



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Handwritten notes: 24/10/11, 14/11/11, 17/11/11, 6/12/11

certified that the document is admissible to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

Handwritten notes: J.K. 24.10.11, 100.00, 350.00, 24.10.11, L 262793, A.A. 10.11

31 OCT 2011

THIS INDENTURE made this 24th day of October Two Thousand Eleven **BETWEEN JAWEED KHAN**, son of Saheed Khan, residing at 56, Lower Range, Police Station Karaya, Kolkata-700 019, represented by its Constituted Attorney **MR. KHALID KHAN**, son of Late Saheed Khan, residing at 56, Lower Range, Police Station Karaya, Kolkata-700 019, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject of context be deemed to mean and include his heirs, executors, administrators, legal representatives

12 SEP 2011

NAME
ADD.
12 SEP 2011
S. CHATTERJEE
Licentiate and Vendor
C. O. Court
2 & 3, K. S. Road, Kalyani

128649
R. Ghosh AA

Samin Das



2767

[Handwritten signature]

INVENTION DEVELOPERS PVT. LTD.

Samin Das
Director/Authorised Signatory

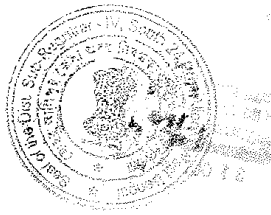
STAMPED AT INVENTION DEVELOPERS PVT. LTD.
2767

IMMORTAL BUILDERS PVT. LTD.

Samin Das
Director/Authorised Signatory

EMINENT DEVCON PVT. LTD.

Samin Das
Director/Authorised Signatory



IMMORTAL BUILDERS PVT. LTD.

Samin Das
Director/Authorised Signatory

WISE DEVELOPERS PVT. LTD.


Samin Das
Director/Authorised Signatory

[Handwritten signature]
STAMPED AT INVENTION DEVELOPERS PVT. LTD.
2767
24 OCT 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 2499 to 2514
being No 07892 for the year 2011.




(Dulal Chandra Saha) 01-November-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07892 of 2011
(Serial No. 07510 of 2011)

On

Payment of Fees:

On 24/10/2011

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

Presented for registration at 18.16 hrs on :24/10/2011, at the Private residence by Samir Das ,Claimant.

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

Execution is admitted on 24/10/2011 by

1. Samir Das

Director/authorised Signatory, Identical Builders Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Director/authorised Signatory, Eminent Devcon Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Director/authorised Signatory, Immortal Builders Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Director/authorised Signatory, Wise Developers Pvt Ltd, 122/1r Satyendra Nath Majumder Sarani, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .

Director, Elfin Buildcon Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director/authorised Signatory, Impiety Devcon Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director/authorised Signatory, Invention Developers Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director/authorised Signatory, Wily Developers Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

Director/authorised Signatory, Immence Developers Pvt Ltd, 55/1a Strand Rd, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 .

, By Profession : ---

Identified By Md Mattool Khan, son of Lt. Md Ayub Khan, 35 Lower Range, District:-South 24 Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 . By Caste: Muslim, By Profession: Service.



(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 3



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07892 of 2011
(Serial No. 07510 of 2011)

Executed by Attorney

Execution by

1. Khalid Khan, son of Lt. Saheed Khan , 56 Lower Range, , Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 By Caste Muslim By Profession: ---,as the constituted attorney of Jaweed Khan is admitted by him.

Identified By Md Mattool Khan, son of Lt. Md Ayub Khan, 35 Lower Range, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste: Muslim, By Profession: Service.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 25/10/2011

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.-1500000/-

Certified that the required stamp duty of this document is Rs.- 75010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 31/10/2011

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.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 31/10/2011

Amount by Draft


Rs. 16528/- is paid , by the draft number 994812, Draft Date 25/10/2011, Bank Name State Bank of India, KALIGHAT, received on 31/10/2011

(Under Article : A(1) = 16489/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 31/10/2011)

Deficit stamp duty

Deficit stamp duty




(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 3



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07892 of 2011
(Serial No. 07510 of 2011)

