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DEED OF SALE

Yogistras Azthoriesa 1978, 7400 This indenture made on this the 227 day of June 4 act, avi of 1808, Jaipanes

Sale deed Value of Rs. 4,81,000/= Area: 18 katha 8 chh. Bhaktinagar P.S. Jalpaiguri Dist. Dabgram Mouza Khatian no. 116 Sheet no. 3 three 109 Plot no.

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PREM BHOG FOOD PRODUCTS PRIVATE LIMITED, near Kalchakra Mandir, Salugara East, Ward no. 42, P.S. Bhaktinagar District Jalpaiguri, its Directors 1. Shri Raju Gupta S/O Late M.P.Gupta, 2. Shri Surendra Gupta S/O Late B. Gupta 3. Shri Ashok Kumar Gupta S/O Shri Raju Gupta and 4. Saroj Kumar Gupta S/O Late B. Gupta, residing at Gandh inagar P.S. Bhaktinagar District Jalpaiguri - hereinafter called the PURCHASER which expression shall mean and include its heirs executors, successors, representatives and assigns of the ONE PART.

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Shri Surendra Gupta son of Late Binda Prasad Gupta, 2. Shri Dipak Kumar Gupta son of Shri Raju Gupta and 3. Smt. Sunita Gupta wife of Shri Surendra Gupta, hindu by religion, occupation by business and housewife, residing at Gandhinagar P.S. Bhaktinagar Dist Jalpaiguri, hereinafter called the SELLERS which expression shall mean and include their heirs executors, successors, representatives and assigns of the OTHER PART

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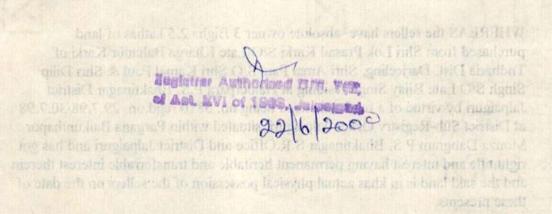
WHEREAS the sellers have absolute owner 3 Bigha 2.5 kathas of land purchased from Shri Lok Prasad Karki S/O Late Kharga Bahadur Karki of Tndharia Dist. Darjeeling, Shri Amal Paul S/O Shri Kamal Paul & Shri Dilip Singh S/O Late Bijay Singh residing at Haiderpara P.S. Bhaktinagar District Jalpaiguri by virtue of a regd. sale deed being no. 3810 regd.on. 29.7.98/30.7.98 at District Sub-Registry Office Jalpaiguri situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri and has got right, title and interest having permanent heritable and transferrable interest therein and the said land is in khas actual physical possession of the sellers on the date of these presents.

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WHEREAS the sellers being in need of money for purchased more profitable properties has offered for sale measuring 0.3052 acre of land more fully described in the schedule below free from all encumbrances.

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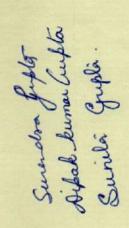
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WIFEED AS the select being in need of money, for produced races produite properties has offered for sole recomming 0.3032 acre of land more fully described in the selectule below the from all encountrances.

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WHEREAS the purchaser being in need of a plot of land has accepted the said offer of the sellers and have offered and agreed to purchase the said land more fully described in the schedule below for the sum of Rs. 4,81,000=00 (Rupees four lakhs and eighty one thousand) only, free from all encumbrances.

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NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs.4,81,000=00 (Rupees four lakhs and eighty one thousand) only,paid by the purchaser, as described below to the sellers, receipt whereof the sellers hereby acknowledges, the said sellers do hereby convey, transfer, sell and absolutely assign to the said purchaser, free from all encumbrances, charges, claims and demands whatsoever. ALL THAT piece or parcel of land described in the schedule hereunder.

ANDALL the right, title, interest, claims and demands whatsoever of the sellers into and upon the lands hereby transferred and every part thereof; TO HOLD the same unto the purchaser absolutely and forever free from all encumbrances.

#### A N D

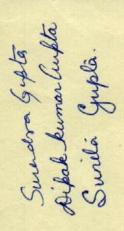
THE sellers have put the purchaser in actual physical possession of the lands hereby transferred and sold.

## A N D

THE sellers and all persons claiming under them do hereby covenant with the purchaser, that at all times hereafter and upon any reasonable request and at the cost of the purchaser to do and execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said land and any part thereof to the purchaser and placing him in possession of the same according to the true intent and meaning of this DEED.



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THE sellers do hereby agree to save harmless and keep indemnified the purchaser from and against all losses, damages, costs or expenses which the purchaser may sustain or incur by reason of any claim being made by anybody whomsoever to the said property.

## SCHEDULE OF THE SOLD LAND

All that piece or parcel of land measuring 18 katha 8 chhatak 0.3052 acre of land at an annual rental of Rs. 0.36 only, appertaining to and forming part of 11.29 acres of land at an annual rental of Rs. 13.09 only, the proportionate rent for the demised plot of land is payable to the landlord the State of West Bengal represented by the B.L. &.L. R. O.Rajganj situated within Pargana Baikunthapur Mouza Dabgram P.S. Bhaktinagar S.R.Office and District Jalpaiguri in Khatian no.116 one hundred sixteen, sheet no.3 three, plot no.109 one hundred nine area measuring 4.00 acres out of that purchased 3 Bighas 2 kathas 8 chhatak out of that 18 katha 8 chh. or 0.3052 acre of land is hereby sold and delineated in the plan shown by the red border annexed herewith.

#### BOUNDARY OF THE LAND

NORTH Land of Shri Jeevan Rai.

SOUTH Land of Nim Tenzing Sherpa, Rinzing Lama & others.

EAST Land of Lok Prasad Karki , Amal Paul & Dilip Singh.

WEST Land of sellers & 16 feet wide road.

WITNESSES

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Prepared by me

(Dulal Ghosh, Deed Writer)

L.C.No.28, D.S.R.Office

Jalpaiguri

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