



1176 ————— 1176 ————— 3000 30/8/02

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 Serial No. 1129 for ID 2002
 Cartridge Paper Sheet
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From art. 1 (1) of the
 Table Article 1 (a) & (b)
 Value of Stamp 2
 Supplied 10.25
 Value of Stamp 70.5
 Total 29.30
 Date of Receipt
 Total Paid for Copying
 Copy prepared
 No. 35 Bhuturia
 On per Order No. 1176 of 30/8/02

[Signature]
 REGISTRAR OF ASSURANCES
 CALCUTTA

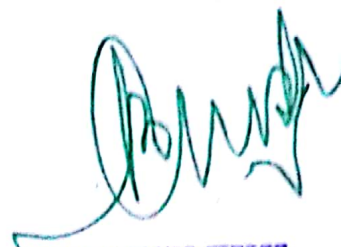
[Signature]
 Addl. Registrar of Assurances-III
 Calcutta.
 2/9/02

13846

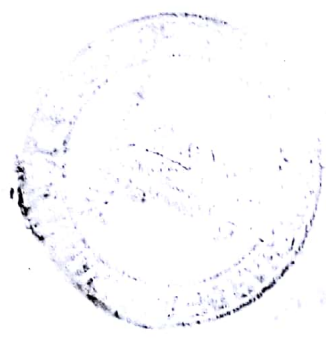
28 AUG 2002

SL. NO. _____ DATE _____
 NAME _____
 ADD. _____
 AMT. _____

DEBASISH BISWAS
 Advocate
 171, A, 1st Coo Road
 Kolkata-74



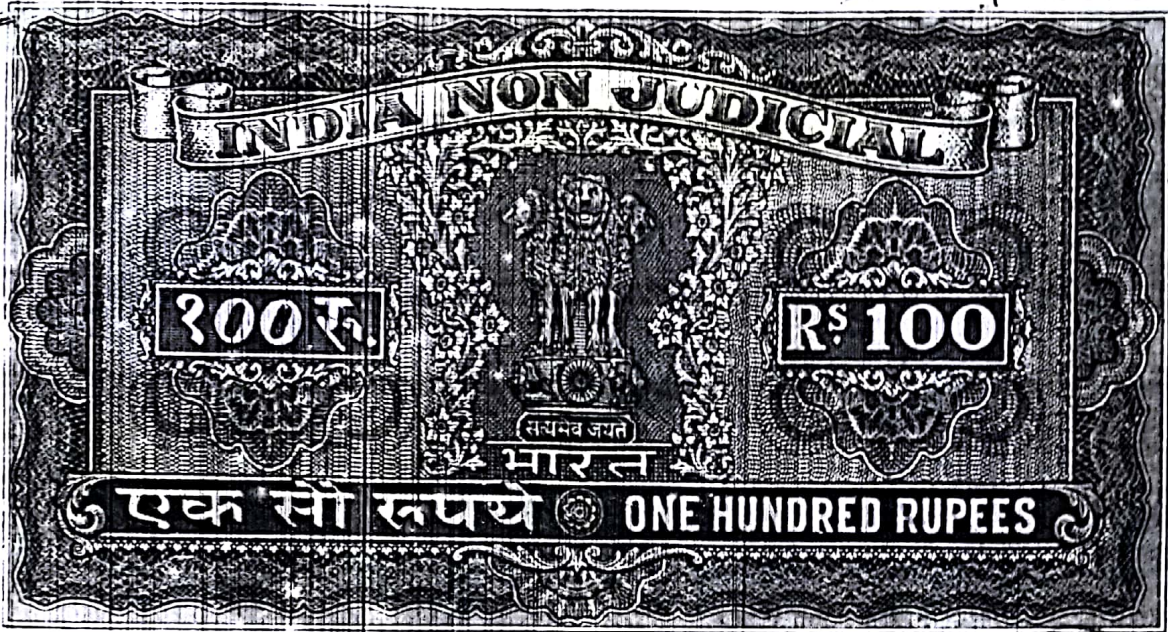
NOTED STAMP VERIFIED
 CALCUTTA REGISTRATION OFFICE



5162

1129

100Rs.



200

Admissible under Rule 81, fully stamped
 under the Indian Stamp Act, 1889
 and the Assam Stamp Act, 1938.
 Stamp duty as per Act, 1938.
 Fee paid as under:-



23

Gautam Sharma
 Registrar of Assurances
 Calcutta 30.8.02

Gautam Sharma

DEED OF SALE

THIS DEED OF SALE is made on this 30th day of August, 2002

BETWEEN

Shri Gautam Sharma son of Shri Murali Manohar Sharma, Hindu by religion, resident of P/454, C.I.T. Scheme No. XLVII, Kolkata - 29 hereinafter called "the Vendor" (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrators, legal representatives and assigns) of the One Part.

as per
Shri Murali Manohar Sharma

Continued to Page 2

(Page 1)

