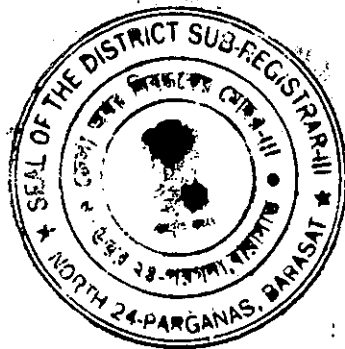
(Page : 11)

may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure without any action or suit at law or in equity;

TO HAVE AND TO HOLD the Vendor's right, title and interest in the 'said land' more fully described in the schedule hereunder written, hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and forever as and for an absolute indefeasible perfect estate or analogous thereto and equivalent to an estate of inheritance in fee simple in possession without any manner of condition, use, trust and other things whatsoever to alter defeat encumber or make void the same AND free from all encumbrances, mortgages, charges, liens, lispendens, attachment, claims, demands, liabilities, acquisitions, requisitions and trusts whatsoever.

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

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any predecessor in title of the Vendor made, committed or knowingly suffered to the contrary, the Vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Vendor's right, title and interest in the said property, more fully described in the schedule hereunder written hereby granted, sold, conveyed and transferred or intended so to be



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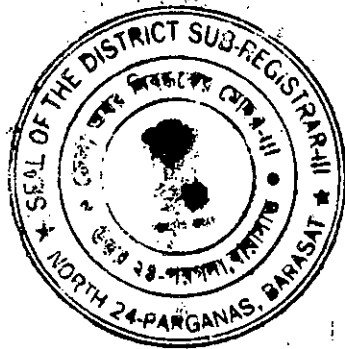
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in perfect and indefeasible estate of inheritance, without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances whatsoever;

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

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold and enjoy the 'said land' hereby granted, sold, conveyed and transferred AND receive the rents issues and profits of the 'said land' more fully described in the schedule hereunder written, without any lawful eviction, interruption, hindrance, claims or demands whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all manner of encumbrances whatsoever



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Arjan Ojha

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made, suffered, created, done, executed or occasioned by the Vendor or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT the 'said land' more fully described in the schedule hereunder written is not affected by any attachment including any attachment under any certificate case or any proceeding started at the instance of the Income Tax authorities or Estate Duty authorities or other Government authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever;

AND THAT no declaration has been made or published nor any notice issued nor any proceeding commenced for acquisition of the 'said land' more fully described in the schedule hereunder written or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force and that the 'said land' or any part thereof is not affected by any notice of acquisition or requisition under the Defence of India Act or Rules framed there under or any other acts or enactments whatsoever;

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust property claim and demand whatsoever in the Vendor's right, title and interest in the 'said land', more fully described in the schedule hereunder written, hereby sold, conveyed, granted and transferred or any part thereof from



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As per  
Order

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under or in trust for the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser make, do execute and perfect or cause to be made done executed and perfected all such acts deeds matters and things whatsoever for further better and more perfectly assuring conveying and confirming the Vendor's right, title and interest in the 'said land' and every part thereof unto and to the use and benefit of the Purchaser forever in the manner aforesaid, as shall or may be reasonably required.

AND THE VENDOR doth hereby agree and confirm that the Purchaser above named shall be entitled to apply for and have its name mutated as the owner of the 'said land' in the records of the Government authorities and /or department, without any objection by or on behalf of the Vendor herein.

It is also mentioned here that, if, any act of deception fraud and to the enjoyment of the Purchaser's right, title upon the property, the Vendor will remain legally bound to return the entire consideration money with compensation to the Purchaser, in course of heirs.

It is expressly declared if any errors and mistake are found out in this deed of sale or any necessity arises in respect of mutation or whatsoever the Vendor will remain to do and execute and/or register a Deed of Declaration in favour of the Purchaser herein, without taking any further consideration in course of heirs.



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Anjan Ojha

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**:: THE SCHEDULE ABOVE REFERED TO ::**

ALL THAT piece and parcel of Busteland measuring an area of 23.5 (TWENTY THREE POINT FIVE) DECIMALS, be the same a little more or less, as 2500 share out of 94 Decimals, comprised in R.S. & L.R. Dag No. 606, under R.S. Khatian No. 197, corresponding to L.R. Khatian No. 757 (recorded in the name of Vendor Anjan Ojha), lying and situated at MOUZA - ALGARIA, J.L. No. 5, Re. Su. No. 79, Touzi No. 146, Pargana - Anwarpur, within the jurisdiction of Paschim Khilkapur Gram Panchayet, P.S. - Barasat at present Duttapukur, A.D.S.R.O. - Kadambagachi, District - North 24 Parganas, morefully and particularly delineated in the annexed Plan by border coloured "RED" being Scheme Plot No. 3. The Annexed Plan, Photos, fingerprints of the Vendor and Purchaser will be treated as a part of this Deed of Conveyance. The annual proportionate rent will be applied over the aforesaid property as per West Bengal Land Holding Revenue Act.

