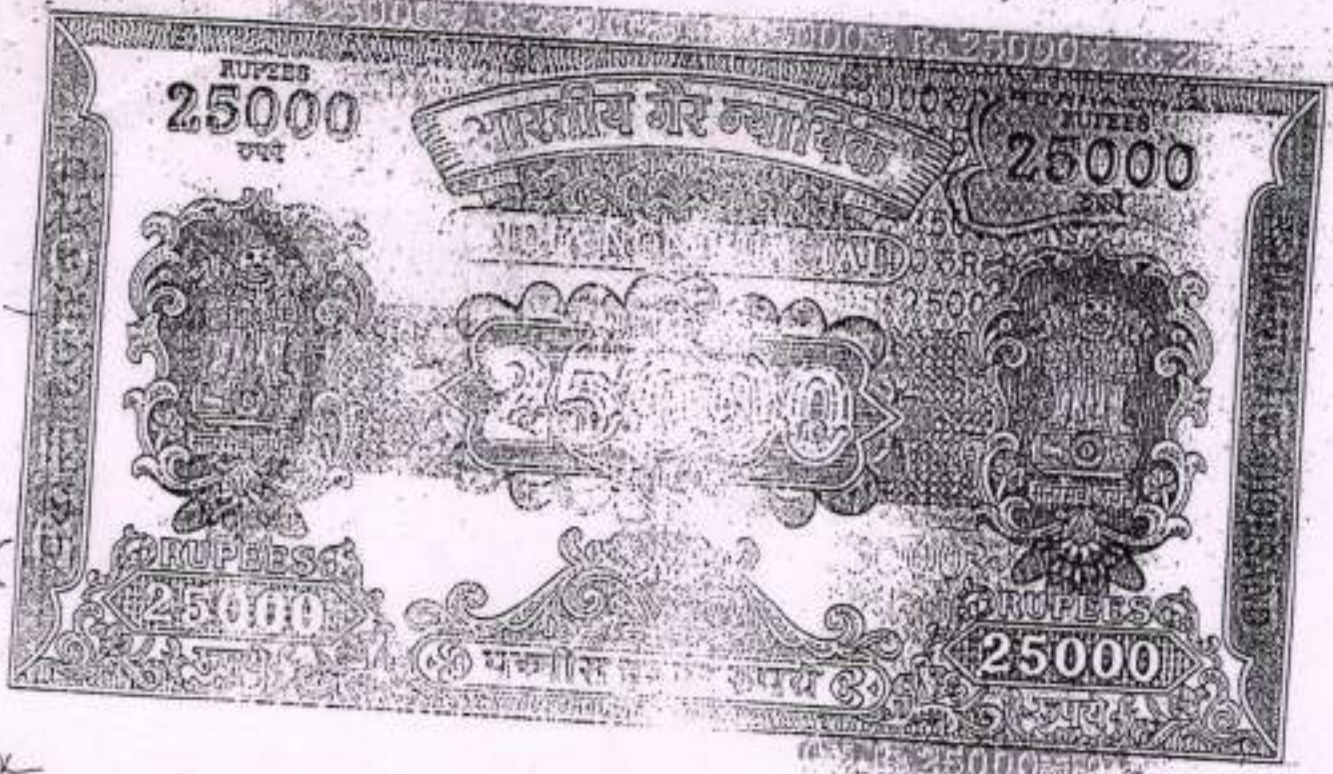


24/14

D 2293



STP
20/10/05

STP
20/10/05
m. 20/10/05
m. 20/10/05

Admissible under rule 81 also under
S. 14 of the Act of 1938
Stamp duty 5/23
A-60489/-

Process fees ... In G. P. S. Price

Additional District Sub-Registrar
Radiganj, Burdwan

01 SEP 2005
MARKET VALUE ASSESSED RS. 9643672/-

DEFICIT STAMP DUTY OF RS. 31384/- + 30000/- + 45000/-

AID BY BANK DRAFT / BANKER'S CHEQUE 45000/- + 45000/-

REGN FEES RS. 45584/- + 45000/- + 1000/-

P. Fees Rs. 10/-

COLLECTOR M/S. A. B. N. K. ...

