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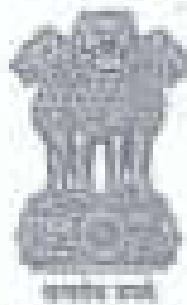
T-03585/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

T 974952

Document from the Government is submitted for registration. The signature sheet / stamp & the sub-revenue stamp / stamp attached with this document for the use of the Government.

Additional District Registrar  
Sikhar, West Bengal

11<sup>th</sup> JUN 2018

**DEED OF CONVEYANCE**

1. Date: THIS DEED OF Conveyance is made on this  
19<sup>th</sup> day of JUNE, 2018 (Two  
thousand and Eighteen).  
BETWEEN,

2. Place: Bahara;

**3. PARTIES:**

**3.1. A. SMT. NAMITA CHATTERJEE - PAN- ANQPC9886R**

*Wife of- Sanendra Nath Chatterjee  
Daughter of Late Haridhan Banerjee,  
by faith -Hindu, Nationality -Indian.*

*Residing at Chowdharypara, Bahara, P.S-Khardah, Dist- North 24  
Parganas, Kolkata-700118,*

*Presently residing at, Park Kanyar Nagar, Kanyar, Uttar Pradesh.*

*Duly Represented By-*

*Her Constituted Attorney, Her Full Blood Relation Brother,*

**SRI KRISHNADHAN BANERJEE PAN :- AGPPB1175L**

*Son of late Haridhan Banerjee, by faith -Hindu, Nationality -Indian.*

*Through one Registered **GENERAL POWER OF ATTORNEY***

*(In Blood relation )*

*Duly Registered Before- The 4<sup>th</sup> Sub Registrar, Kanyar Nagar, Uttar  
Pradesh,*

*on 10/05/2018 with Bolog No. 17-283 for the Year 2018;*

*hereinafter called and referred to as the VENDOR/OWNER (which  
terms and/or expressions shall unless excluded by or repugnant to  
the context or subject be deemed to mean and include his/ her / their  
respective legal heirs, executors, administrators, legal representatives,  
successors and assigns) of the ONE PART*

**AND**

**3.2. A. SRI ABANIDHAN BANERJEE PAN :- AZWPB8968D**

*Son of late Haridhan Banerjee,  
by faith -Hindu, Nationality -Indian,*

*residing at Chowdharypara, Bahara, P.S-Khardah, Dist- North 24  
Parganas, Kolkata-700118.*

**3.2. B. SURAJIT BANERJEE- Pan- AZNPB8774A**

*Son of Late MURARIDHAN BANERJEE.*

10/10/18

Both are, by faith - Hindu, Nationality - Indian,  
residing at Chowdhurypara, Bahara, P.S-Khardak, Dist- North 24 Parganas,  
Kolkata-700118.

1.2. C. I. KAMALA BANERJEE - Pan- ADAPR5366C  
Wife of Late ANANDADHAN BANERJEE.

ii. JHUMUR CHATTERJEE - Pan- AZOPCI252H  
Wife of- Kuntal Chatterjee  
Daughter of Late ANANDADHAN BANERJEE.

ILSWAGATA MUKHERJEE - Pan- RUFPM7182R  
Wife of- Arunab Mukherjee  
Daughter of Late ANANDADHAN BANERJEE.

All are are, by faith - Hindu, Nationality - Indian,  
residing at Chowdhurypara, Bahara, P.S-Khardak, Dist- North 24  
Parganas, Kolkata-700118.

1.2. D. SRI ANILADHAN BANERJEE PAN :- ACZPB7751Q.

Son of late Haridhan Banerjee, by faith - Hindu, Nationality - Indian, residing at  
Chowdhurypara, Bahara, P.S-Khardak, Dist- North 24 Parganas, Kolkata-  
700118.

1.2. E. SRI KRISHNADHAN BANERJEE PAN :- AGPPBU173L.

Son of late Haridhan Banerjee, by faith - Hindu, Nationality - Indian, residing at  
Chowdhurypara, Bahara, P.S-Khardak, Dist- North 24 Parganas, Kolkata-  
700118.

hereinafter called and referred to as the "PURCHASERS" (which term  
and/or expression shall unless excluded by or repugnant to the context or  
subject be deemed to mean and include his heirs, executors, administrators,  
legal representatives, successors and assigns) of the SECOND PART

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:-

4. Subject Matter of CONVEYANCE DEED:

4.1 Sold Property: All That 1/9<sup>th</sup> UNDIVIDED SHARE of and over the piece  
and parcel of LAND with Building thereon:

ALL THAT 1/9<sup>th</sup> undivided share over the piece and parcel of land measuring  
8 Canals 80 Chaksas 00 Sq Ft. of Barga land be a little more or less, and house  
property measuring 542 Sq. Ft. Area and be a little more or less thereon;

in Mouza - Bahara, J.L. No-3, R.S.No-61, Total No-184-196, comprised in R.S. Dag No. 1009, & L.R. Dag No.2369 under R.S. Khatian No- 1041 & corresponding L.R. Khatian No- 3593, P.S. Khurdah, ADSDO - Sodepur (formerly Barrackpore) at Holding no- 304, CHOWDHURY PARA ROAD, within the limits of Khurdah Municipality under Ward No. 18, Police Station Khurdah, District - North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore, is hereby Gifted under this Deed of Gift, and more fully described in the Schedule below [ SAID PROPERTY ]

### 5. Background, Representatives, Warranties and Covenants:

5.1. WHEREAS One Smt. Sakhadamoyee debi got the land admeasuring about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water pond, by the name or title more or less purchased from Smt. Profulla Nalini Debi by deed no.I-126 in the year 1922 lying and situate at Mouza- Bahara, P.S - Khurdah, ADSDO Barrackpore in the Dist - 24 Parganas by dint of purchase of Bengali Khabala dated 08/01/1922 which was registered at Sub-Registrar Barrackpore and recorded in Book no - I, Volume No. 03, Pages from 25 to 27, being no - 126 for the year - 1922 and the dint of purchase she became the absolute owner.