Anjan Ojha

**BUTTED AND BOUNDED BY**

- On the North : Scheme Plot No. 2 (D.M. Ojha) &  
Scheme Plot No. 1 of G. Ghosh.
- On the South : Scheme Plot No. 4 (Amir Ali)
- On the East : Land of G. Ghosh & Others.
- On the West : Land of D.M. Ojha (Dag No. 605)



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Arijan Ojha

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IN WITNESS WHEREOF the Vendor hereto have set and subscribed their respective hands and seals on this day, month and year written at the outset.

SIGNED, SEALED AND DELIVERED  
in presence of following  
WITNESSES :

1.

Mala Ojha  
Algoria Govt. Colony  
P.O. Noapara, Barasat

Arijan Ojha

SIGNATURE OF THE VENDOR

2. Ishu Anil Mondal  
Algoria, Noapara  
Barasat, Nalanda.

Rainbow Aqua Park Private Limited

Amit Ghosh  
Director

SIGNATURE OF THE PURCHASER



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Arijan Ojha

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**:: MEMO OF CONSIDERATION ::**

**RECEIVED** from the withinnamed Purchaser a total sum of Rs. 32,80,694.00 (Rupees Thirty Two Lakhs Eighty thousand Six hundred ninety four) only as total consideration money as follows :

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
04/07/2014	114834	Axis Bank Ltd. Airport Branch	32,80,694.00

Arijan Ojha

**WITNESSES :**

1. Mala Ojha  
Algeria Govt. Colony  
P.O. Noapara, Barasat

Arijan Ojha

2. Isho An. Mondal SIGNATURE OF THE VENDOR  
Algeria, Noapara,  
Barasat, N. Pagaral.

**Drafted by:**

Sk. Mainul Haque  
Advocate

Sk. Mainul Haque  
Advocate,  
District Judges' Court,  
Barasat, North 24 Pgs.

**Computer by :**

(Kuntal Singha Roy)  
Barasat Court.



✓

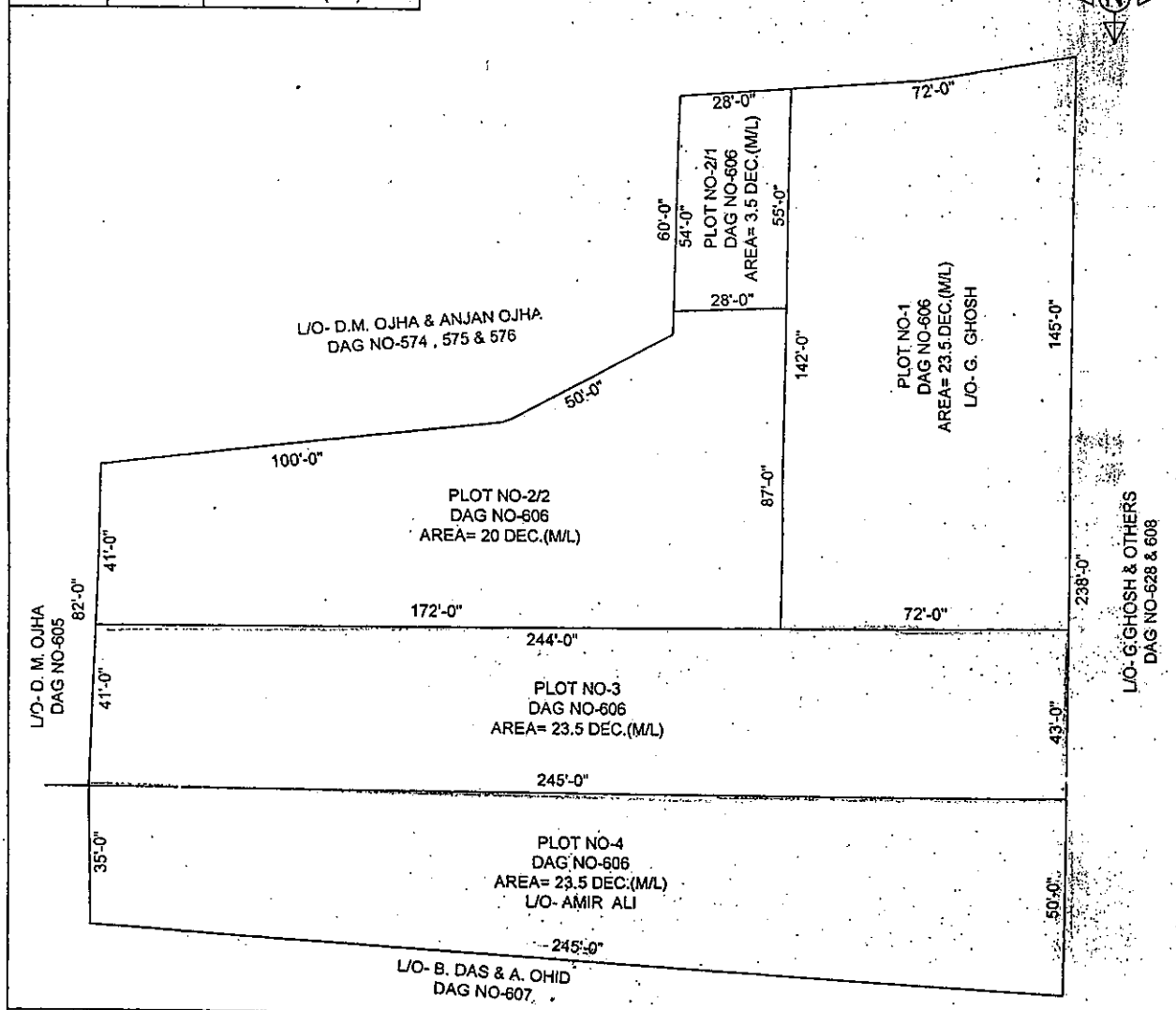
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North 24-Parganas, Barasat

