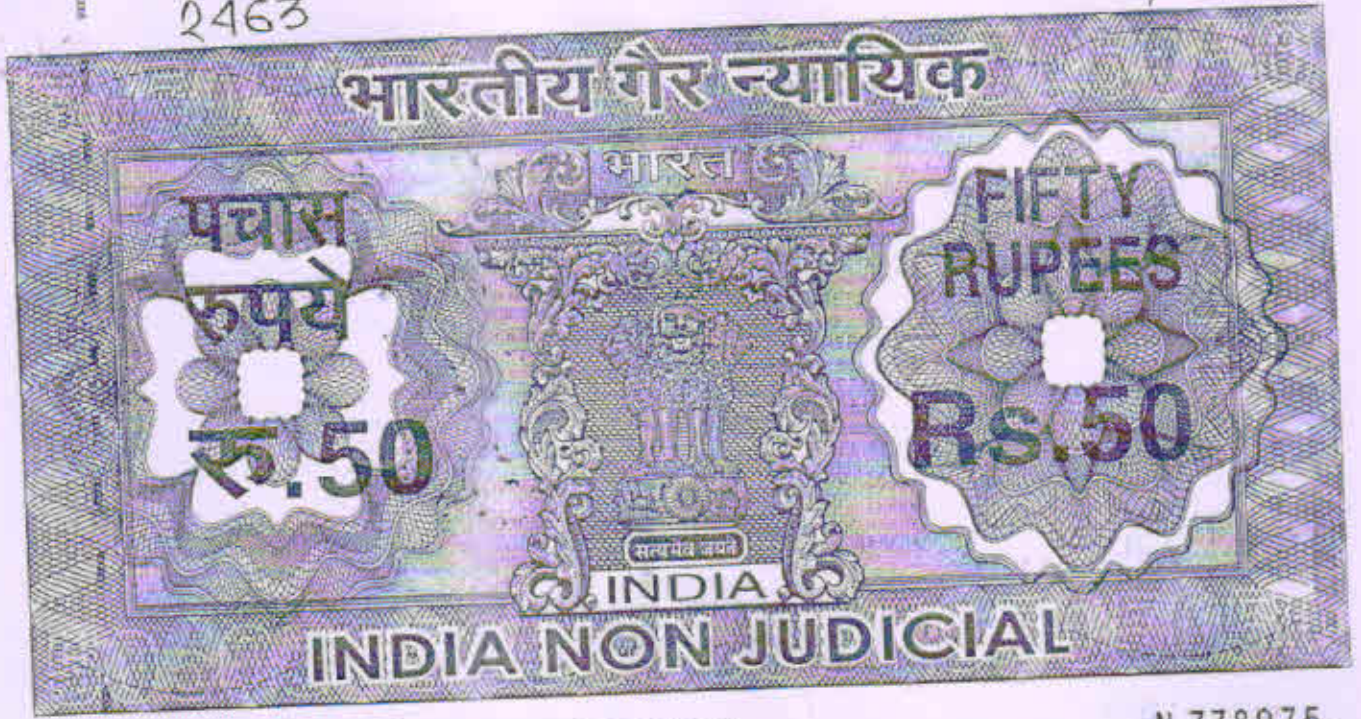


2463

1 2369



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 778075

22-03-14
12-12-14

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Addr-
essments Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Burdwan

24 MAR 2014 DEED OF SALE

Mouza : Bhiringee

Area of land measuring more or less 11.63 Cottah

Under Durgapur Municipal Corporation

Sale Value- Rs.1,61,00,000/-

Market Value - Rs.1,62,82,000/-

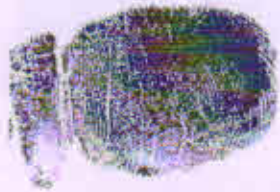
This Deed of Sale is made by

Contd..P/2

Sl. No. 623 Date 19/3/14
Name Keshav Prasad Trade Com Rt 112
Address Kel. Sl. 4
Value of Stamp Paper 5/-
Date of Purchase of the Stamp
Paper from Treasury 4 MAR 2014
Name of the treasury from
where Purchase-Durgapur.

