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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

A 079565

Certified that the Document  
 is Admitted to Registration in the  
 Signature Sheet and the Endorsements Attached with this  
 Documents are the Part of this  
 Document.

*[Signature]*  
 A.D.S.R. Durgapur  
 Burdwan

kh-3055

20/10/11

18 JUL 2011 SALE DEED

Sh-5000  
 49000/-  
 49000/-  
 49000/-  
 152000/-  
*[Signature]*

Dist : Burdwan, P.S. Kanksa, Mouza : Bamunara, Under  
 Gopalpur Gram Panchayet, area of land measuring about 156  
 decimal, Sale Value - Rs.14,19,000/- , Market Value Rs.  
 2531,230/-

BENGAL INFRA PROJECTS PVT. LTD  
*[Signature]*  
 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 [PAN-AATPG1750E] by faith Hindu, by occupation- Business, All are, resident of D.N. 58, Sashtri Avenue, Bidhannagar, Durgapur-713212, P.S. New Township, Sub 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. **Pankaj Mukherjee** [PAN-AJOPM7641Q] 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. 2. **Naba Kumar Paul** [PAN-ALHPP4058P] Son of Late Suryanarayan Paul by faith Hindu, by occupation Business, by Nationality- Indian resident of Village & Post-Gopalpur, Durgapur-713212, P.S.-Kanksa, District-Burdwan 3. **Sri Kajal Kesh** [PAN-AKFPK5340N] Son of Sri Heronmoy Kesh, by faith Hindu, by occupation- Business Resident of Nadhia, Durgapur-713201 P.S.- Coke Oven, District:-Burdwan 4. **Sri. Pintu Singh** [PAN-BNLPS1321P] Son of Sri Jiten Singh by faith Hindu, by occupation- Business Resident of D- Math, KarangaPara, Durgapur-01 P.S.- Coke Oven District:-Burdwan 5. **Sri. Surja Sekhar Banerjee** [PAN-AQWPB7272R] Son, of Sri Sunil Kumar Banerjee by faith Hindu, by occupation- Business Resident of D- Math, KarangaPara, Durgapur-01 P.S. - Coke Oven District:-Burdwan 6. **Sri. Tapas Roy** [AGDPR9091B] Son of Sri. Srikanta Roy, by faith Hindu, by occupation Business, by Nationality- Indian

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AAYAGH

Director

resident of Village & Post-Bamunara, Durgapur-713212, P.S.-Knksa, and District-Burdwan hereinafter called the PURCHASER. Which expression shall unless the context otherwise required include their heirs, successors and representatives of the **PURCHASER (S)**.

WHEREAS the said Vendors are absolutely seized and possessed of all the piece and parcel of BAID 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 (s) 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. 14, 19,000/- (Fourteen Lacs Nineteen 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 (S) 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

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*Ally Ashtar*  
 Director

be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and quietly to the exclusion of others and as such VENDOR (S) shall keep the PURCHASER (S) 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).

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 is, 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 peaceably 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, will not let or hindrance whatsoever form only the said VENDOR (S) 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 kind of encumbrances.

AND WHEREAS the PURCHASER (S) 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 their 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).

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Director



mutate their 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 their purchased scheduled plot and building to their free choice.


### SCHEDULE

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

R.S.Plot No.	R.Plot No.	Nature	Area
841 (P)	627	Baid	65 Decimal
842/5006 (P)	640	Baid	91 Decimal

The Proposed Land used for Industrial Purpose.

Butted and Bounded –

- 
- NORTH - 50 Ft wide Road (Kacha) and R.S. Plot No. 817 (Part)
- SOUTH - R.S. Plot No. 842, 853, 842/5006 (Part)
- EAST - Land Of Gopalpur Mouza, 842/5006 (Part)
- WEST - R.S. Plot No. 841, 842, 40Ft wide Road (Kacha)

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It is hereby declared that the full name, colour passport size photograph and finger prints of all the 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.

IN WITNESS WHEREOF the Vendors put their signature on this 11<sup>th</sup> day of July, 2011 at Kolkata in this deed of sale after receipt of sale consideration as full and final above described.

**WITNESSES:**

1) Punjab Gargami  
Sodal Gopal Bahar Gargami  
vill. Baranunna.

