

04942/13

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BEI-E

15683/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 549468

Subscribed and signed in presence of
 Registrar for Assurances and to
 endorsement made attached to this document
 as the part of this Document

Additional Registrar
 of Assurances-1 Kolkata
 10.6.13

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 21st day of May, Two Thousand and Thirteen (2013) A.D.

BETWEEN

1) **SHRI. MANIK RATAN DAS**, ^(HUF) son of Shri Sukumar Ranjan Das, holder of P.A.N.-ADTPD6625N, 2) **SMT. MITHU DAS**, wife of Shri Manik Ratan Das, holder of P.A.N.-ADSPD8374K, both are by faith-Hindu, Sl No-1 is by occupation-Business, Sl No-2 is by occupation-House Wife, both are residing at 58/1A, Pallisree, P.S.-Patuli, Kolkata-700 092, hereinafter jointly called and referred to as the "**VENDORS**", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART**.

10.6.13

9/5/13
 8022507

Aditya Aggarwal

AND

MADHUR ENCLAVE PRIVATE LIMITED, holder of P.A.N.-AAECM 1851C, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 6C, Elgin Road, P.S.-Bhawanipur, Kolkata-700 020, being represented by its Authorized Signatory **SHRI ADITYA AGARWAL**, son of Shri Sunil Agarwal, hereinafter called and referred to as the "**PURCHASER**", (which expression shall unless excluded by or repugnant to the context shall mean and include its successors-in-office and assigns etc) of the **OTHER PART**.

WHEREAS in the records of the Cadastral Settlement it was inserted that one company namely the '**Suburban Agricultural Diary & Fishery**' was the owner and / or the occupier of 8 Annas 17 Gandas 3 Kara 1 Kranti undivided share and in order to get its said share of the property, the said company filed a suit for Partition and Declaration being **T.S.No-16 of 1941** before the Ld. Court of the 3rd Sub Judge at Alipore against the other 16 Co-sharers in respect of the said entire property.

AND WHEREAS by virtue of the said "Suit for Partition and Declaration" was disposed by the said Learned Court, the said Company i.e. the '**Suburban Agricultural Diary & Fishery**' was entitled to get a share of 8 Annas 17 Gandas 3 Kara 1 Kranti as demanded by them and the other 16 Co-sharers of the said entire property being the Defendants therein were entitled with the rest part and as such the said Company and the other 16 Co-Sharers became the joint owners in respect of the said property. In the said suit, Defendant No-2 was one **PROMODE KRISHNA MONDAL**.

AND WHEREAS during the pendency of the said suit, the said **PROMODE KRISHNA MONDAL** died and leaving intestate behind his only son namely **SHRI SUKUMAR MONDAL** as his sole legal heir and successor and the said legal heir and successor i.e. his son namely Shri Sukumar Mondal filed the substitution petition in the said suit and he was substituted as the **Defendant No -2(a)**.

AND WHEREAS the said **SHRI SUKUMAR MONDAL** was duly entitled of the property measuring about **20 Bighas** be a little more or less marked as Plot 'Ja' by virtue of the final Decree in the said "Suit for Partition and Declaration" being the **T.S.No- 16 of 1941** passed by the Ld. Court of 3rd Sub Judge at Alipore and had been peacefully enjoying the same with the other co- sharers of the said property.

AND WHEREAS the said **SHRI SUKUMAR MONDAL** while enjoying the same with other co- sharers in undivided property applied together with the other said co- sharers for partition of the said property thereof before the said Learned Court of 3rd Sub Judge at Alipore.

AND WHEREAS the said Learned Court of 3rd Sub Judge at Alipore being satisfied with the application filed by the parties in the said **T.S. No- 16 of 1941** and according to the reports submitted by the Ld. Pleader Commissioner, passed the Final Decree being the **Order No- 546 dated 14th July 1971** and as such the said property was amicably divided and demarcated. As a result thereof, the said **SHRI SUKUMAR MONDAL** became the absolute owner in respect of his **20 Bighas** of demarcated landed property being marked as **plot no-'Ja'** according to the map or plan finally sketched by appointed Ld. Pleader Commissioner in the said suit.

AND WHEREAS while the said **SHRI SUKUMAR MONDAL** son of Late Promode Krishna Mondal had been enjoying the right, title and possession in respect of his **20 Bighas** of landed property being marked as plot no-'Ja' in Mouza- Nayabad, made a scheme plan for divided his entire land into small plots of demarcated land for transferring the same.