~~Jitendra Nath Mondal~~
~~Stamp Vendor~~
Durgapur Court, Durgapur-19
Licence No-1/88

Dipak Das



832

Dipak Das



833

Mintu Das



834

Dipak Das

Add. Dist. Sub-Registrar
Durgapur, Burdwan



835

Dipak Das

22 MAR 2014

2. Sri Mintu Das (Pan No- BDJPD6939C) By Occupation- Business
3. Sri Pintu Das { Pan No-ALTPD9459Q} By Occupation- Business
4. Sri Biswajit Das { Pan No-BJZPD5597A} By Occupation- Business
5. Smt Maya Rani Das { Pan No-AZDPD2870K} By Occupation- House-Wife
6. Smt Kakali Das { Pan No- AYSPD6025C} Wife Of Sri Somnath Das & daughter Of Late Pran Krishna Das By Occupation- House-Wife
7. Smt Kalyani Das { Pan No-AZDPD2274R} Wife Of Late Umesh Chandra Das By Occupation- House-Wife
8. Smt Kalpana Mondal { Pan No-BGMPM8977R} Wife Of Sunil Kumar Mondal By Occupation- House-Wife
9. Smt Putul Sarkar [Das] { Pan No-COOPS599Q} Wife Of Late Shanti Ranjan Sarkar By Occupation- Service
10. Smt Sikha Malakar { Pan No-BIJPM5676G} Wife Of Sri Sanjit Malakar by Occupation-House Wife

Sl.No-1 to 6 are residing at Bhiringee P.O-Durgapur-13 P.S-Durgapur District-Burdwan and Sl No-07 to 10 are residing at Milan Nagar Kanchrapara District-24 Pargana (N)

{ Hereinafter referred to as the "VENDOR(S)"

(Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in-office, administrators, representatives and assigns) of the ONE PART

In Favour Of :-

KESARINANDAN TRADECOM PRIVATE LIMITED [PAN NO- AAFCK1204P]
Having its registered office at 19, Pollock Street Kolkata-700001
Represented by its Director Sri Nawal Kishor Rathi son Of Hari Kishan Rathi
by faith Hindu, by occupation: -Business by Nationality -Indian

[Hereinafter called the "PURCHASER'S COMPANY (which term or expression shall unless excluded by or repugnant to the subject to context be deemed to mean and include the said company , successors -in office , executors, administrators representatives and assigns) of the **SECOND PART.**

Contd. Page-03

WHEREAS the schedule below property originally belonged to Basanta Kumar Mukhapadhyay & Others and their names duly mutated in RS Records Of Right and said Basanta Kumar Mukhapadhyay transferred the schedule below portion of schedule described plot by way Of Gift being no- 2478 Of 1942 in favour of Tulasi Das Mukhapadhyay who further transferred the same by regd deed of Gift being no- 4242 Of 1970 in favour of Amitava Mukherjee .

And Whereas another landlady Snigdha Banerjee who acquired by way of Gift vide deed no-3994 Of 1974 and transferred an area of 4 Cattah Of Plot No- 468 by regd deed no-3959 Of 1995 in favour of Pran Krishna Das and an area of 2.63 Cattah Of Plot No-468 in favour of Lakshirani Das.

And Whereas another co-sharer Smt Krishna Mohini Dasi ,Smt Khudubala Debi Smt Asalata Debi Sushil Kr.Nayak and Anil Kumar Nayak and they transferred an area Of 09 Satak Of Plot No-469 by regd deed of sale being no-2032 Of 1971 in favour of Pran Krishna Das and Kajal Das @ Nani Gopal Das .

And whereas after demise of said Prankrishna Das , Nani Gopal Das and Lakhi Rani Das the schedule below property devolved upon the present Vendors and from the date of inheritance they are owning ,possessing and seizing every right, title and interest over the schedule below land without any encumbrances but as the area of land is not sufficient for settlement for all vendors in same roof for which they are not willing to hold the schedule below property and proclaimed for sale.

AND WHEREAS the party hereto of the second part, being desirous of purchase of schedule below land and have agreed to acquire for valuable consideration of Rs.1,61,00,000/- -(Rupees One Core Sixty One Lakh Only). which is more particularly marked, butted and bounded and delineated in red in the annexed site plan.