1. Rs. 40000/- is paid, by the draft number 994809, Draft Date 25/10/2011, Bank Name State Bank of India, KALIGHAT, received on 31/10/2011
2. Rs. 35010/- is paid, by the draft number 994813, Draft Date 25/10/2011, Bank Name State Bank of India, KALIGHAT, received on 31/10/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 3 of 3

and assigns) of the **ONE PART AND (1) IDENTICAL BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCI6880P, **(2) EMINENT DEVCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCE7932N, **(3) IMMORTAL BUILDERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACCI6881N, **(4) WISE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 122/1R, Satyendra Nath Majumder Sarani, Police Station Tollygunge, Kolkata-700 026, having PAN AACBW1303Q, **(5) ELFIN BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCE8207E, **(6) IMPIETY DEVCON PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCI7136A, **(7) INVENTION DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCI7133F, **(8) WILY DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACBW1413H, AND **(9) IMMENCE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 55/1A, Strand Road, Police Station Jorabagan, Kolkata-700 006, having PAN AACCI7138Q, all represented by their Authorised Signatory namely **SAMIR DAS**, son of the Late Phani bhusan Das, residing at 3/91, Sucheta Nagar, Police Station Kasba, Kolkata-700 078, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors-in-interest and assigns) of the **OTHER PART**:

ELFIN BUILDCON PVT. LTD.

Samin Datta

Director/Authorised Signatory

IMPIETY DEVCON PVT. LTD.

Samin Datta

Director/Authorised Signatory

WILY DEVELOPERS PVT. LTD.

Samin Datta

Director/Authorised Signatory

IMMENCE DEVELOPERS PVT. LTD.

Samin Datta

Director/Authorised Signatory

2770



*1chahid Khan
as co-ordinating attorney
of Farooq Khan*

[Handwritten signature]

*Md. Mattool Khan
S/o L. Md Ayub Khan
35 Lower Range Rd 49
Service*

Sub-Registrar of
Companies, Alipore
Kolkata
24 OCT 2014

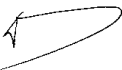
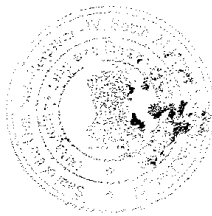
WHEREAS :

A) One Md. Abdul Aahed Mistri was lawfully seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land containing an area of 17 Satak be the same a little more or less situate lying at Mouza Bade Hooghly, J. L. No.-80 comprised in R. S. Dag No.-1435/1718 appurtaining to R. S. Khatian No.-513, Police Station:- Sonarpur, in the then District of 24 Parganas.[hereinafter referred to as the said entire land].

B) One Jaharlal Ghosh was lawfully seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of land containing an area of 17 Satak be the same a little more or less situate lying at Mouza Bade Hooghly, J. L. No.-80 comprised in R. S. Dag No.-1435 appurtaining to R. S. Khatian No.-513, Police Station:- Sonarpur, in the then District of 24 Parganas.

C) By a Deed of Exchange dated 26th day of March,1991 made between the said Jaharlal Ghosh therein referred to as party of the First Part and the said Md. Abdul Aahed Mistri therein referred to as party of the Second Part and registered with the office of Additional District Sub-Registrar, Sonarpur, South 24 Parganas recorded in Book No-1, Volume No.-19, Pages 113 to 117, Being No.1956 for the year 1991 the said Md. Abdul Aahed Mistri the Party of the Second Part therein mentioned granted, exchanged, conveyed, assigned and assured unto and in favour of the said Jaharlal Ghosh the Party of the First Part therein mentioned All That the said entire Land comprising an area 17 Sataks be the same a little more or less, in situate lying at Mouza Bade Hooghly, J. L. No.-80 comprised in R. S. Dag no. 1435/1718 morefully and particularly described in the schedule thereunder within.

D) By a Deed of Conveyance dated 29th day of August,2003 made between the said Joharlal Ghosh therein referred to as the Vendor of the One part and one Jaweed Khan therein referred to as the Purchaser of Other part and registered with the office of Additional District Sub-Registrar, Sonarpur, South 24 Parganas recorded in Book No-1, Volume No.-29, Pages 4774 to 4799, Being No.10441 for the year 2009, the said Vendor for the consideration therein mentioned granted , transferred, conveyed, assigned and assured unto and in favour of the purchaser



Sub-Register of
El Fergana, Algeria
Register 5/8 1 (1) of
Registration Act 1998
24 OCT 2014

4

therein All That the said entire land containing an area of 17 Sataks be the same a little more or less morefully and particularly described in the Schedule thereunder written.

