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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

055803

Handwritten signature

Handwritten signatures:
 Hirananda Singh, Hiral
 Vikram Hiral
 Jagan Hiral

Warning that the Document is
 subject to registration. The
 registration shall attract
 the provisions of the Act
 of this Government.

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Addl. District Sub-Registrar
 Asansol Dist. Bardhaman

01 AUG 2011

(Ref: Query No. 012150/2011)

DEED OF SALE

Value of Rs. 55,00,000/-

P.S. Hirapur, Mouza Narsinghbandh,
 R.S. Plot No. 2125, measuring an
 area of .45 acre of land with building

Contd...p/2



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

055804

Harinder Singh Atwal
Vikram Atwal
Joginder Singh Atwal

-2-

THIS DEED OF SALE is made on this the 31st day of July, 2011, By and BETWEEN :-

- 1) Mr. Harinder Singh Atwal son of late Gurbachan Singh Atwal, PAN-ADAPA5446K, by faith Sikh, by occupation Business, by citizenship Indian, resident of 5B, Konark Gardens, 6, Burdwan Road, Alipore, Kolkata-700027, 2) Mr. Sanjeev Atwal son of late Joginder Singh Atwal, PAN-ADAPA2006M,
- 3) Mr. Vikram Atwal son of late Joginder Singh Atwal, PAN-AGCPA0499H, by faith Sikh, by occupation Business,

Contd...p/3



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

055805

Harinder Singh Atwal
From Atwal
Sayer Atwal
Jyoti Gill

-:3:-

by citizenship Indian, resident of S309, Ground Floor, Greater Kailash-II, New Delhi-110048, 4) Mrs. Jyoti Gill wife of Mr. Gurnir Singh Gill (daughter of late Joginder Singh Atwal), by faith Sikh, by occupation Business, PAN-AACPG7492G, by citizenship Indian, resident of G-1, Masjid Moth, Greater Kailash-III, P.S. Chittaranjan Park, New Delhi-110048, hereinafter jointly and severally called the VENDORS (which expression shall unless excluded by or repugnant to the context include each of their respective heirs, legal representatives and assigns) of the FIRST PART.

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

055806

:-4:-

AND

Harinder Singh Handal
Visham Handal
Sanjeev Handal
Neelotpal Singh

In favour of "PARK INFRA DEVELOPERS PVT. LTD". a Private Limited Company duly incorporated under the companies Act 1956, having it's registered office at 18/1, Maharshi Devendra Road, 5th Floor, Kolkata-700007 in the state of West Bengal, represented by it's Director Sri Pawan Kumar Modi son of late Phool Chand Modi, by faith Hindu, by occupation Business, by citizenship Indian, resident of 1, Wood Street, Kolkata-700016 in the state of West Bengal, hereinafter

Contd...p/5



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

055807

-:5:-

Harinder Singh Atwal
Atwal
Singh
Atwal
Atwal

called the Purchaser (which expression shall include it's successors, assigns and representatives unless contrary to or repugnant to the context) of the SECOND PART. PAN-AAFCP6634H,

WHEREAS one Gurbachan Singh Atwal son of Sardar Buta Singh Atwal of Atwal Nagar, Asansol, P.S. Hirapur, Dist. Burdwan was owner of the land measuring .60 (Point six zero) acre with building on R.S. Plot No. 2125 (Two thousand one hundred twenty five) within Mouza Narsinghbandh, P.S. Hirapur, Dist. Burdwan and his ownership had been duly recorded in the

Contd...p/6



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

055808

-:6:-

R.S. Recrd of Rights in R.S. Khatian No. 1950 (One thousand nine hundred fifty) of the said Mouza.

AND WHEREAS the above named Gurbachan Singh Atwal died leaving behind his two sons named Mr. Harminder Singh Atwal and Mr. Joginder Singh Atwal as only surviving legal heirs and successors to inherit the properties left by him.

AND WHEREAS the above named Joginder Singh Atwal died leaving behind his two sons named Mr. Sanjeev Atwal and Sri Vikram Atwal and only daughter Mrs. Jyoti Grill as only surviving legal heirs and successors to inherit the properties left by him.