AND WHEREAS during the life time of said **SHRI SUKUMAR MONDAL** son of Late Promode Krishna Mondal since deceased made a master plan in connection with his big plot of land comprising in several dags and khatians and the schedule plot of land lying under the R.S. Dag No-200 under R.S. Khatian No. 113 & 114 in Mouza- Nayabad.

AND WHEREAS while the said **SHRI SUKUMAR MONDAL** son of Late Promode Krishna Mondal had been enjoying the right, title and possession in respect of his **20 Bighas** of landed property being marked as **plot no-'Ja'** in Mouza- Nayabad sold, conveyed and transferred a demarcated land measuring more or less **07 Kattah 04Chittaks** appertaining to R.S. Dag No. 200 to one **SHRI SURABIR GUPTA**, son of Late Tarani Nath Gupta by virtue of a 'Deed of Conveyance' which was registered in the office of the S.R. Alipore on 23/09/1985 and duly recorded in Book No- I, Volume No-146, pages in written 1187 to 1194, Being no- 8200 and for the Year 1985.

(2)

AND WHEREAS while the said **SHRI SURABIR GUPTA**, son of Late Tarani Nath Gupta had been enjoying the right, title and possession in respect of his land measuring more or less **07 Kattah 04Chittaks** appertaining to R.S. Dag No. 200 under R.S. Khatian No. 113 & 114 in Mouza- Nayabad, sold, conveyed and transferred a demarcated portion of land i.e. measuring more or less **04 Kattah**

04 Chittaks to one **SMT. SUKLA ROY**, wife of Shri Tushar Roy by virtue of a 'Deed of Conveyance' which was registered in the office of the D.S.R-III at Alipore on 04/09/1998 and duly recorded in Book No-I, Volume No-66, pages in written 145 to 162. Being no-2506 and for the Year 1999.

AND WHEREAS while the said **SMT. SUKLA ROY**, wife of Shri Tushar Roy had been enjoying the right, title and possession in respect of her said demarcated purchased land measuring more or less **04 Kattah 04 Chittaks** appertaining to R.S. Dag No. 200 under R.S. Khatian No. 113 & 114 in Mouza- Nayabad, sold, conveyed and transferred the same to one 1) **SHRI. MANIK RATAN DAS**, son of Shri Sukumar Ranjan Das and 2) **SMT. MITHU DAS**, wife of Shri Manik Ratan Das, the vendors herein by virtue of a 'Deed of Conveyance' which was registered in the office of the A.D.S.R. at Sealdah on 21/03/2012 and duly recorded in Book No-I, CD Volume No-2, pages in written 8304 to 8331, Being no-905 and for the Year 2012.

AND WHEREAS on the other hand, while the said **SHRI SURABIR GUPTA**, son of Late Tarani Nath Gupta had been enjoying the right, title and possession in respect of his remaining land measuring more or less **03 Kattah** appertaining to R.S. Dag No. 200 under R.S. Khatian No. 113 & 114 in Mouza- Nayabad, executed a 'General Power of Attorney' in the name of **SHRI BIMAL CHOWDHURY**, son of Late Haripada Chowdhury for transferred his said land measuring more or less **03 Kattah** to any person or persons which was registered in the office of the D.S.R. at Alipore on 23/10/1998 and duly recorded in Book No-IV, Volume No-7, pages in written 216 to 222, Being no-291 and for the Year 1998.

AND WHEREAS while the said **SHRI SURABIR GUPTA**, son of Late Tarani Nath Gupta had been enjoying the right, title and possession in respect of his remaining land measuring more or less **03 Kattah** appertaining to R.S. Dag No. 200 under R.S. Khatian No. 113 & 114 in Mouza-Nayabad, sold, conveyed and transferred the same i.e. measuring more or less **03 Kattah** to one **SMT. SUKLA ROY**, wife of Shri Tushar Roy by virtue of a 'Deed of Conveyance' through his aforesaid constituted lawful attorney which was registered in the office of the D.S.R-III at Alipore on 27/09/1999 and duly recorded in Book No-I, Volume No-83, pages in written 261 to 272, Being no-3251 and for the Year 1999.