E). Thus the Vendor herein became seized and possessed of in respect of All That the piece and parcel of land containing an area of 17 Satak be the same a little more or less situate lying at Mouza Bade Hooghly, J. L. No.-80 comprised in R. S. Dag No.-1435/1718 appurtaining to R. S. Khatian No.-513, corresponding to L.R. Dag No.1435/1718 appurtaining to L.R. Khatian No.252 Police Station:- Sonarpur, in the District of 24 Parganas(South), within the ambit of Polghat Gram Panchayet, [hereinafter referred to as the said Land].

F) By a Power of Attorney dated 26th day of September,2009 registered with the Additional Registrar of Assurances -III, Kolkata recorded in Book No-IV, C. D. Volume No.-8, Pages 4085 to 4098, Being No.6135 for the year 2009, the Vendor herein appointed Mr. Khalid Khan as his true and lawful attorney to act do and perform the certain acts deeds and things therein mentioned in respect of the said land.

G). The Vendor has agreed to sell and the Purchasers have agreed to purchase All That the said land free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of Rs.15,00,000/- (Rupees Fifteen Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.15,00,000/- (Rupees Fifteen Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **All That** the piece and parcel of land containing an area of 17 Sataks be the same a little more or less situate lying at Mouza Bade Hooghly J.L. No.80

5

comprised in R.S. Dag No 1435/1718 appurtenant to R.S. Khatian No.513 corresponding to L.R. Dag No.1435/1718 appurtenant to L.R. Khatian No.252 within the ambit of Pol Ghat Gram Panchayet Police Station Sonarpur District South 24-Parganas more fully and particularly described in the **Schedule** hereunder written and shown and particularly in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, callec, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appurtenant or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendor doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his predecessor-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and

24 OCT 2011
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6
encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 17 Sataks be the same a little more or less classified as "Bagari" situate lying at Mouza Bade Hooghly J.L. No.80 comprised in R.S. Dag No.1435/1718 appertaining to R.S. Khatian No.513 corresponding to L.R. Dag No.1435/1718 appertaining to L.R. Khatian No.252 within the ambit of Pol Ghat Gram Panchayet Police Station Sonarpur District South 24-Parganas butted and bounded as follows :-

ON THE NORTH : By Dag No.1385/1712;

ON THE EAST : By Dag No.1434;

ON THE SOUTH : By 20' feet wide Panchayat Road and

ON THE WEST : By Dag No.1435.

Special Representative-IV
Office in Port-au-Prince, Haiti
Department of State
Washington, DC 20522
24 OCT 2011



7

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the **VENDOR** at Kolkata in the presence of:

1. Goulam Mukhopya
2. From ante Bhowmik

Chandran Chan
as consultant &
attorney of Javed Khan

SIGNED SEALED AND DELIVERED IDENTICAL BUILDERS PVT. LTD.
by the **PURCHASERS** at Kolkata in the presence of:

1. Goulam Mukhopya
Sabana Ghosh Palia
Kolkata - 700133
2. From ante Bhowmik

12/10 Dr. G.S. Bose
Road, Kolkata-39

Samin Datta
Director/Authorised Signatory
EMINENT DEVCON PVT LTD

Samin Datta
Director/Authorised Signatory
IMMORTAL BUILDERS PVT. LTD.

Samin Datta
Director/Authorised Signatory
WISE DEVELOPERS PVT. LTD.

Samin Datta
Director/Authorised Signatory
ELFIN BUILDCON PVT. LTD.

Samin Datta
Director/Authorised Signatory
IMPIETY DEVCON PVT. LTD.

Samin Datta
Director/Authorised Signatory
INVENTION DEVELOPERS PVT. LTD.

Samin Datta
Director/Authorised Signatory
WILY DEVELOPERS PVT. LTD

Samin Datta
Director/Authorised Signatory
IMMENCE DEVELOPERS PVT. LTD.

Samin Datta
Director/Authorised Signatory

Drafted by:

Rekha Ghosh
Advocate

(REKHA GHOSH)
High Court, Calcutta

IN PROGRESS
24 OCT 2014

[Handwritten signature]



8

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.15,00,000/- (Rupees Fifteen Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	CHEQUE/ DRAFT NO.	BANK/BRANCH	AMOUNT
22.10.2011	959307	Indian Overseas Bank, Kallighat Branch	165,000/-
22.10.2011	958457	-do-	165,000/-
22.10.2011	959263	-do-	165,000/-
22.10.2011	959057	-do-	165,000/-
22.10.2011	960308	-do-	165,000/-
22.10.2011	960257	-do-	165,000/-
22.10.2011	960158	-do-	170,000/-
22.10.2011	960057	-do-	170,000/-
22.10.2011	960007	-do-	170,000/-
TOTAL :			Rs.15,00,000/-

(Rupees Fifteen Lacs only).