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**PLAN OF DAG NO-606, AT MOUZA -ALGORIA , J.L.NO-5 , L. R. KHATIAN NO- 276  
 DER PASCHIM KHILKAPUR GRAM PANCHAYET , P.S.-BARASAT , DIST. - 24  
 PGS.(N).**

SCALE-1"=32'-0"

DAG NO	PLOT NO	AREA
606	2/2	20 DEC. (ML)
606	3	23.5 DEC. (ML)



*Anjan Ojha*  
 SIGNATURE OF VENDOR

*I. A. Mondal*  
 Md. ISHA ALI MONDAL  
 (B.Sc.(Hons), Civil Engineer)  
 Planner, Designer, Estimator & Surveyor  
 Algoria Sufi Khairuddin (RA) Sarani  
 (Suripukur) Noapara, Barasat, Koi-125.  
 Lic. No.- BM/B-061/L P S.

DRAWN BY














District Sub-Registrar-III  
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● 9 JUL 2014

# ORDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

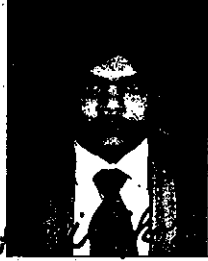










LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

*Aijon Ojha*

**Signature of the Presentant**

*Executant Claimant/Attorney/Principal/Guardiar/Testator. (Tick the appropriate status)*

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

*All the above fingerprints are of the above named person and attested by the said person.*

*Amit Ghosh*

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



District Sub-Registrar-III  
North 24-Parganas, Barasat

● 9 JUL 2014





Government Of West Bengal  
Office Of the D.S.R. - III NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 05394 of 2014  
(Serial No. 05670 of 2014 and Query No. 1525L000010439 of 2014)

On 09/07/2014

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

Presented for registration at 20.50 hrs on :09/07/2014, at the Private residence by Anjan Ojha ,Executant.

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

Execution is admitted on 09/07/2014 by

1. Amit Ghosh  
Director, Rainbow Aqua.Park Private Limited, 455- P. K. Guha Road, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, ,  
By Profession : Business

Identified By Mala Ojha, wife of Late Kuntal Kundu, Algaria Govt. Colony, Thana:-Barasat, P.O. :-Noapara, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

( Suman Basu )  
District Sub-Registrar III North 24 Pgs

On 10/07/2014

**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.-32,80,694/-

Certified that the required stamp duty of this document is Rs.- 196852 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

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

Execution is admitted on 10/07/2014 by

1. Anjan Ojha, son of Dharendra Mohan Ojha , Algaria; Thana:-Barasat, P.O. :-Napara, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Mala Ojha, wife of Late Kuntal Kundu, Algaria Govt. Colony, Thana:-Barasat, P.O. :-Noapara, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

( Suman Basu )  
District Sub-Registrar III North 24 Pgs

On 11/07/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

( Suman Basu )  
District Sub-Registrar III North 24 Pgs

11/07/2014 17:27:00



District Sub-Registrar-III  
North 24-Parganas, Barasat

09 JUL 2014



Government Of West Bengal  
Office Of the D.S.R. - III NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 05394 of 2014  
(Serial No. 05670 of 2014 and Query No. 1525L000010439 of 2014)

**Payment of Fees:**

Amount By Cash

Rs. 36119.00/-, on 11/07/2014

( Under Article : A(1) = 36080/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 11/07/2014 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 48900/- is paid , by the draft number 855039, Draft Date 07/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
2. Rs. 49000/- is paid , by the draft number 855040, Draft Date 07/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
3. Rs. 49000/- is paid , by the draft number 855045, Draft Date 07/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014
4. Rs. 49000/- is paid , by the draft number 855044, Draft Date 07/07/2014, Bank : State Bank of India, KOLKATA AIR PORT, received on 11/07/2014

( Suman Basu )  
District Sub-Registrar III North 24 Pgs

( Suman Basu )  
District Sub-Registrar III North 24 Pgs



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District Sub-Registrar-III  
North 24-Parganas, Barasat

09 JUL 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 1340 to 1362  
being No 05394 for the year 2014.



(Suman Basu) 16-July-2014  
District Sub-Registrar III North 24 Pgs  
Office of the D.S.R. - III NORTH 24-PARGANAS  
West Bengal

