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Q-2088



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

708461



18 MAR 2011

SALE DEED

Dist : Burdwan, P.S. Kanksa, Mouza : Bamunara,
 Under Gopalpur Gram Panchayet, area of land
 measuring about 18 decimal, Sale Value -
 Rs.1,64,000/- , Market Value Rs. 4,54,545/- .

Signature

BENGAL INFRA PROJECTS PVT. LTD
Signature

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

Director

THIS DEED OF SALE MADE BY

- 1) Smt. Kusum Garg [PAN-ABQPR4465H] w/o Sri Yougesh Kumar Garg by faith Hindu, by occupation- Housewife.
- 2) Sri Pushkar Garg [PAN NO-ALDPG5829P] S/o Sri Yougesh Kumar Garg by faith Hindu, by occupation- Business, represented by the lawful constituted attorney Sri Yougesh Kumar Garg S/o Late Bhagwat Prasad Garg by virtue of G.P. deed No. IV-144/2008 before ADSR, Durgapur AT Durgapur
- 3) Sri Yougesh Kumar Garg [PAN-AATPG1750E] S/o Late Bhagwat Prasad Garg by faith Hindu, by occupation- Business, All are, resident of D.N. 58, Sashtri Avenue, Bidhannagar, Durgapur-713212, P.S. New Township, ~~8~~ registry and Sub Division- Durgapur, Dist- Burdwan. hereinafter called the VENDOR(S) of the First Part which expression shall unless the context otherwise required include their heirs, successors and representatives of the VENDOR(S).

IN FAVOUR OF

1. Tanvee Housing Development Private Limited [PAN-
AA DCT 17429.....] a Company incorporated according to Company's Act 1956 having its registered office at Flat No-2B, 1st Floor, 8/2/16A, Aurobinda Sarani, Parul Bhavan, Kolkata-28 represented by its Director Pankaj Mukherjee Son of Late Swapan Kumar Mukherjee, by faith Hindu, by occupation Business, by Nationality- Indian resident of 1/9 Debinagar, Benachity, Durgapur-713213 District-Burdwan. Hereinafter called the PURCHASER. which expression shall unless the context otherwise required include their heirs, successors and representatives of the PURCHASER.

Handwritten signature/initials

Handwritten notes: m. 2844, 18mt, 28/09/12

BENGAL INFRA PROJECTS PVT. LTD

Director

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উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

WHEREAS the said Vendors are absolutely seized and possessed of all the piece and parcel of PUKUR PARH land described in the schedule hereunder written which respective land have been purchased for lawful consideration by the said vendors by virtue of the registered Kobalas and their name duly has been recorded in LRROR.

AND WHEREAS by virtue of said acquisition by way of purchase of the present vendors acquired a valid, good, clear and free marketable right, title and interest over the schedule below land and are owing, ceasing and possessing the same as absolute owner which having unfettered power and authority to convey the schedule below property.

AND WHEREAS the vendor(s) are urgent need of money and as such the vendors agreed to dispose the schedule mentioned property by way of sale.

AND WHEREAS the purchaser who are in search of such plot for INDUSTRIAL purpose hereby expressing their intention to buy out the same agreed with the vendors for absolute sale to them of the schedule below land at price of Rs. 1,64,000/- (One Lacs Sixty Four Thousand) only which already paid as such the vendors do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

AND WHEREAS by virtue of this Sale Deed the VENDOR convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule property and every part thereof which peacefully, freely and clearly to the exclusion of others and as such VENDOR shall keep the PURCHASER harmless and indemnified from any charges licence, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER(s).

BENGAL INFRA PROJECTS PVT. LTD

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Director

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উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

AND WHEREAS the VENDOR bind(s) themselves execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER(s) to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

AND THAT SAID PURCHASER (s) shall and may from time to time and all times hereafter peaceable and quietly enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDORS or by any person, or persons claiming from, under or in trust of their.

The vendors bind(s) themselves to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judic of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser having good marketable title without any kinds of encumbrances.

AND WHEREAS the PURCHASER shall be factually, legally entitled to get his name (s) recorded in the records of B.L. & L.R.O. Kanksa during settlement and to mutate his name into the Rent Roll of Govt., of West Bengal, Electricity and Water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR(S).

The Purchaser (s) shall regularly pay holding taxes, land taxes in respect of his purchased scheduled plot and building to his free choice.