Contd...p/7



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

055809

-7-

Harimond Singh Arwal
Arwal
Arwal
Arwal
Arwal

AND WHEREAS by virtue of such inheritance the vendor no. 1 and the vendor no. 2 to 4 have become absolute owner of the land measuring .60 (Point six zero) acre with building in the above noted plot.

AND WHEREAS by virtue of such inheritance the vendors have become absolute owner of the land measuring 60 (Sixty) decimals with building along with easement rights etc. and since the date of such inheritance the vendors have been owning and possessing the same peacefully and uninterruptedly.

Contd...p/8



06AA 282018

Harmande Singh Atwal
Vibram Atwal
Sarjeet Atwal
Hijori Gill

AND WHEREAS the vendors are owner of the land with building mentioned in the schedule below is free from all encumbrances.

AND WHEREAS the vendors have decided and declared to sell the land with building mentioned in the schedule below which is free from all encumbrances.

AND WHEREAS the vendors accordingly proposed to sell the land measuring .45 (Point four five) acre with old and dilapidated building in the above noted plot morefully mentioned in the schedule below at a consideration of Rs. 55,00,000/- (Rupees fifty five lac) only free from all encumbrances.

Contd...p/9

-:9:-

Harshwardhan Singh
Vijay Kumar
Suresh Kumar
Sudhakar Singh

AND WHEREAS the purchaser has offered to purchase the same at the consideration of Rs. 55,00,000/- (Rupees fifty five lac) only and the vendors have accepted the said offer of the purchaser and have agreed to sell the said property mentioned in the schedule below to the purchaser free from all encumbrances.

AND WHEREAS towards the said transaction the purchasers paid Rs. 55,00,000/- (Rupees fifty five lac) only to the vendors by different cheques.

AND WHEREAS the vendors have received the said sum of Rs. 55,00,000/- (Rupees fifty five lac) only by different cheques from the purchaser.

AND WHEREAS the vendors accepted and received their share of consideration price.

AND WHEREAS the purchaser requested the vendors to execute and register the sale deed in favour of purchaser.

AND WHEREAS the vendors have agreed with the said proposal of the purchaser being executed and registered the sale deed.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

That in pursuance of the said contract and in consideration of sum of Rs. 55,00,000/- (Rupees fifty five lac)

Contd... p/10

:-10:-

Hemvinder Singh Arwal
Vijram Arwal
Sujee Arwal
Rajhi Gill

only paid by the purchaser to the vendors by different cheques, in receipt whereof the vendors do hereby admit and acknowledge the said sum of Rs. 55,00,000/- (Rupees fifty five lac) only from the purchaser, the vendors doth hereby sell, grant, convey and transfer unto the purchaser all the property described in the schedule hereunder and delivered possession of the schedule mentioned property unto the purchaser free from all encumbrances together with all the right, title, interest and easement and privileges and all common and absolute enjoyment and right the vendors have/had and so long enjoyed and also of all areas TO HAVE AND TO HOLD the hereditaments hereby sold, granted and conveyed unto and to the use of the said purchaser, it's successors-in-office, executors, administrators, representatives and assigns for ever AND that vendors doth hereby for themselves and their heirs, successors, executors, administrators and assigns covenant with the said purchaser and declare that they are seized and possessed of and have not in any way encumbered the schedule mentioned property conveyed by this deed of sale and that the said purchaser, it's successors, executors, administrators and assigns shall and may at all times peaceably

Contd... p/11

-:11:-

Hemendra Singh Thakur
Vishwan Thakur
Sangeet Thakur
Ajay Singh

and quietly possess and enjoy the said property and receive rents and profits thereof without any interruption, claim or demand whatsoever from or by the said vendors or any person/persons lawfully or equitably claiming from under or in trust for them and that the purchaser is at liberty to use and enjoy the property mentioned in the schedule below according to the purchaser's choice and preference and that the said vendors shall for all times to come at the request and cost of the purchaser its heirs, successors, executors administrators or assigns do or execute or caused to be done or executed all such acts, deeds, and things and to swear affidavit/affidavits and to appear personally or through authorised person/persons for further and for more perfectly assuring the title of the purchaser in respect of the property mentioned in the schedule below and also for mutation of the said property or any part thereof in favour of the purchaser that may be reasonably required.