Contd. Page-04

NOW THIS IDENTURE WITNESSETH that in consideration of the said consolidated price of Rs.1,61,00,000/- -(Rupees One Core Sixty One Lakh Only), the PURCHASER'S Company have paid this day full sale consideration through their representative hereby acknowledges the receipt of the said sum .

And the VENDORS doth hereby grant, transfer, sell, convey, assures and assigns its, right, title, interests and possession in, to and over the said land and properties as described in the Schedule written herein below along with the right easements and prescriptions attached or annexed thereto to the used and control of the PURCHASER'S COMPANY its successors , assigns and legal representatives in all that land, hereditaments, tenements, messages, properties as described in the Schedule written herein below and attached and annexed thereto along with passages, rights, liberties, privileges, easements, prescriptions and profits whatsoever to the said land and premises and properties as fully described in the Schedule written herein below and anywise appertaining thereto or usually held on enjoyed therewith or reputed to belong to or to be appurtenant thereto free from all encumbrances and charges of any kind, Decree or so on of the past or any suit or claim at present, all encumbrances and charges of any kind, Decree or so on of the past or any suit or claim at present, liens whatsoever without having subjected to any kind of transfer or agreement therefore or notice for requisition and/or acquisition whatsoever from or by any authority in law of the land whatsoever nor having subjected to any alignment or developmental Scheme by any authority under the law of the land, and TO HAVE AND TO HOLD the hereditaments and land, as aforesaid and the described in the Schedule written herein below transferred, delivered, assured, sold and conveyed unto the use of the said PURCHASER'S COMPANY its successors, legal representatives, administrators, and assigns and the VENDORS COVENANT with the said PURCHASER'S COMPANY AND declare that the VENDORS is /are otherwise also well seized and possessed of land as fully described in the schedule written herein below which have not in any way been encumbered and free from any acquisition or requisition proceeding and the said PURCHASER'S COMPANY its successors, legal representatives, administrators and assigns shall and may at all times peacefully and quietly possess and enjoy the said land and structures and properties ~~~~~


~~~~~as referred to herein above and described in the Schedule written herein below and hereditaments, claim or demand whatsoever therewith, thereof, thereon and thereto form or by the said VENDORS or any person claiming through the VENDORS and the VENDORS hereby delivers all relevant papers documents deeds etc. as to title of the land and properties mentioned above and described in the Schedule written herein below and further covenants that such other paper, document, or deed which may come under control and possession of the VENDORS or any person claiming under the VENDORS will deliver the same unto the PURCHASER'S COMPANY forthwith .

AND WHEREAS the PURCHASER'S COMPANY shall be factually legally entitle to get their names or name of their company recorded in the records of B.L.& L.R.O. Durgapur and to mutate its name into the rent roll of Govt. West Bengal ,Durgapur Municipal Corporation Electricity and water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the vendors and from the date of this sale deed the purchaser shall regularly pay holding tax and land taxes in respect of schedule property to its free choice but all outgoings in connections with the schedule land before execution of this sale deed if found that shall be paid and cleared of by the VENDORS.

AND WHEREAS the said PURCHASER'S COMPANY shall have the right to sale, mortgage, lease out, let out and/or transfer to any person or company whatsoever the said land and property as referred to hereinabove and as fully described in the Schedule written herein below.

AND THAT the said VENDORS and any person claiming under it shall and will for all times to come at the request and cost of the PURCHASER'S Company its successors, legal representatives, administrators and assigns, do or cause to be done or execute or cause to be executed all such acts and things or Deed or Deeds whatsoever for further and more perfectly assuring the right, title and interest of the PURCHASER'S Company in and to the said land and property as referred to hereinabove and as fully described in the Schedule written herein below or any part thereof and the VENDORS~~~~~



~~~~~ further covenants that if it transpires that the land, and property as hereby conveyed, transferred, sold, assigned or assured by the VENDORS is not free from all or any encumbrances as hereinabove stated according to law of the land the VENDORS indemnities and states that they or in absence of themselves their legal heirs jointly or severally will be liable to remove all ambiguity or the defect of their title by their own cost.