01/9/05

Value - Rs. 55,00,000.00
Mouza - Amrasota, J. L. No. 18
P.S. Raniganj, Dist. Burdwan
Plot Nos. 1287, 1269, 1268, 1272, 1275
1268, 1267, Khatiq Nos. 250, 251, 551, 552, 61
Total Area of land 5.86 Acres

DEED OF SALE

THIS DEED OF SALE made on this the 19th day of August, 2005

BY AND BETWEEN

(1) Smt. Kailashi Devi Luharuwala wife of Late Ramratanlal Luharuwala,

for self and as Constituted Attorney for
Sri Bijoy Kumar Luharuwala
Sri Sonjay Kumar Luharuwala
Smt. Shanti Devi Agaswal
Smt. Sndha Devi Agaswal
Smt. Gangata Devi Modi

04DD 846106
Additional District Sub-Registrar
Radiganj, Burdwan

ofay shw Luharuwala



04DD 846108

श्रीमती श्रीमती प्रेमवती
 for self and as Constituted Attornes
 for Sri. Rajoy Kumar Saharwalla
 Sri Rajoy Kumar Saharwalla
 Smt. Shanti Devi Agarwal
 Smt. Sutha Devi Agarwal
 Smt. Sangata Devi Modi

Pray Kumar Saharwalla

N.S.B. Road
 resident of N.S.B. Road, Raniganj, P.O., P.S. and Addl. Dist. Sub-Regis-
 try Office at Raniganj, Chowki Asansol, Dist. Burdwan hereinafter jointly
 and severally called the "VENDORS" (which expression shall unless
 repugnant to the context include their heirs, successors, legal
 representatives and administrators and assigns) of the ONE PART. The
 Vendor Nos. 3 to 6 are represented by their mother and constituted At-

Contd ... page 4



04DD 846109

श्रीमती देवी लुहारवाला
 for self and as Constituted Attorney
 for - Sri Poojari Kumar Luharuwala
 Sri Sangari Kumar Luharuwala
 Smt. Sushila Devi Agarwal
 Smt. Sushila Devi Agarwal
 Smt. Sangata Devi Modi

for Sri Kumar Luharuwala

:: 4 ::

torney Smt. Kailashi Devi Luharuwala wife of Late Ramratan Lal
 Luharuwala vide a Regd. Deed of Power of Attorney vide No. 01 for the
 year 2005 of Raniganj A.D.S.R. Office and the Vendor No. 7 is represented
 by her mother and constituted attorney Smt. Kailashi Devi Luharuwala
 wife of Late Ramratanlal Luharuwala vide a Regd. Deed of Power of At-
 torney vide No. 2 for the year 2005 of Raniganj A.D.S.R. Office.

Adv.

Contd ... page 5



04DD 846110

किराडी देवी १०२-०१११
 for self and as Constituted Attorneys
 for Sri Rajoy Kumar Subarnwalla
 Sri Sangay Kumar Subarnwalla
 Smt. Shanti Devi Agarwal
 Smt. Sudha Devi Agarwal
 Smt. Sangata Devi Modi

Sangay Kumar Subarnwalla

:: 5 ::

AND

In favour of (1) Om Prakash Todi son of Late of Jagannath Todi, by
 faith Hindu, by occupation Business, resident of West Apcar Gardens, Asansol-
 4, P.S. Asansol (S), Sub-division and Addl. Dist. Sub-Registry Office Asansol,
 Dist. Burdwan, (2) Sri Jinendra Kumar Jain son of Sri Bimal Kumar Jain of
 28, Ratan Sarkar Garden Street, Kolkata and (3) Sri Mahesh Kherdwal son

Contd ... page 6

Adv.

NAT...



04DD 846111

स्थायी देवि गिरवाणी
 for self and as Constituted Attornes
 for Sri Bijoy Kumar Loharwalla
 Sri Sanjay Kumar Loharwalla
 Smt. Shanti Devi Agarwal
 Smt. Sushma Devi Agarwal
 Smt. Sangata Devi Modi

श्रीमती देवि गिरवाणी

:: 6 ::

of Vidyadhar Kherdwal by faith Hindu, by occupation Business, resident of
 G. T. Road, Raniganj, Sub-Registry Office at Raniganj, Sub - Division at
 Asansol, Dist. Burdwan, hereinafter jointly and severally called the
 "PURCHASERS" (which expression shall unless repugnant to the context
 include their heirs, successors, legal representatives, administrators and
 assigns) of the OTHER PART. Both the Parties are nationality
 Indian.

Adv.