Ano. Gargami

Gargami

Punjab Gargami  
Youngster for Self and  
as Constituted Power of attorney of Sr  
Punjab Gargami  
**SIGNATURE OF THE VENDORS**

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

Punjab Gargami  
vill. Baranunna  
A.D.S.R. Gargami  
S. H. D.P.R. Gargami

Computerized by me

Atish Dutta

**BENGAL INFRA PROJECTS PVT. LTD**

Atish Dutta

Director



বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



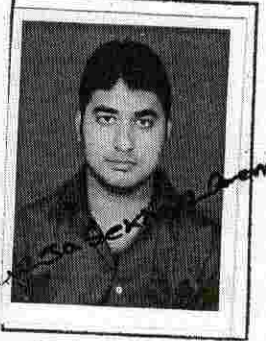
Nabakumar Paul

Nabakumar Paul

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



Surja Sekhar Banerjee

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

Surja Sekhar Banerjee

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



Kurum Chary

BENGAL INFRAPROJECTS PVT. LTD

Director

দশ আঙ্গুলের টিপ ছাপ



Anjan Kumar

বাম হাত					
	বৃহদাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।



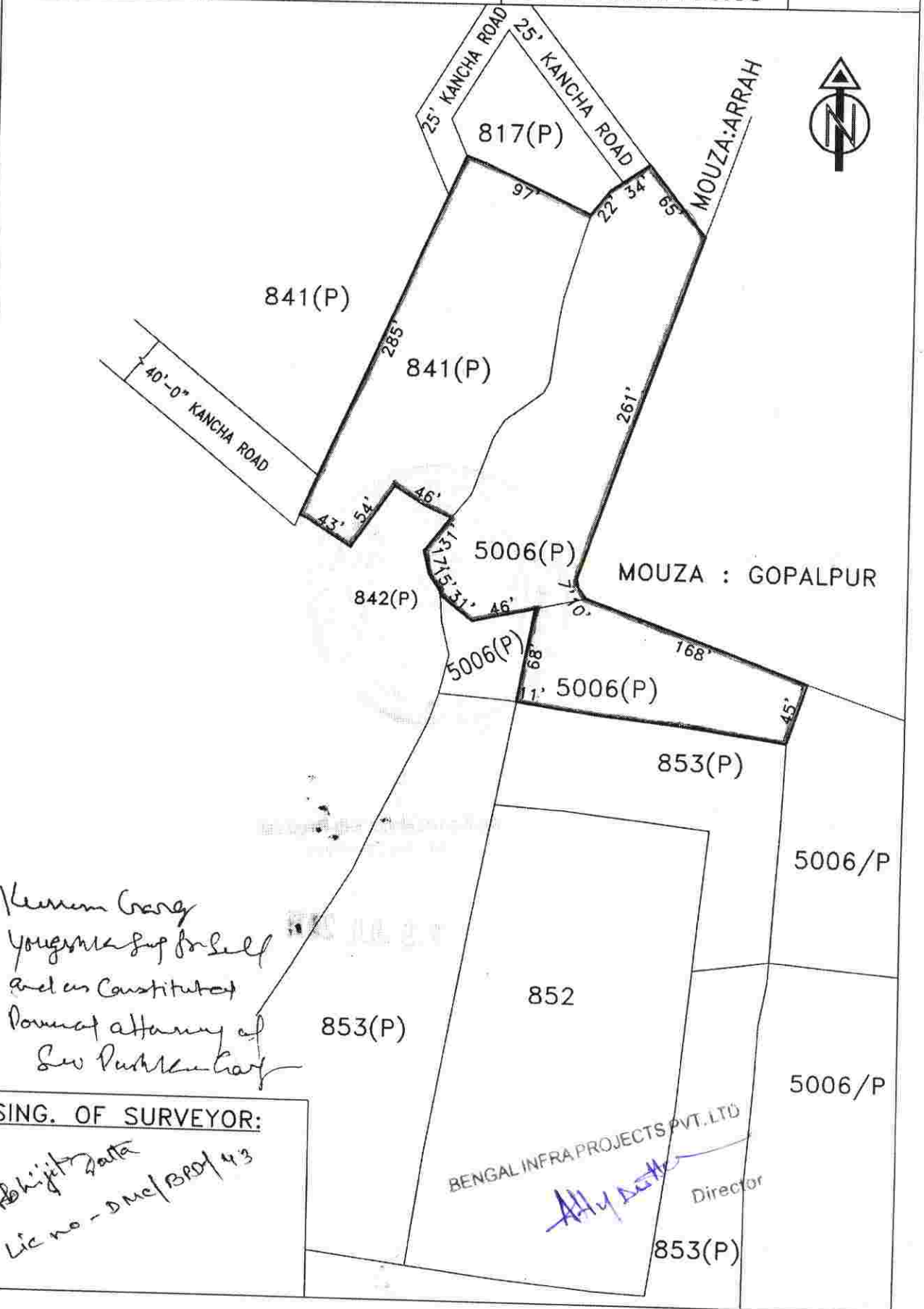
MOUZA : BAMUNARA, J.L. NO.- 58,  
 KHATIAN NO. - 2696, 2697, 2698,  
 P.S.- KANKSA, DIST.- BURDWAN