Sd/-
16.8.02

1988

9/8/02

Bihar

Plastic

Delia



Presented for Registration at 11-20 Am Ass. Registrar of Assurances

on the 30th August 2002

At his residence by Gautam Sharma
the Applicant

on file

30.8.02

Gautam Sharma

5420

Gautam Sharma
40 Mukali Manohar.
Sharma of P/454C.1.T
Scheme No XI VII
Kolkata-23



Gautam Sharma

Sentendra Singh Bhutaria
Advocate
High Court
Calcutta

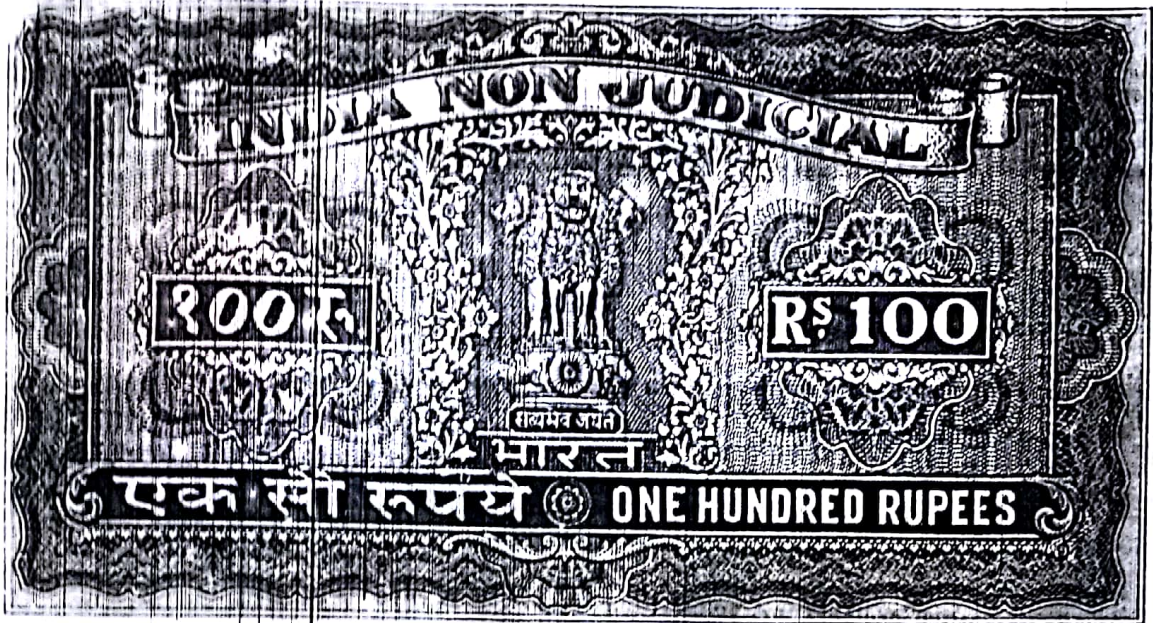
Identified by me
Sneha S/B Sharma
At
High Court, Calcutta

on file

Ass. Registrar of Assurances
Calcutta

30.8.02

100Rs.



Gautam Sharma

AND

M/s BIHANI PLASTIC – An approved S. S. I. Haldia Downstream Project registered with Directorate of Cottage & Small Scale Industries having its Registration No. 215102716 issued by G.M., D.I.C. Jalpaiguri, represented by its proprietor **Smt Prem Lata Bihani** wife of **Shri Ratan Kr. Bihani** Hindu by religion, Housewife & Business by occupation, resident of Bidhan Road, P.O. & P.S. Siliguri, District Darjeeling hereinafter called "the Purchaser" (which expression shall unless repugnant to the context or meaning thereof include her heirs, executors, administrators, legal representatives and assigns) of the Other Part.

Continued to Page 3

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1984
Bihar
1984

28/8
Plastic
Lilip
m...

Pranav
Bharat
A. K. Sharma



30.8.02
Asst. Registrar of Assurances
Gokarna

a

Gautam Sharma

WHEREAS one Mahabir Prasad Sharma, the grand father of the Vendor acquired all that piece of land measuring 1.44 acres included in Plot Nos. 83, 84 and 85 and forming part of Khatian Nos. 282/3 and 282/5, of Sheet No.5 of Mouja Dabgram, J. L. No.2, Paragana Baikunthapur with the District of Jalpaiguri and became absolute owner thereof with all right, title, interest and possession free from all encumbrances and raised a structure thereon having Holding No. 2243/686 under Ward No. 42 of Silliguri Municipal Corporation.

AND WHEREAS the above named Mahabir Prasad Sharma during his life time by executing a Will, devised and bequeathed all his movable and immovable properties including his aforesaid land and structure standing thereon to the Vendor. The Vendor after the death of his grand father Mahabir Prasad Sharma, became the sole owner of the aforesaid land and structure standing thereon on the strength of the Probate No.53 of 1987 granted on 31st Dey of March, 1987 to the Will of the said Mahabir Prasad Sharma by the Hon'ble High Court of Kolkata, with all right, title, interest and possession thereon and free from all encumbrances whatsoever in nature.