Contd -- page 7



04DD 846112

मृतक देवि गुरवराज
 for self and as Constituted Attorney
 for Sri Bijoy Kumar Luharuwalla
 Sri Saijany Kumar Luharuwalla
 Smt. Shanti Devi Agarwal
 Smt. Sudha Devi Agarwal
 Smt. Sangata Devi Modi

Bijoy Kumar Luharuwalla

:::7::

WHEREAS the landed property morefully mentioned and described in the Schedule 'A' below was/is originally belongs to one Ramratanlal Luharuwalla and his name has been recorded in the L.R. Record of Rights.

AND WHEREAS after demise of said Ramratanlal Luharuwalla, the Vendors as his only Legal heirs and successors have got the schedule 'A' Property by way of Legal warishan and thereafter the vendors became the

Adm.

Contd ... page 8



04DD 846113

श्रीमती देवी सुखदेवी
 for self and as Constituted Attorney
 for Sri Rajes Kumar Kharuwalla
 Sri Srijay Kumar Kharuwalla
 Smt. Shanti Devi Agarwal
 Smt. Susha Devi Agarwal
 Smt. Sangeeta Devi Modi

Sri Rajes Kumar Kharuwalla

:: 8 ::

absolute, lawful owners and is peaceful possession over the schedule 'A' property.

AND WHEREAS the Vendor No.2 lonely has purchased a piece of land in Plot No. 1268 Khatian No. 551 & 552 measuring about 1.49 (one point four nine) Acres morefully described in the schedule 'B' hereunder from it's lawful bwner Smt. Ranu Devi wife of Sri Janki Nath Menan of Searsole,

Contd ... page 9



04DD 846114

॥ १ ॥
 के लिए २० प्रतिशत
 for self and so constituted Attornies
 for Sri. Bijoy Kumar Luharuwalla
 Sri. Saigay Kumar Luharuwalla
 Smt. Shanti Devi Agarwal
 Smt. Sudha Devi Agarwal
 Smt. Sangeeta Devi Modi

Ajay Kumar Luharuwalla

P.s. Raniganj, Dist. Burdwan vide a Regd. Deed of Sale being No. 2995 for the year 1976 of Raniganj A.D.S.R. Office and in Plot No. 1287 Khatian No. 61 measuring about 0.73 (zero point seven three) Acres from its lawful owners vide a registered deed of sale being nos. 1167 & 1168 in the year 1977 of Raniganj A.D.S.R. Office after such purchase the Vendor No. 2 namely Ajay Kumar Luharuwalla recorded his ownership in newly published L.R.

Contd ... page 10



04DD 846115

भारतीय गैर न्यायिक
 for Self and as Constituted Attorneys
 for Sri Bijoy Kumar Kishorewala
 Sri Sanjay Kumar Kishorewala
 Smt. Shanti Dori Agarwal
 Smt. Susha Dori Agarwal
 Smt. Sangata Dori Modi

Sri Sanjay Kumar Kishorewala

Record of Rights and became the absolute, lawful owner and in peaceful possession over the schedule 'B' property.

AND WHEREAS the Vendors while owning and occupying the said schedule property as absolute owners and in exercise of their right, title, interest therein and as in urgent need of cash for other purpose have decided to sell and transfer the said schedule property.

Contd ... page 11

Adv.



0400 846116

अतिरिक्त जमाना
 for self and as constituted Attorney
 for Sri Rajay Kumar Subhaswala
 Sri Soojay Kumar Subhaswala
 Smt. Shanti Devi Agarwal
 Smt. Sudha Devi Agarwal
 Smt. Sangeeta Devi Modi

अपय श्री सुभाष

AND WHEREAS the purchasers being satisfied with the titles of the vendors and have agreed to purchase the same AND WHEREAS for this the purchasers have offered to purchase the said schedule property from all encumbrances for the total consideration of Rs. 55,00,000/- (Rupees fifty five lacs) only (Rs. 46,50,000.00 Rupees forty six lacs fifty thousand only for schedule 'A' and Rs. 8,50,000.00 Rupees eight lacs fifty thousand only for schedule

Contd ... page 12



04DD 846117

श्री २० प्रमाण
 for self and as Constituted Attorney
 for Sri Bijoy Kumar Chatterjee
 Sri Sanjay Kumar Chatterjee
 Smt. Shanti Devi Agarwal
 Smt. Sushila Devi Agarwal
 Smt. Sangeeta Devi Modi

:: 12 ::

अपय नव सुभास

'B') for their own interest and requirements.