AND WHEREAS if the land as fully described in the Schedule written herein below hereby transferred, sold and conveyed or acquired or requisitioned by State or any Statutory Authority or any such authority under law of the land, the PURCHASER shall be entitled to get all compensation amount in full and the VENDORS, its successors-in-office.

AND WHEREAS the VENDORS doth hereby delivers peaceful khas possession of the land and property free from encumbrances and lien as referred to herein above and fully described in the Schedule written herein below as sold, conveyed, transferred, and assured hereby unto and in favour of the PURCHASER'S COMPANY upon execution of these presents.

**SCHEDULE OF LAND AND PROPERTY AS SOLD, TRANSFERRED
CONVEYD AND ASSURED AS REFERRED TO HEREINABOVE**

District-Burdwan, Mouja- Bhiringee, J.L.No-68 P.S.-Durgapur Sub-Division and Sub-Registry Office: Durgapur measuring total area of Land more or less 11.63 Cattah Comprising in

| Plot No | Khatain No- | Nature | Area |
|---------|-------------|--------|-------------|
| 1. 468 | 1597 | Baid | 6.63 Cattah |
| 2. 469 | 149 | Baid | 05 Cattah |

Butted & Bounded As follows

On North: Quality Hotel On South : N.H-2 { G.T.Road}

On East: Khawadwa Hotel On West :- Land Of Vendors

(which specifically shown in red colour in annexed sketch map which will be treated as part and parcel of this Deed). Proposed land used as Bastu and not acquired by any Govt authority

It is hereby declared that the full name, colour passport size photograph and finger prints of each fingers of both the hands of the authorized representative of VENDORS and the purchaser's Company are attested in additional pages in this deed being page nos. 1a & 1b(total 2 pages) and the same are treated as part and parcel of this deed.

IN WITNESS WHEREOF the VENDORS after going through the contents of this deed which readover and explained by their appointed advocate doth hereby subscribes, their hand on this 20th day Of March 2014 at ADSR Office at Durgapur

Witnesses:

1) Soma Biswan
w/o Dipak Das
375, Masjid Bati Road,
Mulanagar
Kanchrapara - 743125

2. Kalyani Das
Kalyani Das
23, Kalyani Das
Durgapur - 713208

Dipak Das

1. Sri Dipak Das

Mintu Das

2. Sri Mintu Das

Pintu Das

3. Sri Pintu Das

Sri Biswajit Das

4. Sri Biswajit Das

Smt Maya Raj Das

5. Smt Maya Raj Das

Kakali Das

6. Smt Kakali Das

Kalyani Das

7. Smt Kalyani Das

Kalpana Mondal

8. Smt Kalpana Mondal

Putul Sarkar (Das)