5.2 AND WHEREAS said Sakhadamoyee debi while were in possession she decided to sell that property to one Sri Satya Charan Dey, accordingly on 19/05/1922 - By executed a Deed of Sale in Bengali in the form of Saf Bikroy Khabala wherein said Sakhadamoyee debi mentioned as Donor, and the said Sri Satya Charan Dey as Donee and said Deed was Registered in the office of ADSDR, Barrackpore, 24 Parganas, and recorded in being Deed no I-945 for the year 1922 and by dint of that Sale Deed the said Sri Satya Charan Dey have got the land admeasuring about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water pond, and became Owner which was registered at Sub-Registrar Barrackpore and recorded in Book no - I, Volume No. 12, Pages from 151 to 154, being no - 945 for the year - 1922 and the dint of purchase he became the absolute owner.

5.3 AND WHEREAS on 07/04/1925 said Sri Satya Charan Dey sold - transferred and conveyed that land admeasuring about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water pond, in favour of Surendra Nath Bandyopadhyay son of late Khaira Chandra Bandyopadhyay, which was registered in the office of ADSDR Barrackpore and recorded in being Deed no I-488 for the year 1925 and by dint of purchase said Surendra Nath Bandyopadhyay became the absolute owner of the aforesaid property of Mouza- Bahara.

5.4 AND WHEREAS the said Surendra Nath Bandyopadhyay died testate leaving behind his son Sri Haridhan Bandyopadhyay and daughter Paragolal



debt alias Mukherjee. The said Sarendra Nath Bandyopadhyay Died on the Year 1958.

**5.5. AND WHEREAS** the Said Parakajini Mukherjee Died on 16/10/1988 and her husband Satish Chandra Mukherjee died before her demise on 18/07/1962. After their demise no one except the Hariadhan Bandyopadhyay or his legal heirs have the right to claim and represent their selves as the legal representative of the said Parakajini Mukherjee.

After the said demise of Hariadhan Bandyopadhyay on 27/11/1986, his wife Pramila Banerjee died on 19/02/1998, leaving behind their 6 sons and 4 daughters as their legal representatives or heirs to inherit the aforesaid property jointly.

**5.6. AND WHEREAS**, the Owner Hariadhan Bandyopadhyay thereafter executed his right, title & interest over the aforesaid property, and mutated the entire property in the name of the himself, at the office of the Khoridih Municipality and obtained the Holding No. 504, CHOWDHURY PARA ROAD, 00 Chumbi 00 Sq Ft. Basti Land, together with structure lying thereon along with the share and ownership of other property therein.

**5.7. AND WHEREAS**, the said, Hariadhan Bandyopadhyay, and his wife Pramila Banerjee, died intestate leaving behind their four daughters namely,

1. SABITA MUKHERJEE
2. NAMITA CHATTERJEE
3. AMITA CHATTERJEE
4. SUMITA CHATTERJEE

And Six sons, namely,

1. ABANIDHAN BANERJEE
2. MURARIDHAN BANERJEE
3. KISHORIDHAN BANERJEE
4. ANANDADHAN BANERJEE
5. AMYADHAN BANERJEE
6. KRISHNADHAN BANERJEE

to inherit jointly over their above mentioned property as per Hindu Succession Act. And after the said demise of said Lt. Hariadhan Bandyopadhyay, his daughters and sons all are the above named because the owners of that aforesaid property jointly, with undivided 1/10<sup>th</sup> share each within that said property.

**WHEREAS** the said AMITA CHATTERJEE died on 20/10/2011 and died intestate, leaving behind her husband, one son and one daughter. After the

Demise of said AMITA CHATTERJEE, her husband, son and daughter jointly inherited her 1/9<sup>th</sup> undivided share of the aforesaid property she left behind as per Hindu Succession Act.

WHEREAS the said MURARIDHAN BANERJEE died on 28/02/2014 and died intestate, leaving behind his wife and one son. After the Demise of said MURARIDHAN BANERJEE, his wife RINA BANERJEE also Died on 03/06/2018 and thereafter their only Son as well as their Legal Heir, SRI SURAJIT BANERJEE, was inherited his 1/9<sup>th</sup> undivided share of the aforesaid property he left behind as per Hindu Succession Act.

WHEREAS the said ANANDADHAN BANERJEE died on 13/01/1993 and died intestate, leaving behind his wife and two married daughters. After the Demise of said ANANDADHAN BANERJEE, his wife and two married daughters are jointly inherited his 1/9<sup>th</sup> undivided share of the aforesaid property he left behind as per Hindu Succession Act.

3.8. AND WHEREAS, the said, Haridhan Bandyopadhyay, died on 27/11/1986 and his wife Pramila Banerjee, died on 19/02/1998. After their and demise their daughters and sons are jointly inherited over their property jointly and holding the right of 1/10<sup>th</sup> undivided shares each as joint owner. The owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land measuring more or less 9 Cotahs Banta Land, together with structure lying thereon situate and being at and being Ward No. 10 (old-4), Holding No. 304, CHOWDHURY PARA ROAD, P.O. Rahara, P.S. Khariak, Dist. North 24 Parganas, Kolkata-700118, which is particularly mentioned and described in the First schedule below and hereinafter called, and referred to as the SAID PROPERTY.

3.9. Joint and undivided ownership of KISHORIDHAN BANERJEE and his Legal Heirs: Referencing the aforesaid deeds, facts and circumstances, Kishoridhan Banerjee, the son of Lt. Haridhan Bandyopadhyay in the manner aforesaid had acquired the undivided 1/10<sup>th</sup> share over the aforesaid property, his father left behind.

3.9.1. WHEREAS the said KISHORIDHAN BANERJEE died on 23/02/2009 and died unmarried. After the Demise of said KISHORIDHAN BANERJEE, his 4 sisters and 3 brothers or their legal heirs jointly inherited his 1/10<sup>th</sup> undivided share of the aforesaid property he left behind as per Hindu Succession Act.