It is specifically promised unto the purchaser by the vendors that if for the purpose of mutation of the property mentioned in the schedule below in the name of the purchaser before the S.D.L & L.R.O. (Extn-1) Asansol the presence of the vendors are necessary and required affidavits, the vendors shall

Contd...p/12

Handwritten signatures and text in Bengali script, including the name "Vijay Kumar" and "Vijay Kumar Singh".

be present and will swear affidavit/affidavits in favour of the purchaser before the authority concerned.

AND WHEREAS it is also specifically mentioned that the purchaser will mutate it's name in the record of Asansol Municipal Corporation in respect of the land and building mentioned in the schedule below and the purchaser will pay the municipal tax for the property, morefully mentioned in the schedule below.

Be it further covenanted that the purchaser it's heirs, successors, administrators or assigns shall enjoy the property mentioned in the schedule below with all right, title, interest of the vendors according to choice, preference and necessity of the purchaser including all sorts of transferring right by way of sale, gift, lease, mortgage, exchange, creating tenancy, raising all sorts of building by purchaser towards the conveyed property and to pay tax/taxes to the State Government, Municipal Corporation/ Authorities in the name of the purchaser and to get receipt therefore from the day of sale, rent payable to the Government of West Bengal through the S.D.L. & L.R.O. (Extn-1) Asansol.

-13:-

Hassanider Singh Hawal
Vijay Kumar
Sujay Kumar
Tajoti Ojill.

SCHEDULE OF THE PROPERTY
(Above referred to)

In the District of Burdwan, P.S. Hirapur, Sub- Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 21, Mouza Narsingbandh, R.S. Khatian No. 1950 (One thousand nine hundred fifty),

R.S. Plot No. 2125 (Two thousand one hundred twenty five), measuring .45 (Point four five) acre of bastu land with old and dilapidated two storied building with all easements rights etc. is hereby sold.

Butted and bounded by :-

On the North : Land on Plot No. 2125 and
30'-0" wide approach Road.

On the South : Loknath Mandir.

On the East : Property of Mr. Bansal.

On the West : Property on R.S. Plot No. 2122 & 2124.

Covered Area of the building :- Ground Floor-1195 sft. &

First Floor- 1195 sft.

The sold property is shown in RED border line in the annexed plan which will form a part of this deed.

Proposed Land Use:- Bastu and building -Residential.

Contd...p/14

The annual proportionate rent of the same is payable to the Government of West Bengal through S.D.L. & L.R.O. (Extn-1), Asansol.

Holding No. 61 & 63, S.B. Gorai Road, Asansol (Part).

Ward No. 9 of Asansol Municipal Corporation.

In witness whereof the vendors put their signature unto these presents day month and year mentioned at outset.

Witnessess :-

1. Sarraj Kumar Balle
S/O Late Mr. Gopal K. Balle
4. B. Little Russel Street
Kolkata - 700071

Harunides Singh Thural

Vijayam Thural

Jayee Thural

Jegoti Gill

2. *Ramesh Singh*
4B Little Russel St
Kolkata

Signature of the vendors.

Drafted and prepared by me
and printed in my office.

Majibur Rahaman
(Majibur Rahaman)
Deed Writer, Licence No. 23,
of A.D.S.R office Asansol.

Note : Two sheets containing finger
prints and photographs duly attested by
the party concerned is annexed hereto.

Harunides Singh Thural

SHOWING THE LAND MEASURING 45 ACRE SHOWN IN RED BORDER ON R.S.PLOT
 2125 R.S.KH.NO - 1950 WITHIN MOUZA - NARSINGBANDH J.L.NO - 21 P.S. - HIRAPUR
 ST. - BURDWAN
 SOLD BY :- 1.MR.HARMINDER SINGH ATWAL S/O LATE GURBACHAN SINGH ATWAL
 OF SB,AARBENS,6,BURDWAN ROAD,ALIPORE,KOLKATA - 7 2.MR.SANJEEV ATWAL
 3.MR.VIKRAM ATWAL S/O LATE JOGINDER SINGH ATWAL 4.MRS.JYOTI GILL W/O
 MR.M.S.GILL OF NEW DELHI - 48
 SOLD TO :-PARK INFRA DEVELOPERS PVT.LTD.,OFFICE AT 18/1 MAHARSHI DEVENDRA
 ROAD,5TH. FLOOR,KOLKATA - 700007

Harminder Singh Atwal
Vikram Atwal
Sanjeev Atwal
Jyoti Gill

SIGNATURE OF SELLER

AREA CHART
 MOUZA - NARSINGBANDH
 PLOT NO AREA
 2125 45 ACRE
 COV. AREA G.F. = 1195 S.F.T.
 COV. AREA F.F. = 1195 S.F.T.

