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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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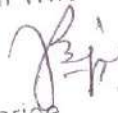
*[Signature]*  
 18 MAR 2011

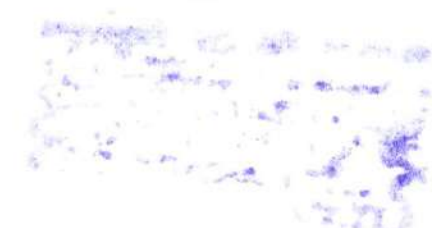
**SALE DEED**

430000/6, 258000  
 416200  
 299820  
 305600  
*[Signature]*

Dist : Burdwan, P.S. Kanksa, Mouza : Bamunara,  
 Under Gopalpur Gram Panchayet, area of land  
 measuring about 217 decimal, Sale Value -  
 Rs.19,73,000/- , Market Value Rs. 50,76,800/- .

St.No.....1981.....Date.....15/03/11  
Sold to.....Pankaj Minkherjee Sothar  
Address.....1/2, Dehinagar Benachety, DGR-13  
Value of Stamp.....5000/-  
Date of Purchase of the Stamp  
Paper from Treasury.....04 MAR 2011  
Name of the Treasury from Where  
Purchase:- Durgapur

  
Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1/93



04 MAR 2011



Postage & Stamp Department  
Durgapur, West Bengal

18 MAR 2011

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-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. **Dr. Malaya Mukherjee [PAN-ALSPM9084D]** wife of Pankaj Mukherjee by faith Hindu, by occupation Business, by Nationality- Indian resident of 1/9 Debinagar, Benachity, Durgapur-713213 District-Burdwan.
3. **Sri Anup Purakayastha [PAN-AHOPP4591L]** Son of Late Chandra Jeet Purakayastha, by faith Hindu, by occupation- Business Resident of 3/19SEPCE Township, B-Zone Durgapur-05 P.S.- Durgapur, District:- Burdwan .
- Sri Madhusudan Saha [PAN-AKQPS6374K]** son of Late Makhanlal Saha by faith Hindu, by occupation- Business Resident of M-3/3, Ramkrishnapally, Gurudwara Road Durgapur-13 P.S.- Durgapur District:- Burdwan hereinafter called the PURCHASER. which expression shall unless the context otherwise required include their heirs, successors and representatives of the PURCHASER.

M. 2921  
54/03/12  
28/03/12

M. 3081  
54/03/12  
28/03/12

M. 3082  
55/03/12  
28/03/12

M. 3060  
55/03/12  
28/03/12

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. 19,73,000/- (Nineteen Lacs SeventyThree Thousand) only which already paid as such the vendors do hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

*Handwritten signature*

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 quite 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).

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 form 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.

### 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
<u>842/5006</u>	640	<u>Baid</u>	<u>83 Decimal</u>
<u>853</u>	641	<u>Pukur Parh</u>	<u>100Decimal</u>
<u>4512</u>	4427	<u>Danga</u>	<u>34 Decimal</u>

The Proposed Land used for Industrial Purpose.

Butted and Bounded –

NORTH - 25 Ft wide Kachha Road , R.S.Plot No. 853 &  
842/05006(P)

SOUTH - R.S.Plot No. 4511(P)

EAST - Land of Gopalpur Mouza

WEST - R.S.Plot No. 852(P),854,4507

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.

IN WITNESS WHEREOF the Vendors put their signature on this 17<sup>th</sup> 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) *ଅନନ୍ତ କୁମାର ମହାପାତ୍ର*  
*ଅନନ୍ତ କୁମାର ମହାପାତ୍ର*  
*ଆମ୍ଭର ଗାମ୍ଭୀରିକ*
- 2) Pranamab Goswami.  
S/o Late Gopi Ballu Goswami.  
vill- Bamunera.

*Kurum Ganga*

*Yajur Prasad In Self  
and P. Constituted Power of  
attorney of Sri Prashant Singh*

**SIGNATURE OF THE VENDORS**

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.

*Pranamab Goswami.*  
*vill- Bamunera.*  
*A. D. S. R. Obbiee*  
*L. No - D. P. R. - 11*

**Computerized by me**

*Biswajit Mukherjee*  
*Srinagar Pally, Berachity,*  
*Durgapur - 13.*

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

Pawani Munshi

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

M. Malaya Mukherjee  
Malaya Mukherjee

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

Arup Prasad Roy

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যয়িত হইল।

Arup Prasad Roy



বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*Kurum Gang*

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*you go on the way*

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

MOUZA : BAMUNARA, J.L. NO.- 58, KHATIAN NO. - 2696, 2697, 2698, P.S.- KANKSA, DIST.- BURDWAN	PLOT NO.:		AREA
	R.S.	L.R.	IN DEC.
SOLD AREA : 217.00 DECIMAL	5006	640	83.00
	853	641	100.00
PURCHASER NAME :	4512	4427	34.00
	TOTAL AREA		217.00



SING. OF SURVEYOR:

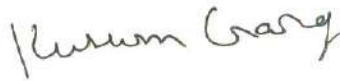
ABHIJIT DATTA (B. Arch, A.I.V, R.E.)  
 (Registered Architect & Valuer)  
 C. A. No.- 27188/2001-02  
 Enlisted Architect Under  
 D.M.C. Lic. No.- DMG/BPD/43 of .....  
 Sign.....Dt. ....

4511(P)

*Kurum Gang  
 You must be safe  
 for self and consist  
 take power of attorney  
 of Sri Pushkar Singh*

**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. 02160 / 2011, Deed No. (Book - I , 02091/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Kusum Garg	 18.3.11

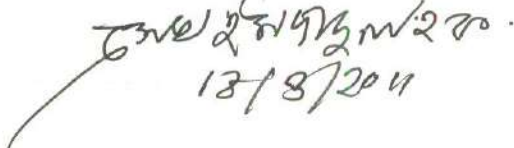
II . Signature of the person(s) admitting the Execution at Office.

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

**Name of Identifier of above Person(s)**

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

**Signature of Identifier with Date**

  
 18/3/2011





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

**Endorsement For Deed Number : I - 02091 of 2011**  
**(Serial No. 02160 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. 55843/-, on 18/03/2011

( Under Article : A(1) = 55836/- ,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.-5076800/-

Certified that the required stamp duty of this document is Rs.- 304618 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 41620/- is paid, by the Bankers cheque number 322967, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
2. Rs. 43000/- is paid, by the Bankers cheque number 322964, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
3. Rs. 43000/- is paid, by the Bankers cheque number 322965, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
4. Rs. 43000/- is paid, by the Bankers cheque number 322966, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
5. Rs. 43000/- is paid, by the Bankers cheque number 322968, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
6. Rs. 43000/- is paid, by the Bankers cheque number 322970, Bankers Cheque Date 17/03/2011, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 18/03/2011
7. Rs. 43000/- is paid, by the Bankers cheque number 322971, 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)**



*(Signature)*  
**( Arnab Basu )**

**ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR**

18/03/2011 15:32:00

EndorsementPage 1 of 2  
18 MAR 2011



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

**Endorsement For Deed Number : I - 02091 of 2011**  
**(Serial No. 02160 of 2011)**

Presented for registration at 13.07 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. Yougesh Kumar Garg, son of Late Bhagwat Prasad Garg , D. N. 58, Sashtri Avenue, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713212 , By Caste Hindu, By Profession : Business
2. Kusum Garg, wife of Yougesh Kumar Garg , D. N. 58, Sashtri Avenue, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713212 , By Caste Hindu, By Profession : House wife

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

**Executed by Attorney**


Execution by

1. Yougesh Kumar Garg, son of Late Bhagwat Prasad Garg , D. N. 58, Sashtri Avenue, Durgapur, Thana:-New Township, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713212 By Caste Hindu By Profession: Business,as the constituted attorney of 1. Puskar Garg 2. Puskar Garg is admitted by him.

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

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



  
ADDITIONAL DISTRICT SUB-REGISTRAR  
DURGAPUR, WEST BENGAL  
( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 479 to 492  
being No 02091 for the year 2011.



*Basu*

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