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 the sell the said schedule property with all easement rights attached thereto unto the the purchasers together with all

Contd ... page 13



0400 846118

भारतीय गैर न्यायिक
for self and as Constituted Attorneys
for Sri Bijoy Kumar Sukarnwala
Sri Sanjay Kumar Sukarnwala
Smt. Shanti Devi Agarwal
Smt. Sudha Devi Agarwal
Smt. Sangata Devi Modi

for self and as Constituted Attorneys

:: 13 ::

their subsisting rights, titles, interest and possession therein free from all encumbrances.

AND WHEREAS the purchasers have paid unto the vendors the total consideration money of Rs. 55,00,000/- (Rupees fifty five lacs) only on this day of the execution of this Deed of Sale by following memo of consideration.

Adv.

Contd ... page 14



04DD 846119

श्री स्वामी प्रसाद
 for self and as Constituted Attorney
 for Sri. Prigay. Kumar Kishorewalle
 Sri Sanjay Kumar Kishorewalle
 Smt. Swanti Devi Aggarwal
 Smt. Sudha Devi Aggarwal
 Smt. Sangeeta Devi Modi

:: 14 ::

NOW THIS DEED WITNESSETH AS FOLLOWS

That in pursuance of the said agreement and in consideration of the said price of Rs. 55,00,000/- (Rupees Fifty Five Lacs) only paid by the purchasers unto the Vendors (the receipt thereof has been acknowledged and admitted by the Vendors) the vendors do hereby grant, convey, assign, sell and assure all that piece and parcel of land morefully described in

Contd ... page 15

[Handwritten signature]



04DD 846120

श्री २००० (२०००)
 for self and as Constituted Honors
 for Sri Bijoy Kumar Subramulla
 Sri Sainjay Kumar Subramulla
 Smt. Shanti Devi Agarwal
 Smt. Sudha Devi Agarwal
 Smt. Sangeta Devi Modi

श्री २००० (२०००)

॥ १५ ॥

detailed in the schedule 'A' & 'B' below together with all paths, passages,
 easements and appurtenances belonging or in any way appertaining to the
 said schedule 'A' & 'B' properties or reputed to belong or be appurtenant
 thereto.

TO HAVE AND TO HOLD the said schedule property and every part
 thereof peaceably and quietly for ever AND the vendors do hereby cov-

Contd... page 16


 Adv.



04DD 846121

कतिपय वक्त्र
 for self and as Constituted Attorney
 for Sri Bijay Kumar Kumarwalla
 Sri Gaijay Kumar Kumarwalla
 Smt. Shanti Devi Agarwal
 Smt. Sudha Devi Agarwal
 Smt. Sangita Devi Modi

श्री गणेशाय नमः
 श्री गणेशाय नमः

:: 16 ::

entant with the purchasers and declare that the vendors are fully seized and
 possessed of the said property is/are free from all encumbrances and charges;
 and the vendors have a marketable title to the said schedule property AND
 THE vendors shall keep the purchasers indemnified against all losses
 occasion to the purchasers for any defficiency or defect in their title and
 possession of the vendors in the said property AND THAT the vendors shall