BENGAL INFRA PROJECTS PVT. LTD

Aliy D. Saha

Director

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উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

SCHEDULE

ALL the land situated within Mouza – Bamunara, J.L. No. 58, P.S. Kanksa,
Dist: Burdwan, comprising in Khatian No. 2696, 2697, 2698

R.S.Plot No.	L.R.Plot No.	Nature	Area
817	602	Baid	10 Decimal

Eighteen Decimal.

Kishore Chatterjee

The Proposed Land used for Industrial Purpose.

Butted and Bounded –

- NORTH - 25 Ft wide Kacha Road
- SOUTH - R.S.Plot No. 841(P),
- EAST - R.S.Plot No. 841/5006
- WEST - 25 Ft wide Kacha Road,

Sold area delineated in red mark on the Sketched annexed hereto the
Sketched is a part and parcel of this deed.

It is hereby declared that the full name, colour passport size photograph and
finger prints of each finger of both hands of Vendors / Purchaser are attested
in additional pages in this deed being no. (1) (A) (B) i.e. in total numbers of
pages and these will be treated as part of this deed.

BENGAL INFRA PROJECTS PVT. LTD

Atiyasheer

Director

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উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

IN WITNESS WHEREOF the Vendors put their signature on this 17th day of March, 2011 in presence of witnesses in this deed of sale after receipt of sale consideration as full and final above described.

WITNESSES:

1) *কাজী মুহাম্মদ হাবিবুল্লাহ*
১ কলকাতা জেলা আমলিয়া
আঃ-আব্বাসী

Kurum Crasey
Yogeshwar Gopself and
Constituted Power of Attorney
of Sri Purbanchal

SIGNATURE OF THE VENDORS

2) *Puanab Goswami*
Sofate Gopiballu Goswami
vill- Bamunara.

Drafted by me & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Puanab Goswami.
vill- Bamunara.
A. D. S. R. Office
No. - D. P. R. - 41

Computerized by me

Biswajit Mukherjee.
Srinagar Pally, Benochity.
Durgapur-13.

BENGAL INFRA PROJECTS PVT. LTD

Abhy Kotta
Director

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উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



Pan- Mukherjee

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



Kurum Gang

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ

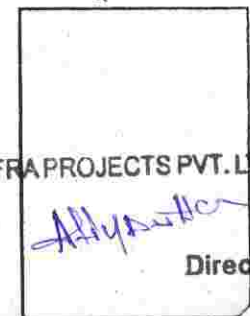


Youngman Inf

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



BENGAL INFRA PROJECTS PVT. LTD.

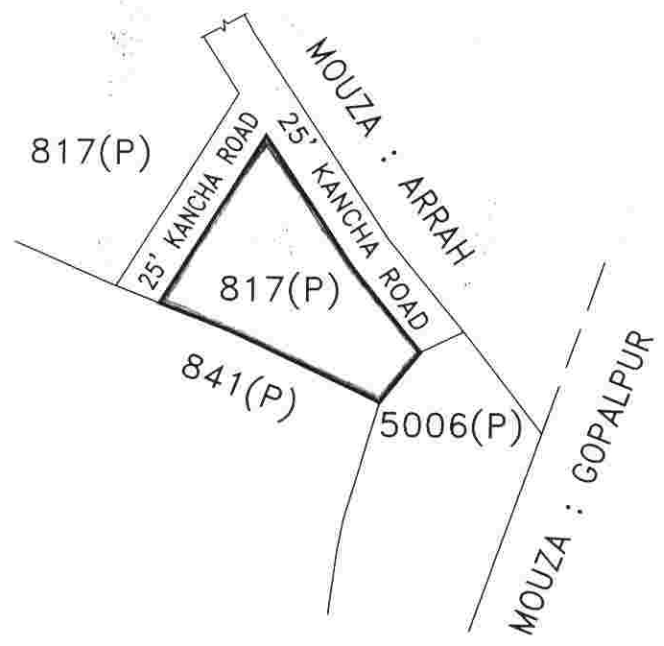
Allyson
Director

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

MOUZA : BAMUNARA, J.L. NO.- 58,
REGISTRATION NO. - 2696, 2697, 2698,
P.S.- KANKSA, DIST.- BURDWAN

PLOT NO.:		AREA
R.S.	L.R.	IN DEC.
817	602	18.00
TOTAL AREA		18.00

SOLD AREA : 18.00 DECIMAL
PURCHASER NAME :
TANVEE HOUSING DEVELOPMENT (P) LTD.