5.9.2. AND WHEREAS the legal heirs of **KISHORIDHAN BANERJEE**, his all brothers and sisters with their legal representative or legal heirs now jointly inherited with full legal right, title & interest over the undivided specific share of the aforesaid property, that means,  $1/10^{\text{th}}$  undivided share of the aforesaid property of **U. KISHORIDHAN BANERJEE** left behind. Now the aforesaid brothers and sisters or their legal heirs inherited as the Owner of  $1/9^{\text{th}}$  undivided share of the aforesaid property, each.

5.10. Desire of SALE by the **VENDOR/ OWNER** herein to her Brothers, Brother's Wife, Nephew and Niece respectively, the present **PURCHASERS** herein. The said Vendor solemnly decided to make an amicable settlement through the way of Conveyance of her undivided  $1/9^{\text{th}}$  share in and between the **SAID PROPERTY** of her father left behind and now on and under her joint ownership to the present **PURCHASERS**, her brothers, Brother's Wife and Nephew/ Niece, with their willful consent and acceptance of her desire, the undivided share / part and portion of property more fully described in the Schedule hereunder.

5.12. Title of the **VENDOR/ OWNER**: The **VENDOR/ OWNER** hereby declare and say that the Said Property described in the schedule, which have been absolutely got her undivided joint right title and interest and as such the Vendor, jointly have inherited this property by way of legal heirship from her Father and brother. Thus in the abovementioned circumstances, the Vendor has become one of the joint owners of the said property.

5.13. True and Correct Representations: The Vendor is the absolute and undoubted joint owner of her  $1/9$  share of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

6.1 Representations, Warranties and Covenants regarding Encumbrances: The Vendor represent, warrant covenant regarding encumbrances as follows:

6.2. No Acquisition / Requisition: The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

6.3. No Encumbrance by Act of **VENDOR/ OWNER**: The Vendor have 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 agreement, whereby the said property or any part thereof can or may be impeached, encumbered or affected in title.



6.4. **Right, Power and Authority to SALE :** The Vendor have good right, full power, absolute authority and indefeasible title to donate, convey, transfer, assign and assure of the said property to the PURCHASER/S solemnly.

6.5. **No Dues :** No tax in respect of the SAID PROPERTY is due to the Municipality and for any other authority or authorities and no Certificate Case is pending for realization of any dues from the Donor/Vendor.

6.6. **No Right of Preemption:** No person or persons whatsoever have / had/have any right of preemption over and in respect of the SAID PROPERTY or any part thereof.

6.7. **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.

6.8. **Free From All Encumbrances:** The Said property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, dependents, uses, detentions, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory Prohibitions, acquisitions, requisitions, vestiges, bargudars 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 in the Said property is free, clear and marketable.

6.9. **No Personal Guarantee:** The SAID PROPERTY is not affected by or subject to any personal guarantee for securing any financial accommodation.

6.10. **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.

## 7. **Basic Understandings due to LOVE AND AFFECTION :**

7.1 **Understandings between VENDOR/ OWNER and PURCHASER/S :** The Vendor having his/ her/ their prolonged relationship with the Purchaser/s, the Vendor is very much desirous of making a gift/Sale for love and affection of the SAID PROPERTY, to the Purchaser/s voluntarily and in accordance with his own accord and being fully satisfied with the nature of the affection, duties and services being rendered by the Purchaser/s hereby transfer by way of a Conveyance Deed of the Said Property with the consent and acceptance of this transfer proposed by the Purchaser/s, more fully described in the Schedule hereunder written and amongst others and the Purchaser/s also gladly accept the said Conveyance Deed of Said Property more fully described in the Schedule hereunder made as being a party hereto executing these presents and the Purchaser/s based on the representations, warranties and covenants mentioned in Clause 6 and its sub-clauses above have agreed to accept the said Conveyance Deed of the said Property from the Vendor executed through





her Constituted Attorney. The Vendor herein is unable to move for the aforesaid Transfer of her own shares to her Brothers and Deceased Brother's Family. For that reason One aforesaid Power Of Attorney was executed in favour of her and delivered it to her full blooded brother Krishna Dhan Banerjee to execute her wishes in form of Deed of Conveyance instead of Deed of Gift as per Law.

#### **7. Transfer:**

**7.1 Hereby made :** The Vendor hereby **SALE**, and transfer to the Purchaser's the entirety of his/ her/ their right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY, and more fully described in the Schedule below free from all encumbrances.

**7.2 Consideration :** The aforesaid transfer is being made in with the consideration of Rs. 1,00,000.00/- (Rs. One Lakh) hereunder written admit and acknowledge.

#### **8. Terms of Transfer :**

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

**8.1.1 SALE :** That there is no impediment under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to Sale, Gift, grant, transfer, assign and assure the said property in favour of the Purchaser's in the manner aforesaid.

**8.1.2 Absolute :** Absolute, irrevocable and perpetual. By virtue of this Conveyance Deed the Purchaser's would enjoy absolute right of assignment transfer under the Transfer of Property Act, 1882.

**8.1.3 Together with All Other Appurtenance :** Together with all other rights the Vendor have jointly in the Said Property, getting by way of legal heirship from her Father and brother, by the Vendor as mentioned in the various sub-clauses of Clause 6 above.

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

**8.2.1 Indemnification:** Indemnification by the Vendor about the correctness of his/ her/ their title and authority to SALE is being accepted by the Purchaser's on such express indemnification by the Vendor about the correctness of the Vendor title and the representations and authority to Sale or gift, which if found defective or untrue at any time, the Vendor shall, at her own costs expenses, risk and responsibility, forthwith take all necessary steps to remove and/ or rectify.

**8.2.2 Transfer of Property Act :** All obligations and duties of Vendor and Purchaser's as provided in the Transfer of property Act 1882.

**8.3 Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser's, which the Purchaser's admits, acknowledges and accepts.



**9.4 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 Deed of Conveyance, whether as yet demanded or not, shall be Borne paid and discharged by the Vendor, jointly, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser's fully and comprehensively saved, harmless and indemnified.