SCALE :- 1"=60'-0"



MANSAROVAR APARTMENT



LOKNATH MANDIR

POND



Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



Pawan Kumar Modi

Finger prints attested by me :



Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me :

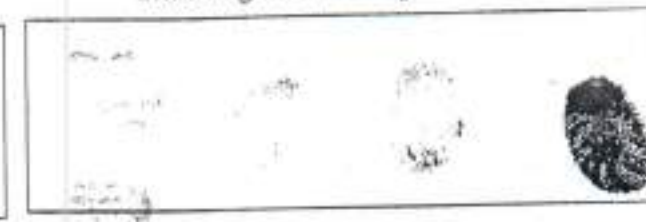
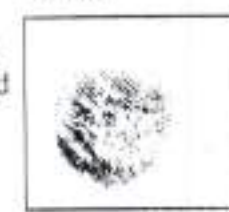
Akhtul



Thumb

Little finger to fore finger

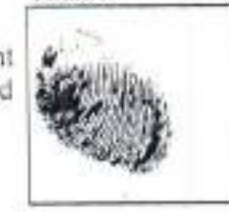
Left Hand



Thumb

Fore finger to little finger

Right Hand



Finger prints attested by me :

Vikram Akhwal



Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me :

Vikram Ahuja



Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me :

Jyoti Gill



Left Hand

Thumb



Little finger to fore finger



Right Hand

Thumb



Fore finger to little finger



Finger prints attested by me :

Jayant Ahuja



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

Endorsement For Deed Number : I - 07485 of 2011
(Serial No. 07508 of 2011)

On

Payment of Fees:

On 31/07/2011

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

Presented for registration at 15.02 hrs on :31/07/2011, at the Private residence by Sri Harminder Singh Atwal , one of the Executants.

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

Execution is admitted on 31/07/2011 by

1. Sri Harminder Singh Atwal, son of Late Gurbachan Singh Atwal , 5 B, Konark Gardens, 6, Burdwan Road, Alipore, District:-Kolkata, WEST BENGAL, India; P.O. :- , By Caste Sikh, By Profession : Business
 2. Mr. Sanjeev Atwal, son of Late Joginder Singh Atwal , S 309, Ground Floor, Greater Kailash- I I, New Delhi, India, P.O. :- , By Caste Sikh, By Profession : Business
 3. Mr. Vikram Atwal, son of Late Joginder Singh Atwal S 309, Ground Floor, Greater Kailash- I I, New Delhi, India, P.O. :- , By Caste Sikh, By Profession : Business
- Identified By S. K. Datta, son of Late Dr. S. K. Datta, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

On 01/08/2011

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 : 23,4 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. 60496/-, on 01/08/2011

(Under Article : A(1) = 60489/- ,E = 7/- on 01/08/2011)

Certificate of Market Value(WB PUVI rules of 2001)

(Ananda Mohan Sikdar)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

02/08/2011 11:32:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 07485 of 2011
(Serial No. 07508 of 2011)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5500000/-

Certified that the required stamp duty of this document is Rs.- 385010 /- and the Stamp duty paid as Impresive Rs.- 150000/-

Deficit stamp duty

Deficit stamp duty Rs. 235010/- is paid, by the draft number 896801, Draft Date 29/07/2011, Bank Name State Bank of India, COMMERCIAL BR., ALIPORE, received on 01/08/2011

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

Execution is admitted on 01/08/2011 by

1. Mrs. Jyoti Gill, wife of Mr. Gurnir Singh Gill , G-1, Masjidi Moth, Greater Kailash - III, New Delhi, India, P.O. :- , By Caste Sikh, By Profession : Business

Identified By S. K. Datta, son of Late Dr. S. K. Datta, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Ananda Mohan Sikdar)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
ASANSOL

(Ananda Mohan Sikdar)

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

11
11

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 1320 to 1347
being No 07485 for the year 2011.



(Handwritten signature)

(Ananda Mohan Sikdar) 03-August-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL
Office of the A. D. S. R. ASANSOL
West Bengal