BENGAL INFRA PROJECTS PVT. LTD
Atyanta

Director

Kurum Crang
youjshkumar Goy Self
and constituted Power of attorney
of Sri. Purshkar Garg.





SING. OF SURVEYOR:

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 02156 / 2011, Deed No. (Book - I , 02088/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Kusum Garg	<i>Kusum Garg</i> 18.3.11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kusum Garg Address-D N 58, Sashtri Avenue, Bidhannagar, Thana: New Township, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713212	Self		 LTI	<i>Kusum Garg</i>
			18/03/2011	18/03/2011	
2	Yogesh Kumar Garg Address-D N 58, Sashtri Avenue, Bidhannagar, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713212	Self and as Attorney		 LTI	<i>Yogesh Kumar Garg</i>
			18/03/2011	18/03/2011	

Name of Identifier of above Person(s)

SK Imdadul Haque
 Village:Aroti, Thana:-Faridpur, District:-Burdwan,
 WEST BENGAL, India, P.O. :-

Signature of Identifier with Date

SK Imdadul Haque
18/3/2011



BENGAL INFRA PROJECTS PVT. LTD
Atty Author
 Director

(Arnab Basu)

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



Government Of West Bengal
Office Of the A. D. S. R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 02088 of 2011
(Serial No. 02156 of 2011)

On

Payment of Fees:

On 18/03/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 5001/-, on 18/03/2011

(Under Article : A(1) = 4994/- ,E = 7/- on 18/03/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-454545/-

Certified that the required stamp duty of this document is Rs.- 22737 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 17740/- is paid, by the Bankers cheque number 322972, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.03 hrs on :18/03/2011, at the Office of the A. D. S. R. DURGAPUR by Kusum Garg , one of the Executants.

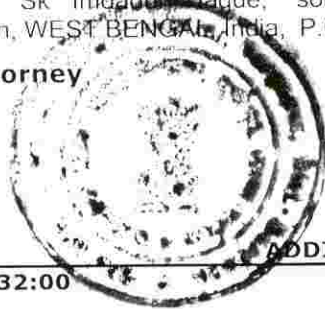
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 18/03/2011 by

1. Kusum Garg, wife of Yougesh Kumar Garg , D N 58, Sashtri Avenue, Bidhannagar, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713212 , By Caste Hindu, By Profession : House wife
2. Yougesh Kumar Garg, son of Late Bhagwat Prasad Garg , D N 58, Sashtri Avenue, Bidhannagar, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713212 , By Caste Hindu, By Profession : Business

Identified By Sk Imdadul Haque, son of Alimuddin Sekh, Village:Aroti, Thana:-Faridpur, District:-Burdwan, WEST BENGAL, India, P.O. :-, By Caste: Muslim, By Profession: Others.

Executed by Attorney



BENGAL INFRA PROJECTS PVT.LTD.

Ally Basu

Director

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BURDWAN

18/03/2011 15:32:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. D. S. R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 02088 of 2011
(Serial No. 02156 of 2011)

Execution by

1. Yougesh Kumar Garg, son of Late Bhagwat Prasad Garg , D N 58, Sashtri Avenue, Bidhannagar, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :-Durgapur Pin :-713212 By Caste Hindu By Profession: Business, as the constituted attorney of Pushkar Garg is admitted by him.

Identified By Sk Imdadul Haque, son of Alimuddin Sekh, Village:Aroti, Thana:-Faridpur, District:-Burdwan, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



BENGAL INFRA PROJECTS PVT. LTD.

Ally Auto

Director

[Signature]
~~18 MAR 2011~~

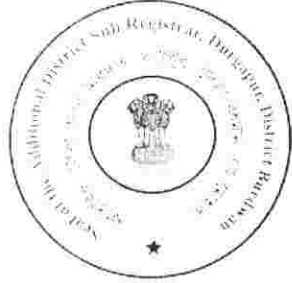
(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR


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Endorsement Page 2 of 2
18 MAR 2011

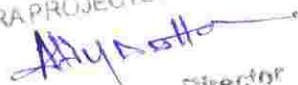
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 439 to 451
being No 02088 for the year 2011.




(Arnab Basu) 18-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A. D. S. R. DURGAPUR
West Bengal

BENGAL INFRA PROJECTS PVT. LTD.


Director