Contd ... page 17



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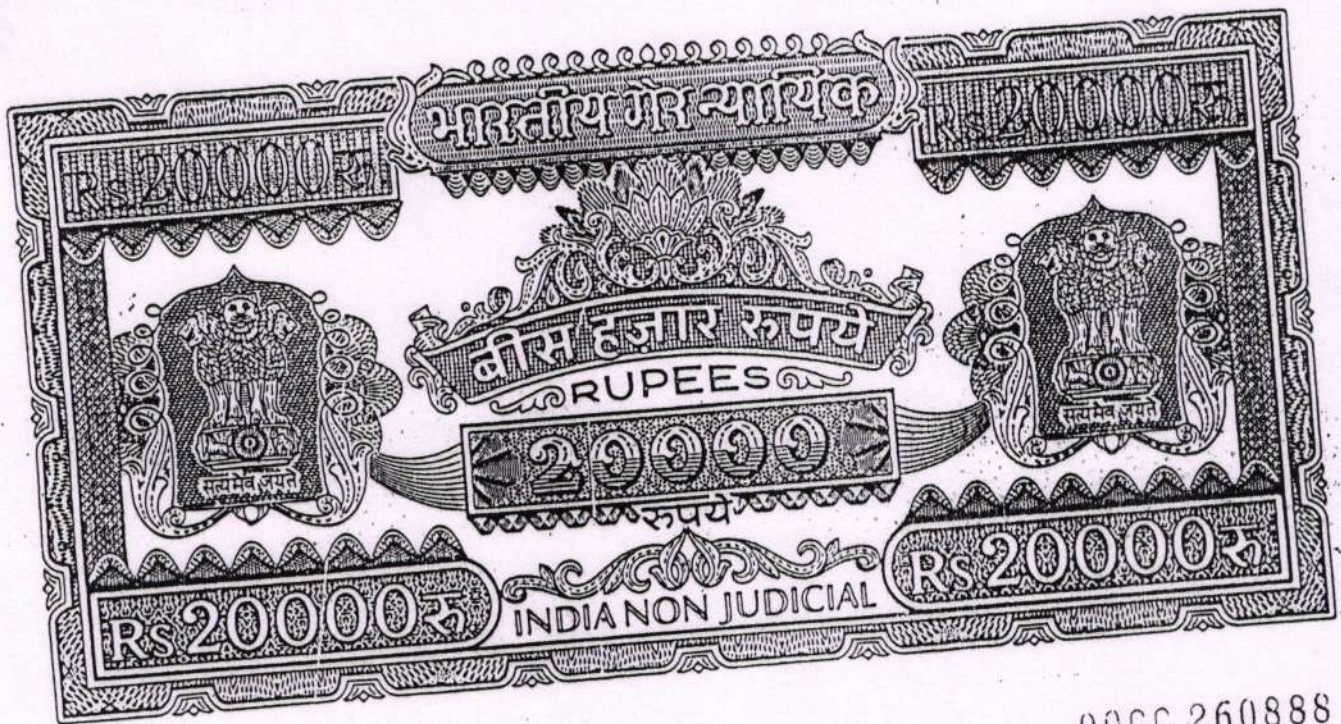
श्री राजीव प्रताप सिंह
 for self and as Constituted Attorneys for
 Sri. Rajoy Kumar Dubanwalla
 Sri. Sanjay Kumar Dubanwalla
 Smt. Shanti Devi Agarwal
 Smt. Sudha Devi Agarwal
 Smt. Sangraha Devi Modi

Pray was teleconsent

:: 17 ::

at the request and cost of the purchasers do or execute or cause to be done or
 execute all further acts, deeds and things for further and more perfectly
 assuring and confirming the titles of the purchasers to the said property
 mentioned in the schedule 'A' & 'B' below and the purchasers, their heirs,
 successors, legal representatives and assigns shall enjoy the properties
 mentioned in the schedule below generation after generation with all right,

Costd ... page 18



00CC 260888

श्री श्री देवि गणेशाय नमः
 for Sells and as Constituted Attorney
 for Sri Rajoy Kumar Sukharwalla
 - Sri Saijaya Kumar Sukharwalla
 Smt. Shanti Devi Agarwal
 Smt. Sushma Devi Agarwal
 Smt. Sangata Devi Modi

श्री श्री देवि गणेशाय नमः

:: 18 ::

title, interest and according to their choice preference and necessity by changing the nature of the property including all sorts of transferring rights and are at liberty to mutate their names towards the conveyed property and to pay annual rents towards the conveyed property as per the Government Rules to the Government of West Bengal through the B.L. & L.R.O., Raniganj.

[Handwritten signature]

Contd ... page 19

10 Rs.



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

00AA 607385

69

कतिपय गणना
 for self and an Constituted Attorneys for
 Sri Rajoy - Jemara Kharan Walla
 Sri Sanjay Kumar Kharan Walla
 Smt. Shanti Devi Agarwal
 Smt. Susha Devi Agarwal
 Smt. Sangeeta Devi Modi

for more details

:: 19 ::

SCHEDULE 'A' ABOVE REFERRED TO

Within the District of Burdwan, P.s. Raniganj, Sub-Division Asansol,
 Addl. Dist. Sub-Registry Office at Raniganj, Mouza Amrasota, J.L.No. 18
 under Khatian No. 250 and 251, Plot Nos. 1275 measuring 0.15 Acre, in Plot
 NO. 1269 measuring 0.66 Acres and in Plot No. 1272 measuring 3.74 Acres
 out of 4.74 Acres total measuring 4.55 (four point five five) Acres of land along
 with its all easement rights attached thereto.

Adv.