9. Smt Putul Sarkar (Das)

Sikha Malakar

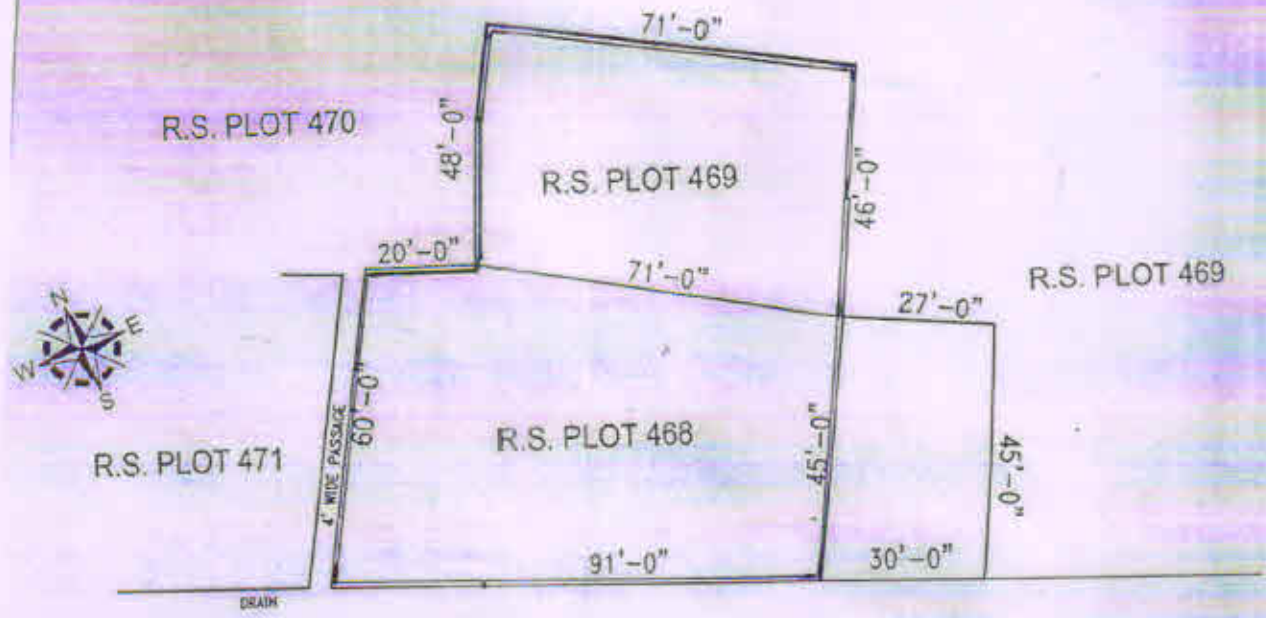
10. Smt Sikha Malakar

Signature of Vendors

Drafted and typed by me
[Signature]
ADVOCATE
Reg. No-WB-468 /80

DEED PLAN SHOWING THE LAND OVER RS PLOT NO : 468, 469 L.R., PLOT NO.
 IN MOUZA BHIRINGI, JL NO: 68, P.S: DURGAPUR, DIST: BURDWAN.
 AREA OF THE LAND : 11.63 COTTHA (MORE OR LESS) BOUNDED IN RED
 COLOUR

NAME OF PURCHASERS:



G.T. ROAD

TO ASSANSOL

TO DURGAPUR

SCALE: 1"=33'

Dipak Das
Pratibha Das
Pratibha Das

Patul Sarmar (Sas),
 Sikha Malakar
 Address 9135

SHYAMOLI 4777
Kalyani Das
Kalpina Mondal
Kakali Das

Sukumar Patra
 SUKUMAR PATRA
 (Surveyor)
 Sur. Reg No.-11252

Sign of Surveyor
 Sukumar Patra
 Reg. no. 11252

Sign of SELLER

Sign of OWNER

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

Dipak Das

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

Dipak Das

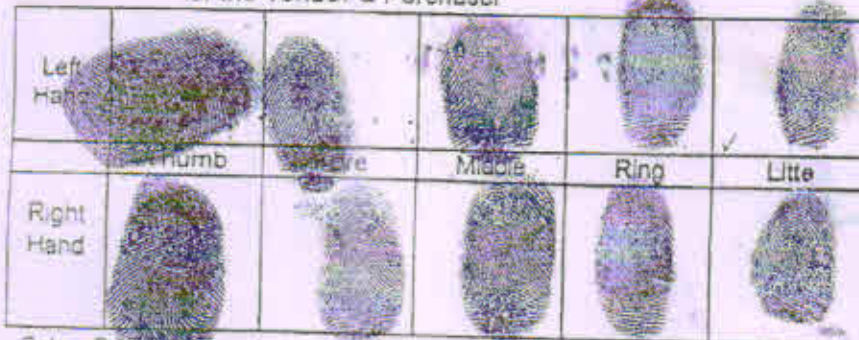
Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

