

Sale 3861-22863861-5/200 A-25/461-49 for 19St - 5000:00 BD 43100:00 BD 43100:00 137900:00

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Additional District Sub- Registrar Ranigani, Burdwan

Grander Juni

= 2 SEP 2009

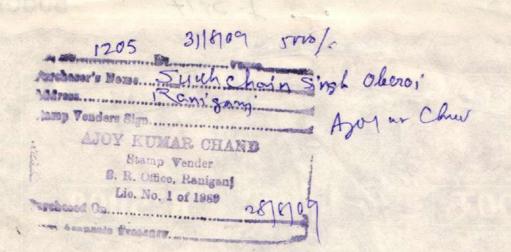
DEED OF SALE

DEED OF SALE ::

Mouza- Amrasota, P.S. Raniganj, Sale Value Rs.7,20,000/-, Assessed

Market Value: Rs. 22,86,386/-, Area- 18 Cottah.

THIS DEED OF SALE is made this the 2nd day of September, 2009 (TWO THOUSAND NINE);



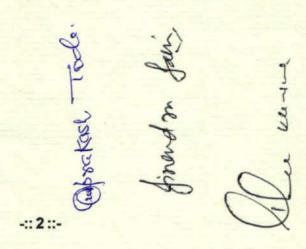


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Additional District Sub-Registrar . Raniganj, Burdwan

- 2 SEP 2009



(1) SRI OM PRAKASH TODI, Son of Late Jagannath Todi, by faith Hindu, Nationality Indian, by Occupation Business, PAN: ACNPT9949A, resident of West Apcar Gardens, Asansol-4, P.S. Asansol (S), A.D.S.R. Office & Sub-Division Asansol, Dist. Burdwan (W.B), (2) SRI JINENDRA KUMAR JAIN, Son of Sri Bimal Kumar Jain, by faith Hindu, Nationality Indian, by Occupation Business, PAN: ACTPJ4351L, resident of 28B, Ratan Sarkar Garden Street, Kolkata and (3) SRI MAHESH KHEDWAL, Son of Vidyadhar Khedwal, by faith Hindu, Nationality Indian, by Occupation Business, PAN: AMDPK8211G, resident of G.T. Road, Raniganj, P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B) hereinafter jointly and severally called the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrator and legal representatives) of the ONE PART;

-:: IN FAVOUR OF ::-

(1) SRI SUKHCHAIN SINGH OBEROI, Son of Late Swarup Singh Oberoi, PAN:

AADPO4487C, (2) SMT. HARSHARAN KAUR, Wife of Sri Sukhchain Singh Oberoi PAN:

AADOP4484B, & (3) SRI SARABJEET SINGH OBEROI, Son of Sri Sukhchain Singh Oberoi,

PAN: AAIPO3196R, all by faith Hindu, Nationality Indian, by occupation Business & Housewife,

residents of N.S.B. Road Bye Lane (Near Neelkantha Hotel), Raniganj, P.O. & P.S. Raniganj,

A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B), herein-after jointly

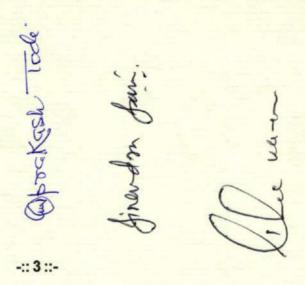
and severally called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors,

executors, assigns, administrators and legal representatives) of the OTHER PART;

WHEREAS the Vendors jointly purchased the schedule mentioned property by virtue of a Regd. Deed of Sale being No. 2293 for the year 2005 of A.D.S.R. Office Raniganj, executed by it's lawful owners Smt. Kailash Devi Luharuwalla, Wife of Late Ramratanlal Luharuwalla & Others of N.S.B. Road, Raniganj, P.O. & P.S. Raniganj, Dist. Burdwan.



Additional District Sub-Registral
Rentgani, Burdwan
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AND WHEREAS by virtue of such acquirement, the Vendors recorded their ownership in separate L.R. Record of Rights and became the absolute owners of the schedule mentioned landed property and the vendors have been owning and possessing the same as its lawful owners thereof free from all encumbrances whatsoever and the vendors have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS the Vendors being in urgent need of money to meet their legal and lawful expenses have decided to sell and transfer the said schedule mentioned property free from alll encumbrances.