WITNESSES :

1. Goultam Mukherjee
2. ~~Gourav Dey~~
Prananta Bhattacharya

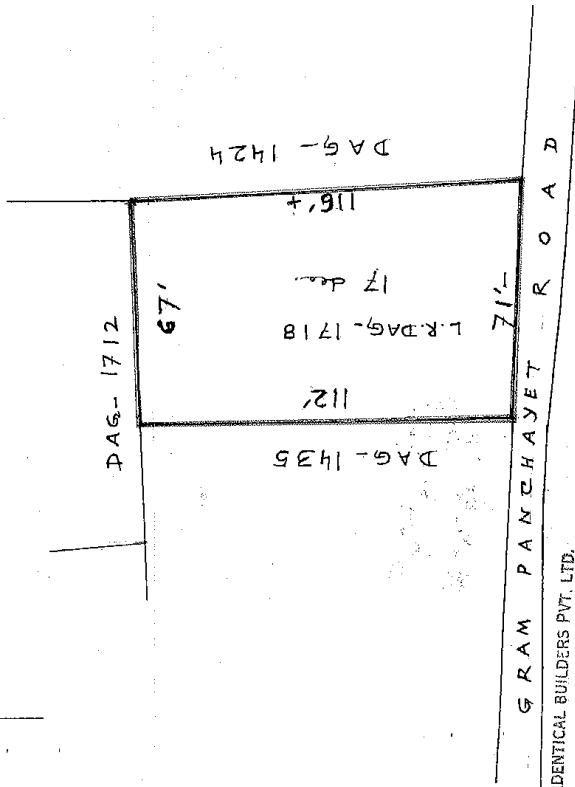
*1 chaind chain
as considered attorney
of Janssed (Chain).*

Seal of the District Registrar - N. South
District Registrar, Mysore
Mysore 575 102
24 OCT 2011



SITE PLAN

MOUZA - BADEHUGLI, T.L. NO-80
P.S. SONARPUR, DIST-24 P.S(S)
L.R. DAG NO- 1435/1718
AREA - 17 ac.
COLOUR - RED BORDER
SCALE - 1" = 33'



DRAWN BY

Moni Mahto Mahto
10.10.2011
SURVEYOR+PLANNER
L.R. SURVEY CENTRE
Subodhipur Middle Road
Bansipur, Kolkata-700144
L.No.-25/Surveyor/B.M.12087

1 Chaitanyo Chakraborty
as consultant
attorney of Javed
Chakraborty

IDENTICAL BUILDERS PVT. LTD.

Samin Datta
Director/Authorised Signatory

EMINENT DEVCON PVT. LTD.

Samin Datta
Director/Authorised Signatory

IMMORTAL BUILDERS PVT. LTD.

Samin Datta
Director/Authorised Signatory

WISE DEVELOPERS PVT. LTD.

Samin Datta
Director/Authorised Signatory

WILLY DEVELOPERS PVT. LTD.

Samin Datta
Director/Authorised Signatory

ELFIN BUILDCON PVT. LTD.

Samin Datta
Director/Authorised Signatory

IMPIETY DEVCON PVT. LTD.

Samin Datta
Director/Authorised Signatory

INVENTION DEVELOPEKE PVT. LTD.

Samin Datta
Director/Authorised Signatory

Director/Authorised Signatory

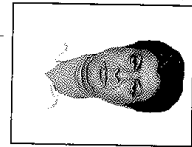
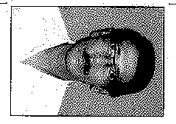
Special Pro-Submarine TV
News in Progress, Alberta
September 29th & 30th of
September 2011
24 OCT 2011



10

SPECIMEN FORM FOR TEN FINGERPRINTS

Samin Das



*Reading Room as
consulting attorney
of Samin Das*

3.									
	Little	Ring	Middle (left)	Fore Hand	Thumb				
	Thumb	Fore	Middle (right)	Ring Hand	Little				
4.	Little	Ring	Middle (left)	Fore Hand	Thumb				
	Thumb	Fore	Middle (right)	Ring Hand	Little				
	Thumb	Fore	Middle (right)	Ring Hand	Little				

Seal of the District Sub-Registrar
District of Mysore, Mysore
24 OCT 2011