AND WHEREAS while the said **SMT. SUKLA ROY**, wife of Shri Tushar Roy had been enjoying the right, title and possession in respect of her another demarcated purchased land measuring more or less **03 Kattah** appertaining to R.S. Dag No. 200 under R.S. Khatian No. 113 & 114 in Mouza- Nayabad, sold, conveyed and transferred the same to one 1) **SHRI. MANIK RATAN DAS**, son of Shri Sukumar Ranjan Das and 2) **SMT. MITHU DAS**, wife of Shri Manik Ratan Das, the vendors herein by virtue of another 'Deed of Conveyance' which was registered in the office of the A.D.S.R. at Sealdah on 21/03/2012 and duly recorded in Book No-I, CD Volume No-2, pages in written 9082 to 9109, Being no-936 and for the Year 2012.

AND FURTHER WHEREAS thus the said 1) **SHRI. MANIK RATAN DAS**, son of Shri Sukumar Ranjan Das and 2) **SMT. MITHU DAS**, wife of Shri Manik Ratan Das, i.e. the present owners herein, became the absolute owners of total land **measuring more or less 07 Kattah 04Chittaks** appertaining to R.S. Dag No-200 under R.S. Khatian No. 113 & 114 in Mouza-Nayabad, Pargana-Khaspur, R.S. No-3, J.L. No-25, Touzi No-56, P.S.-Purba Jadavpur, District-24

Pargana(s) and they have been enjoying the right, title, interest and possession in respect of the schedule landed property.

AND FURTHER WHEREAS while the said **1) SHRI. MANIK RATAN DAS**, son of Shri Sukumar Ranjan Das and **2) SMT. MITHU DAS**, wife of Shri Manik Ratan Das, i.e. the present owners herein, have been enjoying the right, title, interest and possession in respect of the total land **measuring more or less 07 Kattah 04 Chittaks** appertaining to R.S. Dag No-200 under R.S. Khatian No. 113 & 114 in Mouza-Nayabad, Pargana-Khaspur, R.S. No-3, J.L. No-25, Touzi No-56, P.S. Purba Jadavpur, District-24 Pargana(s), being in financial requirement, have decided to sell and transfer their aforesaid demarcated property, more fully mentioned in the schedule below and on negotiations with the Purchaser herein, the Vendors have agreed to sell and the Purchaser has agreed to purchase the said demarcated land fully described in the schedule hereunder written and herein after called the said land at a price of **Rs.32,62,500/- (Rupees Thirty Two Lakhs Sixty Two Thousand and Five Hundred only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

AND FURTHER WHEREAS the Vendors have assured and represented unto the purchaser as follows:

1) The Vendors having their permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said demarcated land without any restriction, dispute, denial, claim or obligation from any body else.

2) The said demarcated land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions and alignments.

3) The Vendors have not received and are not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any lispendences.

4) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the schedule demarcated land or any portion thereof.

5). That the Schedule land is **Sali** in nature.

AND FURTHER WHEREAS relying on the said assurances and representation of the Vendors and believing the same to be correct and true, the Purchaser has agreed to complete the purchase of the demarcated land and pay the consideration money to the Vendors herein and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.32,62,500/- (Rupees Thirty Two Lakhs Sixty Two Thousand and Five Hundred only)** paid by the Purchaser to the Vendors at the time of execution of these presents (the receipt of which the Vendors hereby admit and acknowledged). The Vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchaser the **SAID LAND** fully described in the schedule hereunder written and hereinafter and hereinbefore called the "**SCHEDULE LAND**" **TOGETHER WITH** all the legal incidents thereof **AND** also all deeds, Pattas and porchas, title deed exclusively relating thereto

AND also with all rights, privileges, easements, rents, issues and profits and yield thereof **AND** all the estate right, title, interest, property claim and demand whatsoever of the Vendors into and upon the said premises **AND** all other benefits and rights appertaining thereto **AND** various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and **UNTO** the Purchaser **TO HAVE AND TO HOLD** the same in absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispences whatsoever but subject to payment of annual land revenue (Khajna) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

1) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

II) The Purchaser shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the Purchaser shall have the right to mutate its names in respect of the said land and to construct building or buildings with the prior sanction or approval of the concerned authority or authorities.

III) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon to hold, use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchaser as in the manner aforesaid.

V) The Vendors have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.

VI) That if it is found that the said premises is hereby sold, conveyed, transferred by the Vendors and if it is not free from all encumbrances as hereinbefore declared, the Vendors will be liable legally and the Vendors will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchaser.

VII) That the Vendors to the best of their knowledge hereby further states that the schedule mentioned property or any part thereof was / is not effected by any provisions of West Bengal Land Reforms Act or West Bengal Land Acquisition Act or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

VIII) That if any error or omission in the recital of the "Deed of Conveyance", transpires at a later date, by the Vendors at the cost and request of the purchaser and shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever require in favour of the Purchaser.