**9.5 Holding Possession :** The Vendor hereby covenant that the Purchaser's and his/her/their, executors, administrators, representatives and 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 and receive rents, issues and profits thereof and all other benefits, rights and properties hereby Sold, granted, gifted, transferred, assigned and assured or expressed or intended to be unto and to the Purchaser's, 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.

**9.6 Indemnity :** The Vendor hereby covenant that the Vendor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser's and his/her/their trustees, executors, administrators, representatives and assigns and / or his/her/their successors in interest of from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser's and his/her/their trustee, executors, administrators, representatives and assigns and / or his/her/their successors-in-interest by reason of any defect in title of the Vendor or any of the representations being found to be untrue.

**9.7 No Objection to Mutation :** The Vendor declare that the Purchaser's can fully be entitled to mutate his/her/their names in all records of the concerned authority including Municipality and to pay tax or taxes and all other impositions in her own names. The Vendor undertake to co-operate with the Purchaser's in all respect to cause mutation of the Said Property in the name of the Purchaser's and in this regard shall sign all documents and papers as required by the Purchaser's.

**9.8 Further Acts :** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter upon every request and cost of the Purchaser's and/or its successors in interest, 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.

**PART - A**  
**SCHEDULE - "A" ABOVE REFERRED TO :**  
**TOTAL LAND WITH BUILDING**



ALL THAT piece and parcel of Land measuring more or less more or less 9 Catta of Basti land be a little more or less, and house property abutting 5478 Sq. Ft. Pucca structure including Thakar Dalan and adjacent rooms be a little more or less with cement Flooring lying thereon along with and under Mouza - Bahara, J.L. No-3, R.S.No-61, Touzi No-184-190, comprised in R.S. Dag No. 1000, & L.R. Dag No.2369 under R.S. Khatian No- 1041 & corresponding L.R. Khatian No- 3593, within the area under Khordah Municipality, under Ward No. 10 (old-4), Holding No. 36/4, CHOWDHURY PARA ROAD, P.O. Bahara, P.S. Khordah, Dist. North 24 Parganas, Kolkata-700118, under A.D.S.R. Office at Sodepur formerly Barrackpore.

Batted and Bounded as follows :

- |              |   |
|--------------|---|
| On the North | : Tank  |
| On the South | : 16 FT. Chowdhury Para Road.                   |
| On the East  | : Others' Property.                             |
| On the West  | : 10 Ft. Municipal Passage and others' Passage. |

THE SECOND SCHEDULE OF PROPERTY AS REFERRED TO ABOVE  
(SAID PROPERTY)

(SUBJECT MATTER OF GIFT)

ALL THAT 1/8<sup>th</sup> undivided share over the Land measuring more or less Undivided 1 Catta (720 Sq. Ft.) of Basti land be a little more or less, and house property abutting Undivided 609 Sq. Ft. Pucca structure with Cement Flooring be a little more or less lying thereon along with and under Mouza - Bahara, J.L. No-3, R.S.No-61, Touzi No-184-190, comprised in R.S. Dag No. 1000, & L.R. Dag No.2369 under R.S. Khatian No- 1041 & corresponding L.R. Khatian No- 3593, within the area under Khordah Municipality, under Ward No. 10 (old-4), Holding No. 36/4, CHOWDHURY PARA ROAD, P.O. Bahara, P.S. Khordah, Dist. North 24 Parganas, Kolkata-700118, under A.D.S.R. Office at Sodepur formerly Barrackpore.

That means the part and parcel of the Property abutting is the joint undivided share of 1 Catta of Land with 609 Sq.Ft. Pucca construction be a little more or less thereon is hereby Gifted and treated as SAID PROPERTY.

Together with all easement rights and all other rights, appurtenances and inheritances for access and use of the Said Property and also with the benefit of whatever and/or all permissions approvals and authorizations.

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

By the within-named Parties

at Kolkata in the presence of : As the Constituted Attorney of-

SMT. NAMTA CHATTERJEE

1. Sudipa Ghose  
P. & A.

Krishna Chan Banerjee  
SIGNATURE OF THE VENDOR

2. Tapan Chakraborty  
P. & A.

3. 2. A. Pranab Kumar Banerjee

B. Amiya Banerjee

C. D. Kamala Banerjee

ii) Sumit Chatterjee

iii) Sungata Mukherjee

D. Amiya Chan Banerjee

E. Krishna Chan Banerjee

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER/S

Drafted and Prepared by:-  
Debanjan Goswami  
DEBANJAN GOSWAMI  
ADVOCATE  
Enrollment No. F/832/303/98

**MEMO OF CONSIDERATION**

RECEIVED from the within-named Purchaser's the within mentioned the sum of Rs. 1,00,000.00/- (Rupees One Lakh) only as full and final payment of consideration money of the schedule share of Undivided land with building more fully described in the schedule herinaabove written, as per memo below; on this the 19<sup>th</sup> day of JUNE 2018 in presence of the following witnesses :-

| Sl.No. | DATE       | Cash/ Ch.No. | BANK | AMOUNT (Rs.)  |
|--------|------------|--------------|------|---------------|
| 1.     | 18/06/2018 | Cash         | -    | 1,00,000.00/- |

Rs. 1,00,000.00/-  
(Rupees One Lakh)

As the Constituted Attorney of  
MT. NAMITA CHATTERJEE

Kirtika Devi Panerjee  
SIGNATURE OF THE VENDOR

Witness

1) Gulshan Paner  
Rajsh

2) Topher Chandel  
Rajsh

Drafted and Prepared by:-  
Debanjan Goswami  
DEBANJAN GOSWAMI  
ADVOCATE  
Enrolment No. F/332/503/98

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.B.O. (B.K.S.) / NNHSD / D.S.B. BARASAT / COSSPORE, DUMDUM / B.A. - KOLKATA

Name \_\_\_\_\_

Status : Presentant

*Kishna das Banerjee*



LEFT HAND FINGER PRINTS

|        |      |        |      |       |
|--------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
|        |      |        |      |       |

RIGHT HAND FINGER PRINTS

|       |      |        |      |        |
|-------|------|--------|------|--------|
| THUMB | FORE | MIDDLE | RING | LITTLE |
|       |      |        |      |        |

All the above finger prints are of the above named person and attested the said person.