Contd ... page 20

[Handwritten initials]

Payment paid by Sri Jinendra Kumar Jain

1) Cheque no. 843209 dated 20/06/05 issued by ICICI Bank, Bara Bazar Branch, Kolkata, Rs. 3,50,000.00 (Rupees three lacs fifty thousand only)

2) Cheque no. 843203 dated 10/5/05 issued by ICICI Bank, Bara Bazar Branch, Kolkata, Rs. 2,00,000.00 (Rupees two lacs only)

3) Cheque no. 843227 dated 01/8/05 issued by ICICI Bank, Bara Bazar Branch, Kolkata, Rs. 10,00,000.00 (Rupees ten lacs only)

4) Cheque no. 238152 dated 18/8/05 issued by ING VYSYA BANK LTD., K.K.T. Street Branch, Kolkata Rs. 2,83,333.00 (Rupees two lacs eighty three thousand three hundred thirty three only)

Payment paid by Mahesh Kr. Kherwal

1) Cheque no. 820517 dated 9/5/05 issued by ICICI Bank, Durgapur Branch, Rs. 2,00,000.00 (Rupees two lacs only)

2) Cheque no. 820519 dated 21/6/05 issued by ICICI Bank, Durgapur Branch, Rs. 3,50,000.00 (Rupees three lacs fifty thousand only)

3) Cheque no. 820522 dated 4/8/05 issued by ICICI Bank, Durgapur Branch, Rs. 10,00,000.00 (Rupees ten lacs only)

4) Cheque no. 820523 dated 17/8/05 issued by ICICI Bank, Durgapur Branch, Rs. 2,83,333.00 (Rupees two lacs eighty three thousand three hundred thirty three only)

4) Cheque no. 37706 dated 10/05/2005 issued by UTI Bank, Asansol Branch, Rs. 50,000.00 (Rupees fifty thousand only)

5) Cheque no. 053735 dated 15/06/05 issued by UTI Bank, Asansol Branch, Rs. 3,50,000.00 (Rupees three lacs fifty thousand only)

6) Cheque no. 077355 dated 02/08/05 issued by UTI Bank, Asansol Branch, Rs. 10,00,000.00 (Rupees ten lacs only)

7) Cheque no. 077367 dated 17/08/05 issued by UTI Bank, Asansol Branch, Rs. 2,83,334.00 (Rupees two lacs eighty three thousand three hundred thirty four only)

Shri Sri Kherwal

श्री श्री कहरवाल
 21
 for self and as Constituted
 Attorney for
 श्री श्री गौरी कुमर कुलकर्णी
 सु. श्री गौरी कुमर कुलकर्णी
 सु. श्री शक्ति बेरी अग्रवाल
 सु. सुल्ला देवि अग्रवाल
 सु. सांगेला देवि मोदी

:: 22
 for Self and as Certified
 Attorneys for
 Sri Rajoy Kumar Subramwala
 Sri Rajdy Kumar Subramwala
 Smt. Shanti Devi Agaswal
 Smt. Sudha Devi Agaswal
 Smt. Sangata Devi Medhi

Jay the Successor

This deed content in page no. 1 to 22 and on 23 ten thumb impression of
 the parties has been taken.

Witnesses :-

1. Bilekamanand Thakur
 3/0 Lt Doodhari Thakur
 Ranigar
2. Somnath Mukhopadhyay
 s/o. Lt. Sushil Mukhopadhyay
 of Sishulagan, Ranigar.

Signature of the Vendors

मैतमि देवी गजराज

Drafted and prepared by me by the consent of both parties.