SCHEDULE PROPERTY

ALL THAT piece and parcel of demarcated land measuring more or **07 Kattah 04Chittaks** together with tile shed structure of 100Sqft appertaining to **R.S. Dag No. 200** under R.S. Khatian no. 113 & 114, R.S. No-3, J.L. No-25, Touzi No-56, in **Mouza-Nayabad**, Pargana-Khaspur, **Police Station-Purba Jadavpur**, District-24 Parganas(s), **under K.M.C. Ward No-109** including all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil and more fully shown in the copy of annexed plan delineated in the "**RED VERGE**" which is butted and bounded as follows:-

ON THE NORTH : Others land.

ON THE SOUTH : 16 ft wide road.

ON THE EAST : Land of "M/S Mirik Property Pvt. Ltd.

ON THE WEST : Others land.

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

1. *Prady*
Mukundopoi
Cal. - 99

MANIK RATAN DAS (H.U.F.)

Manik Ratan Das
Karta

2. *Prady*
Prady
Prady = 5/5

Nithin Das.

SIGNATURE OF VENDORS.

Madhur Enclave Pvt. Ltd.

Aditya Agarwal
 Director / Authorized Signatory

SIGNATURE OF PURCHASER

Drafted by me as per information
 And instruction furnished by the
 Parties.

MD. MAHFUZ TAKRIM
 24/5/13
ADVOCATE

MD. MAHFUZ TAKRIM
 B.Sc, Spl. B.A.(Double), M.A, LL.B, C.V.R.
 Advocate & Property Valuer
 Calcutta High Court

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, We, the Vendors hereby receive the within mentioned sum of Rs.32,62,500/- (Rupees Thirty Two Lakhs Sixty Two Thousand and Five Hundred only) being the consideration money in full and final payment as per memo below:-

PARTICULARS	ISSUED IN THE NAME OF :	AMOUNT IN RUPEES :
Manager's Cheque vide No-167402 dated 23/05/13 issued by HDFC Bank, Central Plaza Branch.	MANIK RATAN DAS (HUF)	Rs. 16,31,250/-
Manager's Cheque vide No-167403 dated 23/05/13 issued by HDFC Bank, Central Plaza Branch.	MITHU DAS	Rs. 16,31,250/-
TOTAL =		Rs.32,62,500/-

TOTAL RUPEES THIRTY TWO LAKHS SIXTY TWO THOUSAND AND FIVE HUNDRED ONLY.

WITNESSES:

1. Ram by
Mukund pur
Ref-99

2. [Signature]
[Signature]
[Signature]

MANIK RATAN DAS (H.U.F.)

Manik Ratan Das
Karta

Mithu Das

SIGNATURE OF VENDORS

Manik Ratan Das
Mukund Pur
Ref-99

Photo & Signatures of the Executants / Presentants

SPECIMEN FOR TEN FINGER PRINTS



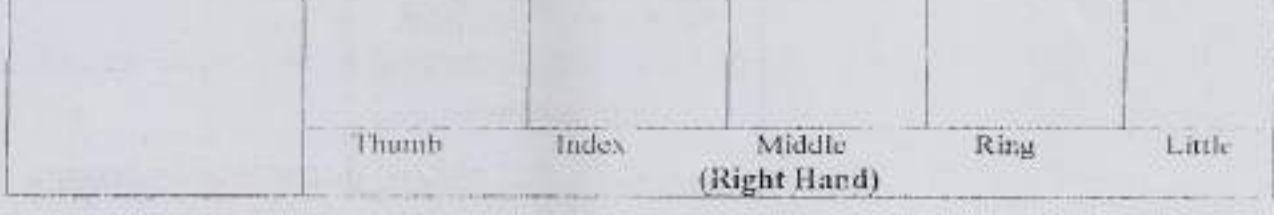
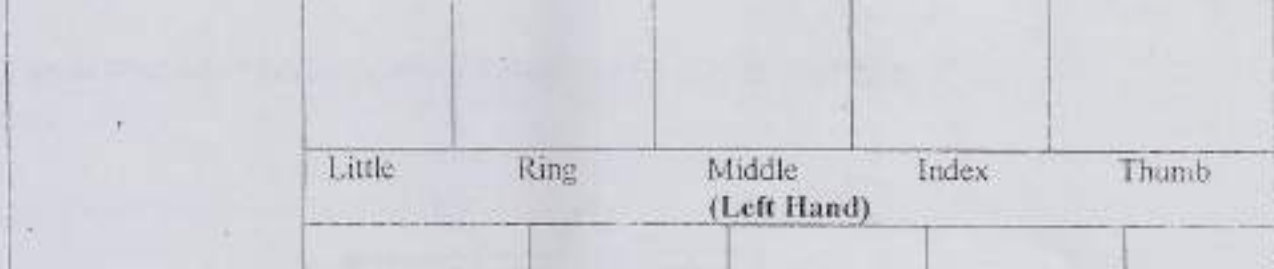
Madhur Enclave Pvt. Ltd.
Aditya Agarwal
 Director / Authorized Signatory