AND WHEREAS the Purchasers being satisfied with the titles of the vendors upon the schedule mentioned property have agreed to purchase the same AND WHEREAS for this, the purchasers have offered to purchase the schedule mentioned property free from all encumbrances for the total consideration of Rs. 7,20,000/- (Rupees Seven Lac twenty thousand) only for their own interest and requirement.

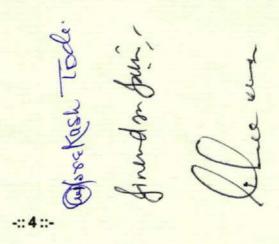
AND WHEREAS the Vendors considering the said price offered by the Purchasers to be reasonable, fair and highest in the present market rate and on the present state of affairs have accepted the said offer of the purchasers and have agreed to sell the said schedule mentioned property with all easement rights attached thereto unto the purchasers together with all their subsisting rights, titles, interest and possession therein free from all encumbrances.

AND WHEREAS towards the total consideration, the purchasers have paid unto the Vendors the sum of Rs. 7,20,000/- (Rupees Seven Lac twenty thousand) only as the total amount of consideration on this day of the execution of this Deed.



Additional District Sub- Registral Ranigani, Burdwan

= 2 SEP 2009



NOW THIS DEED WITNESSETH AS FOLLOWS :-

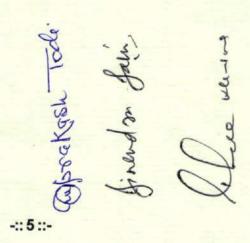
That in pursuance of the said agreement and in consideration of the payment of the said sum of Rs. 7,20,000/- (Rupees Seven Lac twenty thousand) only made by the purchasers by Three Cheques being (i) Cheque No. 015453 dtd. 18-08-2009 for Rs. 2,40,000/-(Rupees Two Lac forty thousand) only in favour of Vendor No. (1), (ii) Cheque No. 7/ 3026000 dtd. 31-08-2009 for Rs. 2,40,000/- (Rupees Two Lac forty thousand) only in favour of Vendor No. (2) and (iii) Cheque No. 000061 dtd. 18-08-2009 for Rs. 2,40,000/- (Rupees Two Lac forty thousand) only in favour of Vendor No. (3), all of Union Bank of India, Raniganj Branch, the whole of the aforesaid consideration amount and the receipt whereof the said vendors do hereby admit and acknowledge, the said vendors hereby grant and convey unto and to the use of the purchasers all those piece and parcel of land as described in the schedule below together with all areas, paths, passages, liberties, privileges, easements, appurtenances whatsoever to the said land belonging or in any way appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the same hereby granted for ever and the said vendors do hereby for themselves, their heirs, administrators, legal representatives and assigns covenant with the purchasers and declare that they are seized and possessed of and have not in any way encumbered or charged the property conveyed and that the said purchasers shall and may at all times peaceably and quietly possess and enjoy the same without any manner of interruption, claim or demand whatsoever from or by the said Vendors or any persons claiming under them AND THAT the vendors shall and will and for all times to come at the request and cost of the said purchasers do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the purchasers to the said property or any part thereof and the vendors further covenant that if it transpires that the property hereby conveyed is not free from all encumbrances the vendors shall be liable to the purchasers and the vendors shall be bound to make good any losses sustained by the purchasers and to refund the consideration money together with damages at a time.

Be it further stated that the purchasers all their heirs, successors, administrators, assigns shall enjoy the property mentioned in the schedule below from generation to generations with all right, title, interest of the vendors according to their choice, preference and necessity including all sorts of transferring right by way of sale, gift, mortgage, lease or



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12 SEP 2009



otherwise and changing the nature of the property and are at liberty to mutate their names towards the conveyed property and to pay rents and cesses to the authority or authorities in the name of the purchasers from this day of sale to the Landlord the Govt. of West Bengal through the B.L. & L.R.O., Raniganj and all consents and approvals are hereby accorded by the vendors by this deed.