Jay the Successor

Somnath Mukhopadhyay

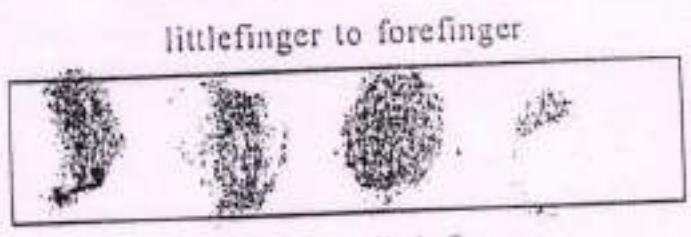
Somnath Mukhopadhyay

Advocate

ENR.No. F/950/933/95

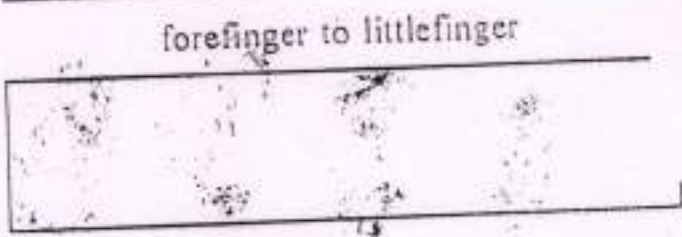
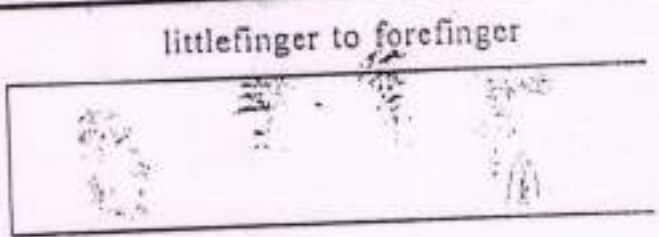
Typist :

H. Viswanathan

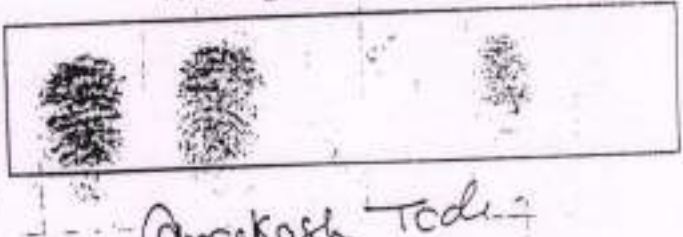
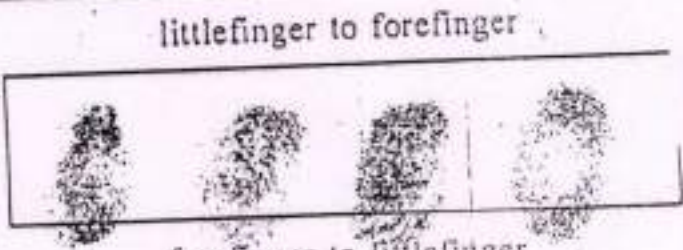
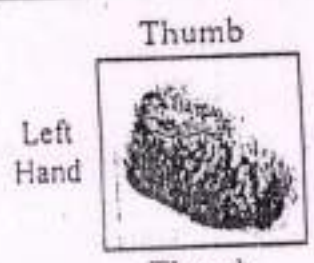


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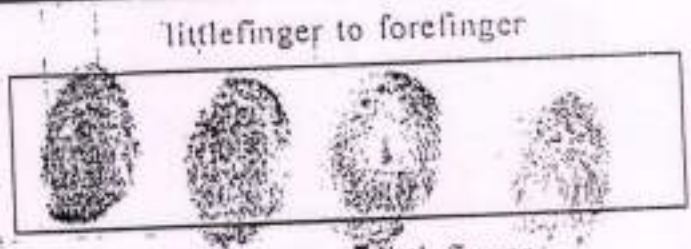
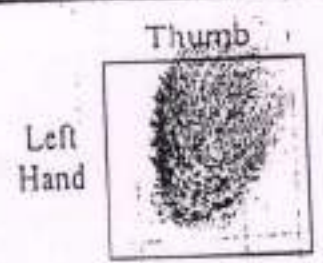
के लिये देरी पुनरुत्पान



Finger Print attested by me : Ajay Kumar Chaudhary



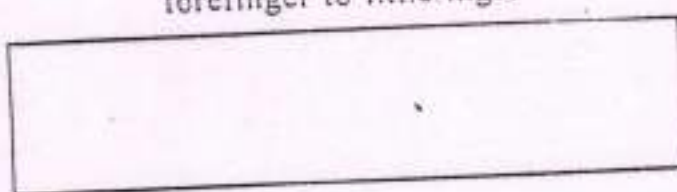
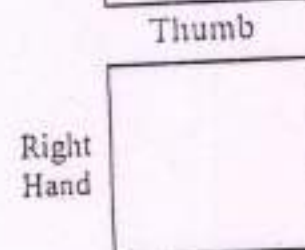
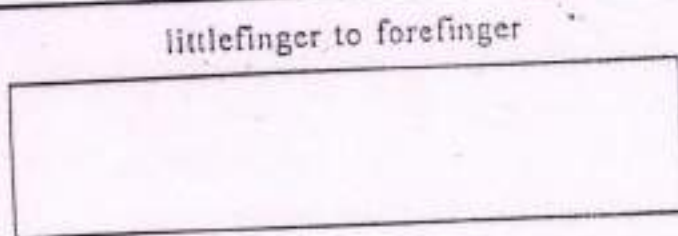
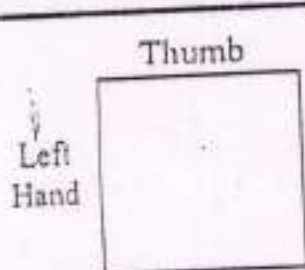
Finger Print attested by me : Prakash Todi