AND WHEREAS the Vendor has offered to sell 0.51 acre of land thereon more fully described and particularly mentioned in the schedule given here under out of his aforesaid 1.44 acres of land and the Purchaser being in need of a plot for his HPL Downstream Manufacturing Unit has agreed to purchase the same for a consideration of Rs.1600000/- free from all encumbrances whatsoever.

AND WHEREAS under the Gazette notification of the Government of West Bengal, Commerce and Industries Department Group-II, being Notification No.91-CI/4/F-54/2000 dated 13.02.2001 the stamp duty and the Registration fees is fully exempted for HPL downstream projects.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in consideration of the sum of Rs.1600000/- (Rupees Sixteen Lacs Only) paid by the Purchaser to the Vendor (the receipt of which the Vendor hereby acknowledges) the Vendor as owner hereby conveys, assigns and transfers to the Purchaser by way of absolute sale ALL that piece and parcel of land measuring 0.51 acre standing thereon more particularly described in the schedule hereunder with all paths, passages, titles, interests, easements, privileges and appurtenances thereto unto and **TO HOLD** the same to the Purchaser as absolute owner.

Continued to Page 4

(Page 3)

Gautam Sharma

2. The Vendor hereby covenants with the Purchaser as follows:

a. That the Vendor has good right, title, interest and full power to convey, assign and transfer the below scheduled land thereon and the land hereby sold is free from all encumbrances, claims, demands, attachments and charges.

b. That the Purchaser shall quietly enter into the said property and held and enjoy, the rents and profits receive there from without any interruption or disturbance by the Vendor or any person claiming through or under him and without any lawful disturbance or interruption by any other person whomsoever subject to payment of land revenue to the Govt. of West Bengal.

c. That the Vendor has handed over to the Purchaser all documents of title relating to or belonging to the said property and he does not have any other document of title in his possession and if, at any time hereafter, he come in possession of any document of title, he shall hand over and cause to be handed over the same to the Purchaser or any person claiming through or under her.

d. That the Vendor shall, at all reasonable times and at the cost of the person requiring the same, sign, execute and do all other acts, deeds and things as may be necessary for further assuring the said property to the Purchaser, her heirs or assigns as may reasonably be required.

3. That all taxes, municipal or otherwise in regard to the said property shall be borne and paid by the Vendor unto the date of registration of this sale deed and thereafter by the Purchaser.

4. That the Vendor shall always be held liable for all damages and injuries suffered by the Purchaser for any defect in the right, title, interest and possession of the Vendor in the scheduled land thereon and if any of the recital of this Deed of Sale is found false at any time hereafter.

Continued to Page 5

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SCHEDULE OF LAND

All that piece and parcel of land measuring 0.51 (zero point five one) acre included in Plot Nos. 83 (Eighty Three), 84 (Eighty Four) and 85 (Eighty Five) and forming part of Khatian Nos. 282/3 (Two Hundred Eighty Two / Three) and 282/5 (Two Hundred Eighty Two / Five), of Sheet No. 5 (Five) of Mouja Dabgram, J.L. No. 2, Paragana Baikunthapur within the District of Jalpaiguri and structure thereon having Holding No. 2243/686 under Ward No. 42 of Siliguri Municipal Corporation.

The land hereby sold is butted and bounded as:-

By North - Common Road and Land of the Vendor.

By South - Land of Gajanand Agarwal

By East - Sevoke Road

By West - Land of Vendor today sold to Bihani Udyog, Proprietor Smt. Prem Lata Bihani

IN WITNESS WHEREOF, the party hereunto have signed this Deed of Sale this 30th day of August, 2002.

Gautam Shams
The Vendor

WITNESS:

1. *Sameer Uel Soman*
Raukishan Road Siliguri

2. *Munib Nawab Shams*
454, C.I.T. Scheme (W),
Kolkata - 29.

Drafted by me

Sneha Gupta
Adv
Hyd. Cont / Cal.

MEMO OF CONSIDERATION

RECEIVED from within mentioned Purchaser
the within mentioned sum of Rs.16,00,000/-
(Rupees Sixteen Lacs) only towards full
consideration of the above scheduled property. : Rs. 16,00,000/-

1) Received a Demand Draft no 845418, dated 12-8-2002
for a sum of Rs 800000/- (Rupees Eight Lacs) only drawn
on Bank of India, Kolkata Service Branch. Rs 800000:00

2) Received a Demand Draft no 845419 dated 12-8-2002
for a sum of Rs 800000/- (Rupees Eight Lacs) only drawn
on Bank of India Kolkata S.B. Rs 800000:00

Rs 1600000:00

(Rupees Sixteen Lacs) only.

WITNESSES:

1. Sanjiv Kumar Samant
Ramkrishna Road, Sahyadri

2. Manish Manojan Sharma

Gautam Sharma
VENDOR

Executed to the best of my knowledge

21/9/02
Addl. Registrar of Assurances-III
Calcutta