*Kishna das Banerjee*

Signature of the Presentant

Name \_\_\_\_\_

Status : Presentant / Executor / Calmest Attorney /  
Principal / Guardian / Testator

*Aban Banerjee*



LEFT HAND FINGER PRINTS

|        |      |        |      |       |
|--------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
|        |      |        |      |       |

RIGHT HAND FINGER PRINTS

|       |      |        |      |        |
|-------|------|--------|------|--------|
| THUMB | FORE | MIDDLE | RING | LITTLE |
|       |      |        |      |        |

All the above finger prints are of the above named person and attested the said person.

*Aban Banerjee*

Signature of the Presentant / Executor / Calmest Attorney / Principal / Guardian / Testator

DISTRICT NORTH 24 PARAGANAS

OFFICE OF THE A.D.S.R.O. (B.E.F.) / RAHATI / D.S.A. RAHATI / COSSPORE, DUMDUM / P.A. - KOLKATA

Name \_\_\_\_\_

Status : Presentant

*Sample*



LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

All the above finger prints are of the above named person and attested the said person.

*Signature of the Presentant*  
Signature of the Presentant

Name \_\_\_\_\_

Status : Presentant / Executant / Calmant Attorney /  
Principal / Guardian / Testator

*Kamala*



LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

All the above finger prints are of the above named person and attested the said person.

*Kamala Banerjee*  
Signature of the Presentant / Executant / Calmant Attorney / Principal / Guardian / Testator

1.

Name \_\_\_\_\_  
 Status : Presentant

*Harman*



| LEFT HAND FINGER PRINTS  |      |        |      |        |
|--------------------------|------|--------|------|--------|
| LITTLE                   | RING | MIDDLE | FORE | THUMB  |
|                          |      |        |      |        |
| RIGHT HAND FINGER PRINTS |      |        |      |        |
| THUMB                    | FORE | MIDDLE | RING | LITTLE |
|                          |      |        |      |        |

All the above finger prints are of the above named person and attested the said person.

*Harman Chatterjee*  
 Signature of the Presentant

2.

Name \_\_\_\_\_  
 Status : Presentant / Executant / Oaimant Attorney /  
 Principal / Guardian / Testator

*Susanta*



| LEFT HAND FINGER PRINTS  |      |        |      |        |
|--------------------------|------|--------|------|--------|
| LITTLE                   | RING | MIDDLE | FORE | THUMB  |
|                          |      |        |      |        |
| RIGHT HAND FINGER PRINTS |      |        |      |        |
| THUMB                    | FORE | MIDDLE | RING | LITTLE |
|                          |      |        |      |        |

All the above finger prints are of the above named person and attested the said person.

*Susanta Mukherjee*  
 Signature of the Presentant / Executant / Oaimant Attorney / Principal / Guardian / Testator



DISTRICT NORTH 24 PARGANAS

OF THE A.D.S.R.O. (B.K.P.) / NAHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / P.A. - KOLKATA

Name \_\_\_\_\_

Status : Presentant



*Arunja San Banerjee*

LEFT HAND FINGER PRINTS

LITTLE

RING

MIDDLE

FORE

THUMB



RIGHT HAND FINGER PRINTS

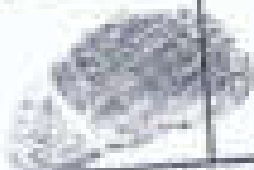
THUMB

FORE

MIDDLE

RING

LITTLE

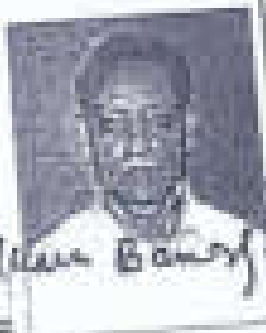


All the above finger prints are of the above named person and attested the said person.

*Arunja San Banerjee*  
Signature of the Presentant

Name \_\_\_\_\_

Status : Presentant / Executant / Calmest Attorney /  
Principal / Guardian / Testator