SOLD AREA : 156.00 DECIMAL

PURCHASER NAME :

PANKAJ MUKHERJEE, NABA KUMAR PAUL, KAJAL KESH  
 PINTU SINGH, SURJA SEKHAR BANERJEE, TAPAS ROY

PLOT NO.:		AREA	NETURE
R.S.	L.R.	IN DEC.	
841(P)	627	65.00	BAID
5006(P)	640	91.00	BAID
TOTAL AREA: 156.00			



*Kenneth Gray*  
*Youngster Sup for self*  
*and as Constituted*  
*Power of attorney of*  
*Sanjib Kumar Das*

SING. OF SURVEYOR:

*Abhijit Datta*  
 Lic no - DME/ BPO/ 43

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*Abhijit Datta*  
 Director





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

**Endorsement For Deed Number : I - 05514 of 2011**  
(Serial No. 05622 of 2011)

**On**

**Payment of Fees:**

**On 15/07/2011**

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

Presented for registration at 18.08 hrs on :15/07/2011, at the Private residence by Kusum Garg , one of the Executants.

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

Execution is admitted on 15/07/2011 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. :- 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. :- Pin :-713212 , By Caste Hindu, By Profession : Business

Identified By Pranab Goswami, son of Late Gopi Ballav Goswami, Village:Bamunara, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, P.O. :-Bamunara Pin :-713212 , By Caste: Hindu, By Profession: Deed Writer.

**Executed by Attorney**

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. :- Pin :-713212 By Caste Hindu By Profession: Business,as the constituted attorney of Pushkar Garg is admitted by him.

Identified By Pranab Goswami, son of Late Gopi Ballav Goswami, Village:Bamunara, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, P.O. :-Bamunara Pin :-713212 , By Caste: Hindu, By Profession: Deed Writer.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

**On 18/07/2011**

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

Admissible under rule 41 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2358 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-



Additional District Sub-Registrar  
Durgapur, ( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

EndorsementPage 1 of 2

BENGAL INFRA PROJECTS PVT. LTD

Director

18 JUL 2011



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

Endorsement For Deed Number : I - 05514 of 2011  
(Serial No. 05622 of 2011)

**Payment of Fees:**

Amount By Cash

Rs. 27848/-, on 18/07/2011

( Under Article : A(1) = 27841/- ,E = 7/- on 18/07/2011 )

**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.-2531230/-

Certified that the required stamp duty of this document is Rs.- 151884 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid, by the Bankers cheque number 512729, Bankers Cheque Date 04/07/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/07/2011
2. Rs. 49000/- is paid, by the Bankers cheque number 512730, Bankers Cheque Date 04/07/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/07/2011
3. Rs. 49000/- is paid, by the Bankers cheque number 512731, Bankers Cheque Date 04/07/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/07/2011

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



BENGAL INFRA PROJECTS PVT. LTD.

*Arnab Basu*  
Director

*Arnab Basu*  
Additional District Sub-Registrar  
Durgapur ( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

18/07/2011 12:20:00

EndorsementPage 2 of 2

1 8 JUL 2011



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 406 to 418  
being No 05514 for the year 2011.



*Arnas Basu*

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

BENGAL INFRA PROJECTS PVT. LTD

*Arnas Basu*

Director