Dipak Das

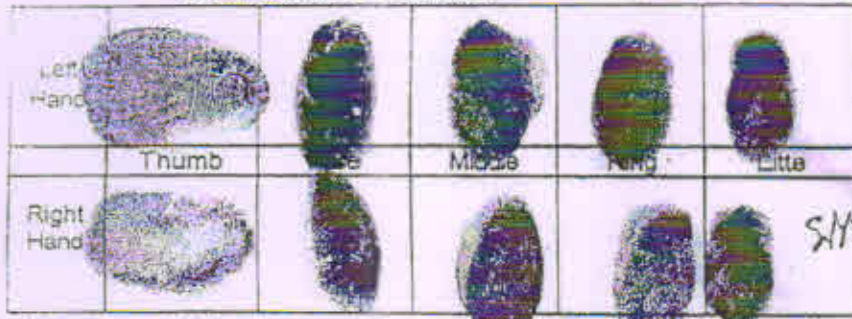
Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

Dipak Das

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

Signature

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

Kakali Das

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

Kalyani Das

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser



Colour Passport size photograph, finger prints of both the hands is attested.

Kalpana Mondal

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

| | | | | | |
|------------|-------|------|--------|------|--------|
| Left Hand | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| Right Hand | | | | | |



Putul Sarma (Sas)

Colour Passport size photograph, finger prints of both the hands is attested.

Putul Sarma (Sas)

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

| | | | | | |
|------------|-------|------|--------|------|--------|
| Left Hand | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| Right Hand | | | | | |



Sika Malakar

Colour Passport size photograph, finger prints of both the hands is attested.

Sika Malakar

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

| | | | | | |
|------------|-------|------|--------|------|--------|
| Left Hand | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| Right Hand | | | | | |



Dawal Kishore Rosh

Colour Passport size photograph, finger prints of both the hands is attested.

Dawal Kishore Rosh

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

| | | | | | |
|------------|-------|------|--------|------|--------|
| Left Hand | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| Right Hand | | | | | |



Colour Passport size photograph, finger prints of both the hands is attested.



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 02369 of 2014
(Serial No. 02463 of 2014 and Query No. 0206L000004407 of 2014)

On 22/03/2014

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

Presented for registration at 12.32 hrs on :22/03/2014, at the Private residence by Dipak Das , one of the Executants.

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

Execution is admitted on 22/03/2014 by

1. Dipak Das, son of Late Pran Krishna Das , Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
2. Mintu Das, son of Late Pran Krishna Das , Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
3. Pintu Das, son of Late Pran Krishna Das , Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
4. Biswajit Das, son of Late Pran Krishna Das , Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
5. Maya Rani Das, wife of Late Pran Krishna Das , Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : House wife
6. Kakali Das, wife of Somnath Das , Bhiringee, DURGAPUR MC, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : House wife
7. Kalyani Das, wife of Late Umesh Chandra Das , Milan Nagar, Kanchrapara, , District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
8. Kalpana Mondal, wife of Sunil Kumar Mondal , Milan Nagar, Kanchrapara, , District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
9. Putul Sarkar(Das), wife of Late Shanti-Ranjan Sarkar , Milan Nagar, Kanchrapara, , District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Service
10. Sikha Malakar, wife of Sanjit Malakar , Milan Nagar, Kanchrapara, , District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife

Identified By Some Biswas, wife of Dipak Das, 375, Masjid Bati Road, Milan Nagar, P.O. :-Kanchrapara, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743145, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



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

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 02369 of 2014
(Serial No. 02463 of 2014 and Query No. 0206L000004407 of 2014)

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

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

Registration Fees Rs. 1,79,098/- paid online on 20/03/2014 2:56PM with Govt. Ref. No. 192013140008576112 on 20/03/2014 2:22PM, Bank: AXIS Bank, Bank Ref. No. WB200320140006084 on 20/03/2014 2:56PM, Head of Account: 0030-03-104-001-16, Query No:0206L000004407/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,62,82,000/-

Certified that the required stamp duty of this document is Rs.- 1139750 /- and the Stamp duty paid as Impressive Rs. - 50/-

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

Stamp duty Rs. 11,39,750/- paid online on 20/03/2014 2:56PM with Govt. Ref. No. 192013140008576112 on 20/03/2014 2:22PM, Bank: AXIS Bank, Bank Ref. No. WB200320140006084 on 20/03/2014 2:56PM, Head of Account: 0030-02-103-003-02, Query No:0206L000004407/2014

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR




(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 5089 to 5105
being No 02369 for the year 2014.




(Satyajit Biswas) 24-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal