

I 1131/02

10 RS.



1174

1174

3000

309902

1131
525
2
88 4-80

Value of Goods	2
Suppl-d	1025
Value of Goods	17.05
Value of Goods	29.20

to S. S. Shetty
in an Order No. 1174/11-309911

Amey 21/9/02
Sd/-
Registrar of Assurances

REGISTRAR OF ASSURANCES
CALCUTTA


Amey
Registrar of Assurances
Calcutta
21/9/02

14033

29 AUG 2002

SL. NO. ~~DATE~~
NAME.....
ADD.....
CITY.....

D. K. Bhattacharya
Advocate
Alipur Judges' Court
Kolkata-700027


MAGISTRATE STAFF ROOM
CALCUTTA REGISTRATION OFFICE.

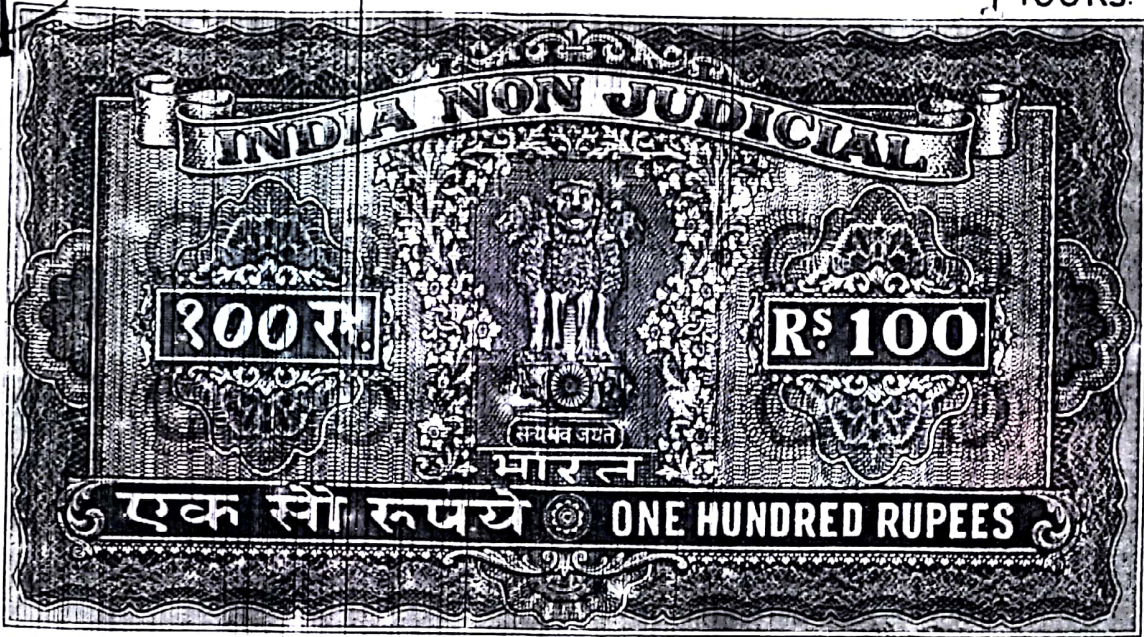


5161

1131

I

100Rs.



250

Removable under Part 8 of the Stamp Act 1899
 and the Amendment Act 1908
 and the Amendment Act 1938
 of the Amendment Act 1938
 Sec. 10 of the Act No. 23
 Fee Paid as under -



Major
 Regd. Registrar of Assurances
 Kolkata

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.

88/12
 4/1/02

Continued to Page 2

(Page 1)

1987
Bihar

28/8/02
Mukhtiyar
Sikar



28/8/02
Stamp
Stamp Year/Date

Presented for Registration as 11-20/8/02
on the Calcutta Registration Office
on the 30th day August 2002

Gautam Sharma
the Examinant

M. S. Jee
Registrar of Assurances
Calcutta
30.8.02

Gautam Sharma

Gautam Sharma
S/o. Purshottam Chandra
Sharma of P/1154 E. I. T
Scheme A & XVII
Kolkata - 29

5420

Gautam Sharma



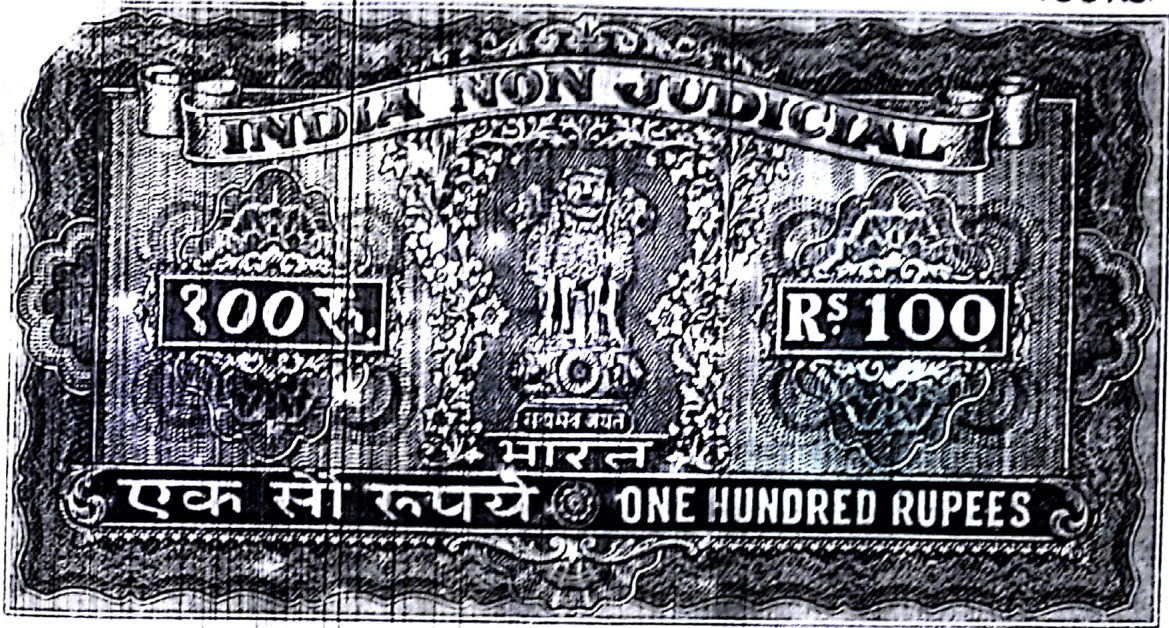
9

Sau. Ramesh Chandra Singh
Advocate
High Court
Calcutta

Identified by me
Sudha S. M. A-2
Hyl Sent, Calcutta.

M. S. Jee
Registrar of Assurances
Calcutta
30.8.02

100Rs.



Gautam Sharma

AND

M/s BIHANI MULTILAYER – An approved S. S. I. Haldia Downstream Project registered with Directorate of Cottage & Small Scale Industries having its Registration No. 215102715 issued by G.M., D.I.C. Jalpaiguri, represented by its proprietor Shri Ratan Kr. Bihani son of Shri Rawatmal Bihani Hindu by religion, 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 his heirs, executors, administrators, legal representatives and assigns) of the Other Part.

Continued to Page 3

(Page 2)

998
Bilgee
Multilayer
Ligon
Dun

[Signature]
R. E. Gilman



100-10000-000

AM 30.8.02
Register of Assurances
G... ..

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 0.31 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.800000/- 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/4F-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.800000/- (Rupees Eight 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 0.31 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 him.

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, his 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

(Page 4)

SCHEDULE OF LAND

All that piece and parcel of land measuring 0.31 (zero point three 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 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 - Land of Vendor today sold to Bihani Tubes, Proprietor Shri Rajeev Bihani

By West - Satyajit Roy Road

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

Gautam Sharma
The Vendor

WITNESS:

1. *Sawarnul Saman*
Rambhishan Road Siliguri

2. *Mishu Manojan Sharma*
454 C.T. Scheme 4,
Kolkata - 29

Drafted by me

Sneha Sijj Bhattacharya
Advocate High Court
Calcutta.

MEMO OF CONSIDERATION

RECEIVED from within mentioned Purchaser
the within mentioned sum of Rs.8,00,000/-
(Rupees Eight Lacs) only towards full
consideration of the above scheduled property. : Rs. 8,00,000/-

Received a Demand Draft no 845425 dated 12.8.2002
drawn on Bank of India, Kolkata S.B. for a sum of
Rs 800000 (Rupee Eight Lacs) only

B

WITNESSES :

Gautam Shams
VENDOR

1. *Sandhya Devi Samant*
Rauki, Kan Road, Seigny

Certified to be a true copy

2. *Mirli Manjhar Shams*
456, C.I.T. Scheme 42
Kolkata - 29



ans regis
Addl. Registrar of Assurances. TTD
Calcutta

2/9/02