*Krishnakumar Banerjee*

LEFT HAND FINGER PRINTS

LITTLE

RING

MIDDLE

FORE

THUMB



RIGHT HAND FINGER PRINTS

THUMB

FORE

MIDDLE

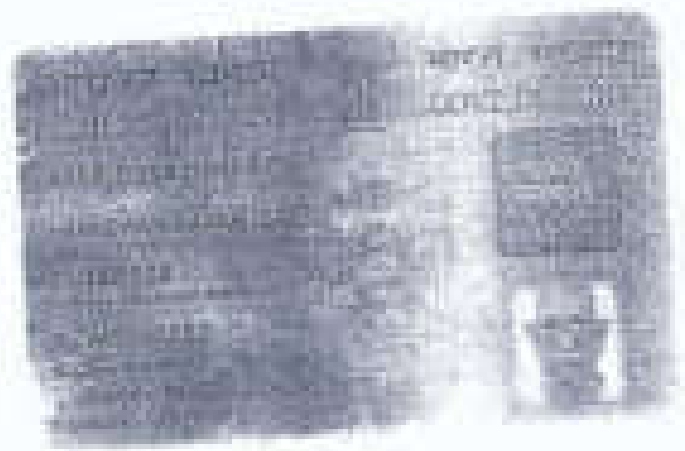
RING

LITTLE

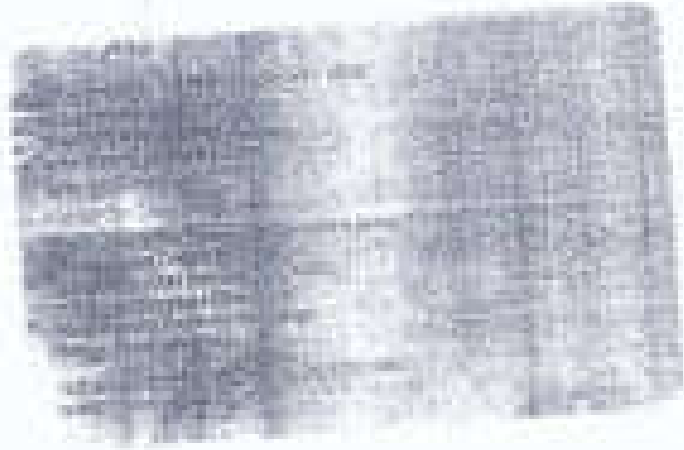


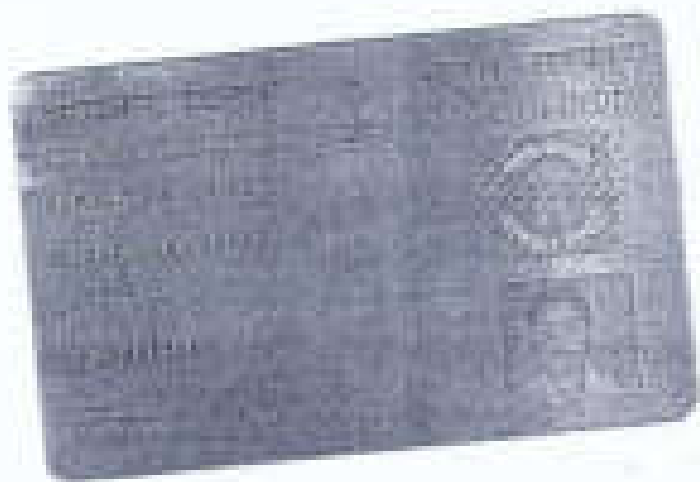
All the above finger prints are of the above named person and attested the said person.

*Krishnakumar Banerjee*  
Signature of the Presentant / Executant / Calmest Attorney / Principal / Guardian / Testator



*Albanian Army Service*





Handwritten text, possibly a signature or initials, located in the lower-middle section of the page. The text is written in a cursive or slanted style and is somewhat difficult to decipher due to the image quality.



*Kamla Baneja*



*Ganesh Chatterjee*



PERMANENT ACCOUNT NUMBER  
**ACEP077312**

**AMTA-DHAN BANGLA**

10-1-1992



10-1-1992

*[Signature]*

*[Signature]*

10-1-1992

*Amr Dhan Banla*

THE UNITED STATES OF AMERICA  
 FEDERAL BUREAU OF INVESTIGATION  
 WASHINGTON, D.C. 20535

FOR THE DIRECTOR'S INFORMATION

10-1-1992

PERMANENT ACCOUNT NUMBER  
ADP001173L



NAME  
KRISHNA CHAN BANERJEE

DATE OF BIRTH  
BANGALURU BANARJEE

DATE OF ISSUE  
1949-1947

CLASSIFICATION  
SECRET

*Cheliv*

*Krishna Chan Banerjee*



भारत सरकार  
GOVT OF INDIA

विदेशी मुद्रा विभाग  
FOREIGN EXCHANGE DEPARTMENT

भारतीय रिजर्व बैंक  
RESERVE BANK OF INDIA

भारतीय रिजर्व बैंक  
RESERVE BANK OF INDIA

भारतीय रिजर्व बैंक  
RESERVE BANK OF INDIA

भारतीय रिजर्व बैंक  
RESERVE BANK OF INDIA



*Minister of External Affairs*

**Govt. of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Challan**

GRN: 19-201819-020024735-1      Payment Mode: Online Payment  
 GRN Date: 19/09/2018 09:00:05      Bank: State Bank of India  
 BRN: 190002473504      BRN Date: 19/09/2018 09:01:19

**DEPOSITOR'S DETAIL**

Challan No.: 19240000934352/9/2018  
(New In Query Year)

Name: Kishor Prady Banerjee  
 Contact No.: 9830342620      Fax No.: 031-255012552  
 E-mail: kbanerj54321@gmail.com  
 Address: Chowdhurypara, Kolkata  
 Applicant Name: Mr D Goswami  
 Office Name:  
 Office Address:  
 Status of Depositor: Trustee/Claimant  
 Purpose of payment / Remarks: Stamp Revenue Payment No 3

**CHARGE LIST**

| Sl. No.      | HSN Code       | Charge Description        | Rate  | Amount       |
|--------------|----------------|---------------------------|-------|--------------|
| 1            | 19240000934352 | Property Registration Fee | 10000 | 10000        |
| 2            | 19240000934352 | Stamp Duty                | 10000 | 10000        |
| 3            | 19240000934352 | Registration Fee          | 10000 | 10000        |
| <b>Total</b> |                |                           |       | <b>30000</b> |

In Words: Rupees: **Three Lakh Fifty Seven Thousand Seventy Two only**      Total      30000

### Major Information of the Deed

|  |   |   |
|--|---|---|
| Deed No.:                                | 1-1524-03865/2018   | Date of Registration: 18/08/2018              |
| Quality of Title:                        | 1524-000093865/2018   | Office where deed is registered:              |
| Copy Date:                               | 18/08/2018 2:42:41 PM   | A.D.S.R. BODEPUR, District: North 24-Parganas |
| Applicant Name, Address & Other Details: | <input type="checkbox"/> Govt.<br>Sri Govt. Thana, Barrackpore, District: North 24-Parganas, WEST BENGAL, India<br>Pin: 700042820, Status: Advocate |   |
| Category:                                | Additional Transaction  |   |
| [1818] Sale, Sale Document:              | 1200: Over Part Immovable Property Declaration (No. of Declaration: 2)  |   |
| Sale Price:                              | Market Value  |   |
| Rs. 1,00,000/-                           | Rs. 15,50,700/-   |   |
| Stamp Duty (1%):                         | Registration Fee  |   |
| Rs. 1,17,420/- (INR only)                | Rs. 12,000/- (INR only) [E]   |   |
| Remarks:                                 | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip (under 1818)  |   |