SCHEDULE

Within the District of Burdwan, P.S. Raniganj, Sub-division Asansol, Addl. Dist. Sub-Registry Office Raniganj, Mouza Amrasota, J.L. No. 18, the land appertaining to;

- (1) C.S. Khatian No. 239 (Two hundred thirty nine) corresponding to R.S. Khatian Nos. 551 (Five hundred fifty one) & 552 (Five hundred fifty two) and L.R. Khatian Nos. 143 (One hundred forty three), 1778 (One thousand seven hundred seventy eight) & 1779 (One thousand seven hundred seventy nine) bearing R.S. Plot No. 1268 (One thousand two hundred sixty eight) corresponding to L.R. Plot No. 3060 (Three thousand sixty), Classification Baid, measuring an Area 13 (Thirteen) Cottah 06 (Six) Chattak or 0.2212 Acre and;
- (2) R.S. Khatian Nos. 250 (Two hundred fifty) & 251 (Two hundred fifty one) corresponding to L.R. Khatian Nos. 143 (One hundred forty three), 1778 (One thousand seven hundred seventy eight) & 1779 (One thousand seven hundred seventy nine) bearing R.S. Plot No. 1269 (One thousand two hundred sixty nine) corresponding to L.R. Plot No. 3061 (Three thousand sixty one), Classification Danga, measuring an Area 4 (Four) Cottah 10 (Ten) Chattak or 0.0764 Acres.

IN TWO PLOTS TOTAL MEASURING AN AREA 18 (EIGHTEEN) COTTAH OR
0.2976 (ZERO POINT TWO NINE SEVEN SIX) ACRES of Vacant fit for Bastu land alongwith all its easement rights attached thereto is hereby sold by this Indenture.

The property hereby sold is morefully delineated in the Sketch Map annexed hereto and the property shown marked in **RED Hutch Mark**, which will be treated as a part of this Deed.

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Additional District Sub-Registral

Ranigani, Burdwan

2 SEP 2009

The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Raniganj.

IN WITNESSES WHEREOF the Vendors above named do hereby sign and execute this Deed of Sale in good health and sound mind in presence of the following witnesses on this day, month and year as mentioned above.

This Deed Writing completed in 6 Pages and in Sheet No. 1(a), Ten Fingers Print given and duly attested by the Parties, being the part of this Deed.

WITNESSES :-

1. Nanak Ran I dun Thun Wolf Stio. Late K. Pr. juni hun work. Souprofus . Ramifuis.

2. Satinkumar Bagens. Slosn' Binod Kamar Bagar's . N.S. B Road, Ranigay.

Drafted and prepared by me as per instruction of the Vendors and read over and explained the contents to the parties :-

Malay Kuman Maji) Deed Writer. Licence No. Rani-20 Raniganj A.D.S.R. Office.

(SIGNATURE OF THE VENDORS).

Speakash todo.

Sinend m Jalin,

Clee warne.

Typed & Printed by me :-

Sans Su

SALIL SEN. C.R. Road, RANIGANJ.



Auditional District Subt Registral Rangani, Burdwan

28EP 2009



উপরের ছবি ও টিপ ছাপ গুলি আমার দারা প্রত্যায়িত হইল : Sukkchain Singh



উপরের ছবি ও টিপ ছাপ গুলি আমার দারা প্রত্যায়িত হইল:

Harsharan Kaus



उभरतत इवि ७ हिन इन छन जामात द्वाता প्रजायिक रहेन: Soulyeet Singh Olerais

দশ আঙ্গুলের টিপ ছাপ	ৰাম হাত					
		বৃদ্ধাঙ্গুল	তৰ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ভান হাত					

करो।

উপরের ছবি ও টিপ ছাপ গুলি আমার দারা প্রত্যায়িত হইল :







উপরের ছবি ও টিপ ছাপ গুলি আমার দারা প্রত্যায়িত হইল:

Oprekesh Todi.





উপরের ছবি ও টিপ ছাপ গুলি আমার ঘারা প্রত্যায়িত হইল :

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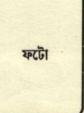