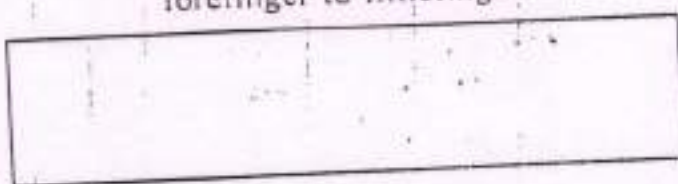
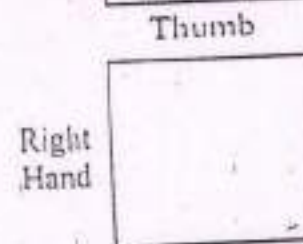
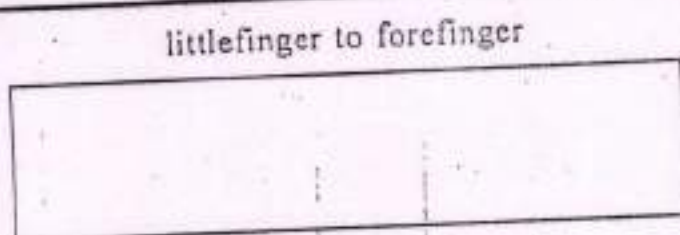
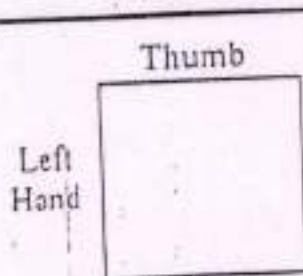
Finger Print attested by me : Shree K. Sharma



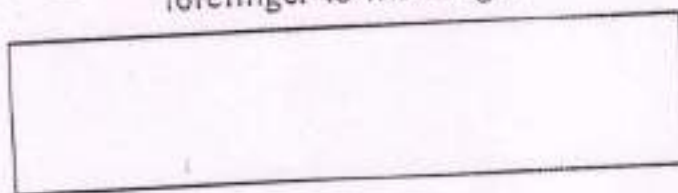
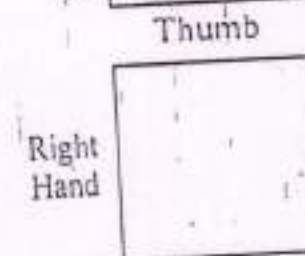
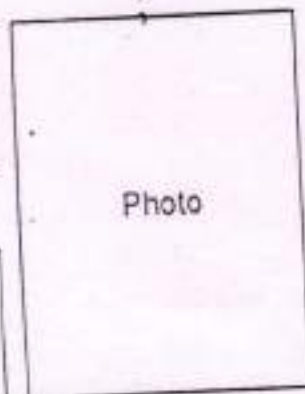
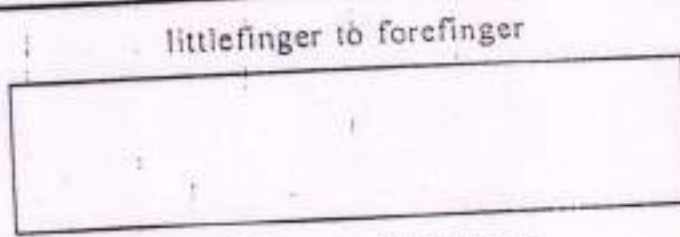
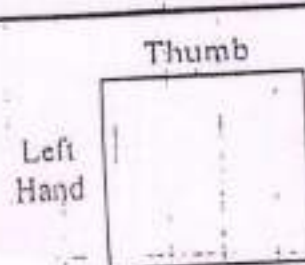
Finger Print attested by me : *Jinendra Sun*



Finger Print attested by me :



Finger Print attested by me :



Finger Print attested by me :