#### Land Details :

District: North 24-Parganas, P.S.: Khardaha, Municipality: Khardaha, Road: Chowdhury para Road, Model: Bahara, Ward No: 10, Holding No: 304

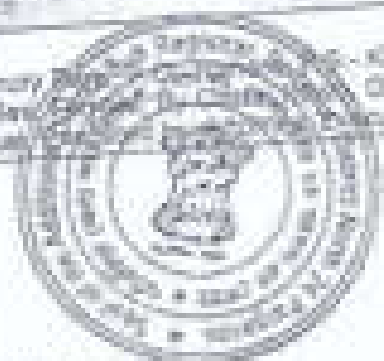
| S/N                  | Plot Number | Khatian Number | Land Use Proposed: |       | Area/Land | Sale Price Value (In Rs.) | Market Value (In Rs.) | Other Details   |
|----------------------|-------------|----------------|--------------------|-------|-----------|---------------------------|-----------------------|---|
|                      |             |                | TCR                | Costs |           |                           |                       |   |
| L1                   | LA-2058     | LA-2058        | Govt               | Govt  | 1 Khar    | 80,000/-                  | 15,00,000/-           | Width of Approach Road: 15 FT, Adjacent to Motor Road |
| <b>Grand Total :</b> |             |                |                    |       | 1.88Dec   | 80,000/-                  | 15,00,000/-           |   |

#### Structure Details :

| S/N   | Structure Details | Area of Structure | Booked Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-----------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 600 Sq Ft         | 80,000/-              | 4,50,700/-            | Structure Type: Structure |
| Gr. Floor, Area of floor: 600 Sq Ft, Residential Use, Cemented Floor, Apt of Structure: (Year, Road Type)<br>Part, Extent of Completion: Complete |                   |                   |                       |                       |                           |
| <b>Total :</b>  |                   | 600 sq ft         | 80,000/-              | 4,50,700/-            |                           |





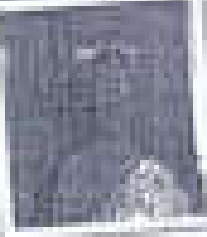



#### Seller Details :

| S/N | Name, Address, Photo, Finger print and Signature   |
|-----|--|
| 1   | Mrs Namita Chatterjee<br>Wife of Mr. Soumen Nath Chatterjee Chowdhury<br>North 24-Parganas, West Bengal, India, PIN - 700118, Sec<br>India, PAN No. : BDFPC1819E, Status: Individual |



Khardaha, District: North 24-Parganas, Occupation: House wife, Citizen of India, Assisted by: Attorney

**Buyer Details :**

| Sl. No.   | Name, Address, Photo, Finger print and Signature   | Finger Print  | Signature   |
|---|--|---|---|
| 1   | <p><b>Mr Abanindhan Banerjee</b><br/>                     Son of Late Haradhan Banerjee<br/>                     Executed by: Self, Date of Execution: 19/06/2018<br/>                     Admitted by: Self, Date of Admission: 19/06/2018, Place: Office</p>       |    |    |
| <p>Son of Late Haradhan Banerjee Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AZRPH0000, Status: Individual, Executed by: Self, Date of Execution: 19/06/2018, Admitted by: Self, Date of Admission: 19/06/2018, Place: Office</p>           |  |   |   |
| 2   | <p><b>Mr Surajit Banerjee</b><br/>                     Son of Late Muralidhar Banerjee<br/>                     Executed by: Self, Date of Execution: 19/06/2018<br/>                     Admitted by: Self, Date of Admission: 19/06/2018, Place: Office</p>        |   |    |
| <p>Son of Late Muralidhar Banerjee Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AZRPH0774A, Status: Individual, Executed by: Self, Date of Execution: 19/06/2018, Admitted by: Self, Date of Admission: 19/06/2018, Place: Office</p>        |  |   |   |
| 3   | <p><b>Mrs Kamala Banerjee</b><br/>                     Wife of Late Anandadhar Banerjee<br/>                     Executed by: Self, Date of Execution: 19/06/2018<br/>                     Admitted by: Self, Date of Admission: 19/06/2018, Place: Office</p>       |  |  |
| <p>Wife of Late Anandadhar Banerjee Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADAP02260C, Status: Individual, Executed by: Self, Date of Execution: 19/06/2018, Admitted by: Self, Date of Admission: 19/06/2018, Place: Office</p> |  |   |   |
| 4   | <p><b>Mrs Jhansi Chatterjee</b><br/>                     Daughter of Late Anandadhar Banerjee<br/>                     Executed by: Self, Date of Execution: 19/06/2018<br/>                     Admitted by: Self, Date of Admission: 19/06/2018, Place: Office</p> |  |  |






**Party Details**

| Name/Address/Photo/Finger print and Signature   |  | Role   | Signature   |
|---|--|--|---|
| <b>Mr Krishnachan Banerjee</b><br>(Presentant)<br>Son of Late Haradhan Banerjee<br>Date of Execution - 19/06/2018, Admitted by: Self, Date of Admission: 19/06/2018, Place of Admission of Execution: Office  |  | <br>Mr Krishnachan Banerjee | <br>Mr Krishnachan Banerjee |
| Chowdhury Park, P.O.- Rahara, P.S.- Kharaha, District North 24 Parganas, West Bengal, India, PIN - 700118, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: AGPPB1173L<br>Status: Attorney, Attorney of: Mrs Namta Chatterjee |  |  |   |

**Identifier Details**

| Name/Address  | Date       |
|---|------------|
| <b>Mrs Sujata Paul</b><br>Wife of Late Soma Paul<br>Quila, P.O.- Patula, P.S.- Kharaha, District North 24 Parganas, West Bengal, India, PIN - 700118, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, Son(s) of Mr Haradhan Banerjee, Mr Sunil Banerjee, Mrs Kamala Banerjee, Mrs Jyoti Chatterjee, Mrs Sangeeta Mukherjee, Mr Anirban Banerjee, Mr Krishnachan Banerjee, Mr Krishnachan Banerjee | 19/06/2018 |
| <br>Mrs Sujata Paul  |            |