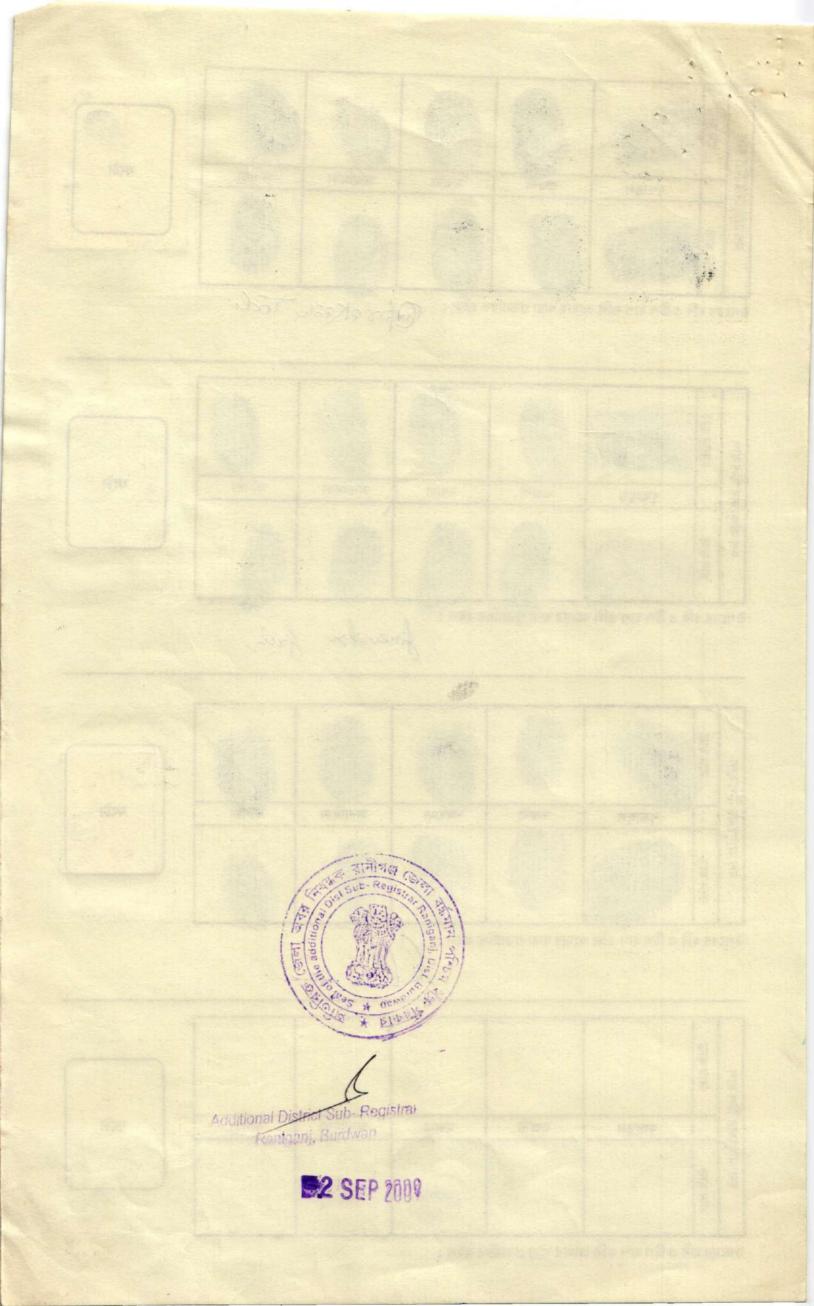
উপরের ছবি ও টিপ ছাপ গুলি আমার দারা প্রত্যায়িত হইল:

blee ware

টিপ ছাপ	ৰাম হাত					
(लांद्र)		বৃদ্ধাঙ্গুল	তৰ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
দশ আঙ্গুলের	ডান হাত				1,16,24	



উপরের ছবি ও টিপ ছাপ গুলি আমার দারা প্রত্যায়িত হইল:



Plan Showing R.S. & L.R. plots of land in Mouza: Amrasota, J.L. no. 18, P.s. Raniganj . Scale: 64" = 1 Mile.

Legend:

Land measuring in:

R.S. plot no. 1268 = 13 katta-9 ch /0.224 acre

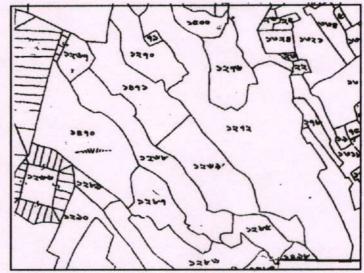
R.S. plot no. 1269 = 4 Katta -7 ch/ 0.073 acre

Total land = 18 katta-0 ch/ 0.297 acre sold shown:

N

Area sold to:

- Sukhchain Singh Oberoi
 Late Sarup Singh Oberoi
- Harsharan Kaur Oberoi w/o. Sukhchain Singh Oberoi
- Sarabjeet Singh Oberoi
 Sukhchain Singh Oberoi.
 N.S.B. Road, Ranigani.