MANIK RATAN DAS (H.U.F.)
Manik Ratan Das
 Karta



Niltha Das





ADDITIONAL REGISTRAR
C. K. KARNATA
24 MAY 2013

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
eChallan

Scanned

N: 19-201314-000115642-1

IN Date: 23/05/2013 15:46:00

RN: 442487303

Payment Mode: Online Payment

Bank: ICICI Bank

BRN Date: 23/05/2013 15:47:05

DEPOSITOR'S DETAILS

Id No. : 1901L000011925/2/2013
[Query No./Query Year]

Name : Md Takrim

Contact No. :

Mobile No. : +91 9051222000

E-mail : sanjay1702@rediffmail.com

Address : 6c ELGIN ROAD, ORIENTAL HOUSE KOLKATA - 20

Applicant Name : Md Takrim

Office Name : A. R. A. -I KOLKATA, Kolkata

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1901L000011925/2/2013	Property Registration- Stamp duty	0030-02-103-003-02	565445
2	1901L000011925/2/2013	Property Registration- Registration Fees	0030-03-104-001-16	68945

In Words : Rupees Six Lakh Fifty Four Thousand Three Hundred Ninety only

Total

654390



**Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata**

**Endorsement For Deed Number : I - 05683 of 2013
(Serial No. 0-1942 of 2013 and Query No. 1901L000011925 of 2013)**

On 24/05/2013

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

Presented for registration at 19:55 hrs on 24/05/2013, at the Private residence by Aditya Agarwal
Admittant

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

Execution is admitted on 24/05/2013 by

1. **Manik Ratan Das**

Warta, Manik Ratan Das (H. U. F), 58/1 A, Pallisree, Kolkata, Thana:-Jadavpur, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700092.
By Profession : Business

Wife, Mrs. wife of Manik Ratan Das , 58/1 A, Pallisree, Kolkata, Thana:-Jadavpur, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : House wife

2. **Aditya Agarwal**

Authorized Signatory, Madhur Enclave Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana:-Ghawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
By Profession : Others

Identified By Md. Mahfuz Takrim, son of, High Court, CALCUTTA, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, , By Caste: Muslim, By Profession: Advocate.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 25/05/2013

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB**

Registration Fees Rs. 83,945/- paid online on 23/05/2013 3:47PM with Govt. Ref. No.
1901L00001156421 on 23/05/2013 3:46PM, Bank: ICICI Bank, Bank Ref. No. 442487303 on
23/05/2013 3:47PM, Head of Account: 0030-03-104-001-16, Query No:1901L000011925/2013

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB**

Stamp duty Rs. 5,65,445/- paid online on 23/05/2013 3:47PM with Govt. Ref. No.
1901L00001156421 on 23/05/2013 3:46PM, Bank: ICICI Bank, Bank Ref. No. 442487303 on
23/05/2013 3:47PM, Head of Account: 0030-02-103-003-02, Query No:1901L000011925/2013

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 27/05/2013

Certificate of Market Value(WB PUVI rules of 2001)



**ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
10 JUN 2013
(Ashim Kumar Ghosh)**

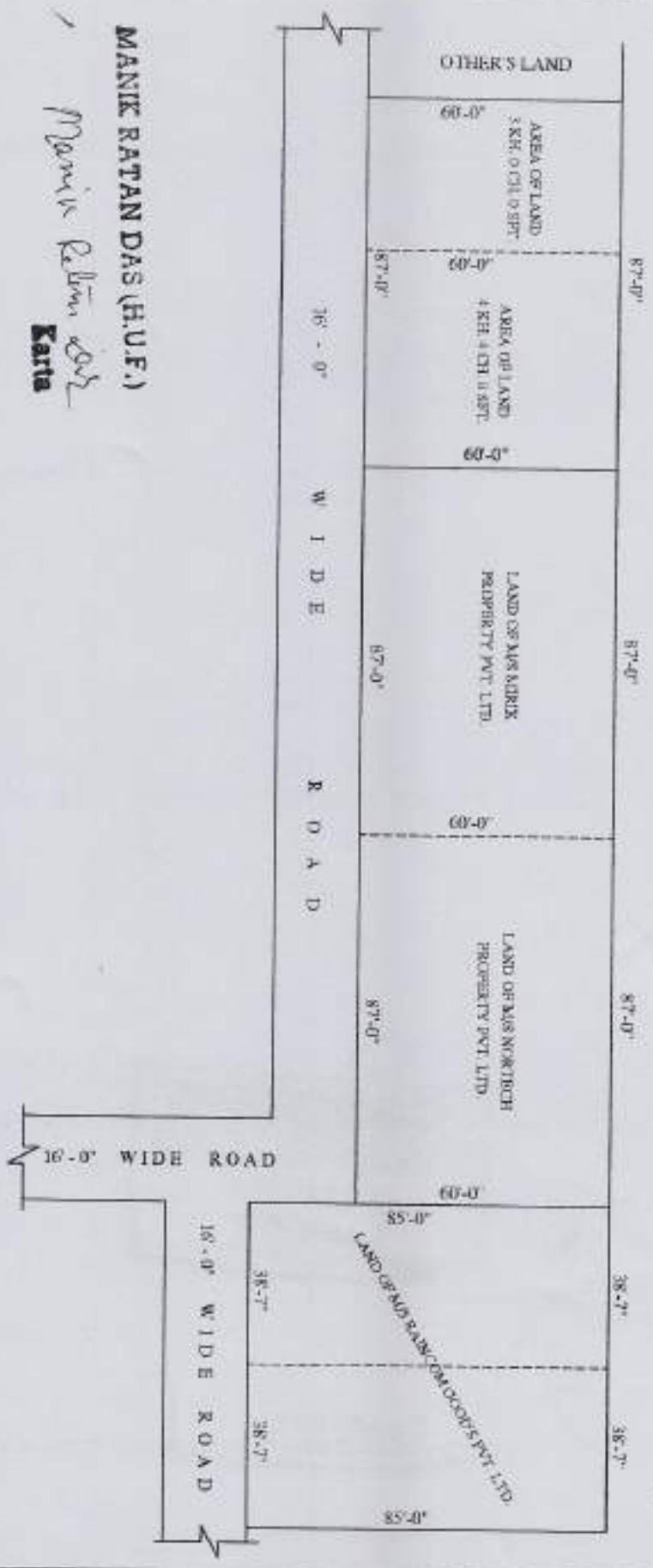
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

10/05/2013 13:51:00

DEED PLAN OF A LAND MEASURING MORE OR LESS 7 KATTAHS 4 CHITTAKS APPERTAINING TO R.S. DAG NO. - 200 UNDER R.S. KHATTAN NO. 113 & 114, TOUJI NO. - 56, R.S. NO. - 3, J.L. NO. - 25, PARAGANA - KHASPUR, P.S. - PURBA JADAVPUR IN MOUZA - NAVABAD WITHIN K.M.C. WARD NO. - 109

NAME OF VENDORS
 1. SHRI MANIK RATAN DAS
 2. SMT. MITHU DAS

OTHER'S LAND



MANIK RATAN DAS (H.U.F.)

Manik Ratan Das
 Karte

Mithu Das

SIGNATURE OF VENDORS

MADHUR ENCLAVE (P) LTD.

Madhur Enclave
 Director/Authorized Signatory

SIGNATURE OF PURCHASER

TAMAL KANTTI ROY

Tamal Kantti Roy
 Signature of Surveyor

SIGNATURE OF L.B.S



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05683 of 2013

(Serial No. 84942 of 2013 and Query No. 1901L000011925 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-80,77,500/-

Certified that the required stamp duty of this document is Rs. - 565445 /- and the Stamp duty paid as Impresive Rs.- 100/-

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

10/06/2013

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, 5 of Indian Stamp Act 1899.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



A
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
10 JUN 2013
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA


10/06/2013 13:51:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 6348 to 6368
being No 05683 for the year 2013.





15 June 2013
ADEL REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 6348 to 6368
Being No 05683 for the year 2013.




(Achin Kumar Ghosh) 15-June-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.F.A. - I KOLKATA
West Bengal