**Transfer of property for L1**

| Sl.No | From                 | To, with area (Name-Area)   |
|-------|----------------------|---|
| 1     | Mrs Namta Chatterjee | Mr Anirban Banerjee-0.33 Dec, Mr Sunil Banerjee-0.33 Dec, Mrs Kamala Banerjee-0.10000 Sq Ft, Mrs Jyoti Chatterjee-0.10000 Dec, Mrs Sangeeta Mukherjee-0.11022 Dec, Mr Anirban Banerjee-0.33 Dec, Mr Krishnachan Banerjee-0.33 Dec |

**Transfer of property for B1**

| Sl.No | From                 | To, with area (Name-Area)   |
|-------|----------------------|---|
| 1     | Mrs Namta Chatterjee | Mr Anirban Banerjee-121.8000000 Sq Ft, Mr Sunil Banerjee-121.8000000 Sq Ft, Mrs Kamala Banerjee-40.8000000 Sq Ft, Mrs Jyoti Chatterjee-40.8000000 Sq Ft, Mrs Sangeeta Mukherjee-42.08120000 Sq Ft, Mr Anirban Banerjee-121.8000000 Sq Ft, Mr Krishnachan Banerjee-121.8000000 Sq Ft |



# Land Details as per Land Record

Circle: North 24-Parganas, P.S.- Khurdaha, Municipality KHARDAHA, Road Chowdhury para Road, Mouza: Bahara,  
Ward No: 10, Holding No: 304

| Seri-<br>No | Plot & Khatai<br>Number  | Details of Land   |        |
|-------------|--|---|--------|
|             |  | Description   | Area   |
| 1           | LR Plot No-<br>2369(Corresponding RE Plot<br>No- 1008), LR Khatai No-<br>304 | Character: 09/09/05, Garden/PS, Access/PS ( )<br>1, Classification: 05, Area: 1360000 Acres, Under Mutation | 0.0000 |

Endowment For Dead Number : I - 18240000 / 2018

## Certificate of Market Value (MS PUC) of 30013

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,38,700/-

Manoj Kumar  
 Additional District Sub-Registrar  
 Office of the A.D.S.R. SOOEPUR  
 North 24-Parganas, West Bengal

## Conditions of Admissibility/Rule 43 W.B. Registration Rules 1950

Admissible under rule 21 of West Bengal Registration Rule, 1950 duly stamped under schedule 1A, Article number - 2 of Indian Stamp Act 1899

## Enactment (Under Section 32 A Rule 21A(1) W.B. Registration Rules 1950)

Presented for registration at 11:48 hrs on 19-03-2018, at the Office of the A.D.S.R. SOOEPUR by Mr. Krishnachan Banerjee

## Admission of Execution (Under Section 38, W.B. Registration Rules, 1950)

Execution is admitted on 19/03/2018 by 1. Mr. Anandhan Banerjee, Son of Late Haradhan Banerjee, Chowdhury Para P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Others, 2. Mr. Surend Banerjee, Son of Late Muralidhar Banerjee, Chowdhury Para, P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Others, 3. Mrs. Namda Banerjee, Wife of Late Anandadhan Banerjee, Chowdhury Para, P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 4. Mrs. Jhumur Chatterjee, Daughter of Late Anandadhan Banerjee, Chowdhury Para, P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 5. Mrs. Sujogya Mukherjee, Daughter of Late Anandadhan Banerjee, Chowdhury Para, P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 6. Mr. Anirban Banerjee, Son of Late Haradhan Banerjee, Chowdhury Para, P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Others, 7. Mr. Krishnachan Banerjee, Son of Late Haradhan Banerjee, Chowdhury Para, P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Others

Indebted by Mrs. Sudata Paul, Wife of Late Samy Paul, Raha, P.O. Patula, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession House wife

### Examined by Attorney

Execution by Mr. Krishnachan Banerjee, Son of Late Haradhan Banerjee, Chowdhury Para, P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Others as the constituted attorney of Mrs. Namda Chatterjee, Chowdhury Para, P.O. Bahara, Thana Khurdaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118 is admitted by him

Initiated by Mrs Sudipa Paul, Wife of Late Sanku Paul, Rulya, P. O. Paulia, Thana, Chandina, North 24 Parganas, WEST BENGAL, India, PIN- 700118, by state India, by profession House wife

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 19,503/- (ACT) + Rs. 19,503/- (E) + Rs. 14/- (and Registration Fees paid by Cash Rs. 0/-, by online + Rs. 19,503/-

Description of Online Payment using Government Receipt Portal System (GRPS): Finance Department, Govt. of WB  
Online on 18/06/2018 2:01AM with Govt. Ref. No: 180218190250247361 on 18-06-2018, Amount Rs. 19,503/-, Bank: State Bank of India (SBIN0000001), Ref. No: 10002HMFQ4 on 18-06-2018, Head of Account 0000-05-104-004-15

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,17,325/- and Stamp Duty paid by Stamp Rs. 100/- by online + Rs. 1,17,325/-

#### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-
  2. Stamp: Type: Impressat, Serial No: 213, Amount: Rs. 100/-, Date of Purchase: 11/06/2018, Vendor name: S Bhawan
- Description of Online Payment using Government Receipt Portal System (GRPS): Finance Department, Govt. of WB  
Online on 18/06/2018 2:01AM with Govt. Ref. No: 180218190250247361 on 18-06-2018, Amount Rs. 1,17,325/-, Bank: State Bank of India (SBIN0000001), Ref. No: 10002HMFQ4 on 18-06-2018, Head of Account 0000-05-103-004-02

*Maitreyee Ghosh*

Maitreyee Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SOHEPUR  
North 24 Parganas, West Bengal





Certificate of Registration under section 50 and Rule 68.  
Registered in Book - I  
Volume number 1524-2018, Page from 113066 to 113101  
Being No 152403568 for the year 2018.



Digitally signed by Maitreyee Ghosh  
Date: 2018.08.23 11:24:50 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 22-06-2018 11:19:44  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)