School Para, Raniganj

Mouza Plan 16"=1 Mile. Sinenda fain ,171 1269 1268 2857 WIDE A 0 WY DE 1287 200 2000 D.K.NAG Land & Mines Surveyor For Nag & Associates

Ptr 3-houring R.S. & L.R. plets of land in Mosara: Annepole. I.L. no. 18, P. .. (Lonigous). Scale: 64° = 1 Mile.

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Additional District Sub-Registral Ranigani, Burdwan

Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A. D. S. R. RANIGANJ, District- Burdwan

Signature / LTI Sheet of Serial No. 03656 / 2009, Deed No. (Book - I , 03717/2009)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Om Prakash Todi	Sprakash Todi 02/9/09

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Om Prakash Todi Address -West Apcar Garden, Asansol-4 Dist- Burdwan	Self		LTI	Oprokash Tod
			02/09/2009	02/09/2009	
2	Jinendra Kumar Jain Address -28 B, Ratan Sarkar Garden Street, Kolkata	Self		LITI	- Jinendon fain
			02/09/2009	02/09/2009	
3	Mahesh Khedwal Address -G. T Road, Raniganj, Dist- Burdwan	Self		LTI	blu u.
			02/09/2009	02/09/2009	

Name of Identifier of above Person(s)

Nanak Ram Jhunjhunwala

Nanuk Runjaus pun wale

Signature of Identifier with Date

PS-Raniganj, Sisubagan, Raniganj, Dist-Burdwan

Registrar Partingani, Dist. et. 199

(Sadhan Sarkar)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ

Additional District Sub-Registral
Ranigani, Burdwan
2 SEP 2006

Page 1 of 1

02/09/2009

Government Of West Bengal Office of the A. D. S. R. RANIGANJ RANIGANJ

Endorsement For deed Number :I-03717 of :2009 (Serial No. 03656, 2009)

On 02/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article: A(1) = 25146/- on:02/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-2286386/-

Certified that the required stamp duty of this document is Rs 137183 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 46000/- is paid, by the draft number 216406, Draft Date 31/08/2009 Bank Name STATE BANK OF INDIA, Raniganj, received on :02/09/2009. 2.Rs 43100/- is paid, by the draft number 216405, Draft Date 31/08/2009 Bank Name STATE BANK OF INDIA, Raniganj, received on :02/09/2009. 3.Rs 43100/- is paid, by the draft number 216407, Draft Date 31/08/2009 Bank Name STATE BANK OF INDIA, Raniganj, received on :02/09/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.50 hrs on :02/09/2009, at the Office of the A. D. S. R. RANIGANJ by Om Prakash Todi, one of the Executants.

Admission of Execution(Under Section 58)

त्रामात्रय

Execution is admitted on 02/09/2009 by

- Om Prakash Todi, son of Late Jagannath Todi, West Apcar Garden, Asansol-4 Dist- Burdwan, Thana Asansol
 By caste Hindu, by Profession: Business
- 2. Jinendra Kumar Jain, son of Bimal Kumar Jain ,28 B, Ratan Sarkar Garden Street, Kolkata ,Thana Not Mentioned, By caste Hindu,by Profession :Business
- 3. Mahesh Khedwal, son of Vidyadhar Khedwal, G. T Road, Raniganj, Dist-Burdwan, Thana Raniganj, By caste Hindu, by Profession: Business

Identified By Nanak Ram Jhunjhunwala, son of Late K. N Jhunjhunwala Sisubagan, Raniganj, Dist-Burdwan Thana: Raniganj, by caste Hindu, By Profession: Others.

[Sadhan Sarkar]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF RANIGANJ

Govt. of West Bengal

Page: 1 of 1

Additional District Sub-Registral Ranigani, Burdwan

\$2 SEP 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 9 Page from 5173 to 5185 being No 03717 for the year 2009.





(Sadhan Sarkar) 02-September-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
West Bengal

Additional District Sub- Registral Raniganj, Burdwan

- 2 SFP 2009