

ORIGINAL COPY

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

055786

31/8/11

Verify that the document is  
genuine and correct. The  
stamp is attached to the Part  
of the document.

Hemanta Singh Shimal

Gourind Singh Shimal

For Self of Consultant  
attorney to Hemanta Singh Shimal

10/8/11

Hemanta Singh Shimal  
Gourind Singh Shimal

*[Handwritten signature]*

101, Birgaon, Bardhaman  
Bardhaman Dist. Bardhaman

01 AUG 2011

(Ref: Query No. 012151/2011)

### DEED OF SALE

Value of Rs. 1,70,00,000/-  
P.S. Hirapur, Mouza Narsinghbandh,  
R.S. Plot No. 2122, 2124 measuring an  
area of 2.257 acre of land with building.



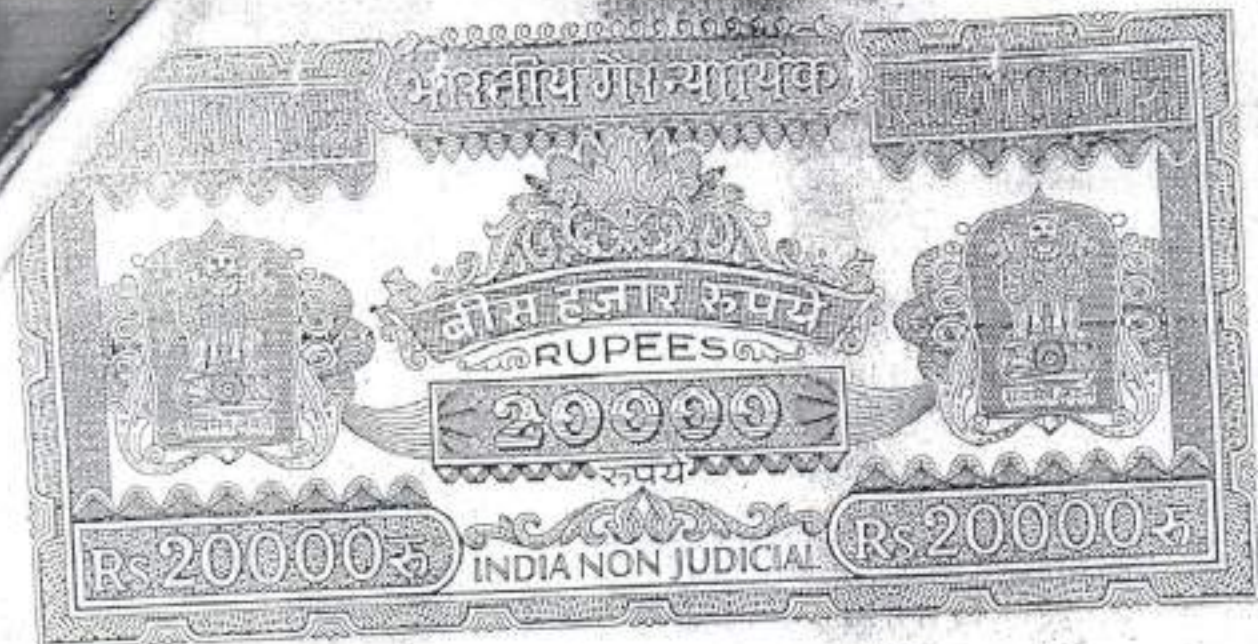
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

*Harmandir Singh Atwal*  
*Govind Singh Atwal*  
*For self of Arjun Singh*  
*attorney as Arjun Singh*  
*Atwal*  
*Atwal*  
*Sanjeev Atwal*  
*Atwal*  
055787

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

1) Mr. Harmander Singh Atwal son of late Gurbachan Singh Atwal, PAN-ADAPA5446K, 2) Mr. Arjun Singh Atwal son of Mr. Harmander Singh Atwal, PAN-AFDPA2811B, 3) Mr. Govind Singh Atwal son of Mr. Harmander Singh Atwal, PAN-ACHPA8981F, all by faith Sikh, by occupation Business, by citizenship Indian, resident of 5B, Konark Gardens, 6, Burdwan Road, Alipore, Kolkata-700027, 4) Mr. Sanjeev Atwal

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পশ্চিমবঙ্গ পহিৰম বংগাল WEST BENGAL

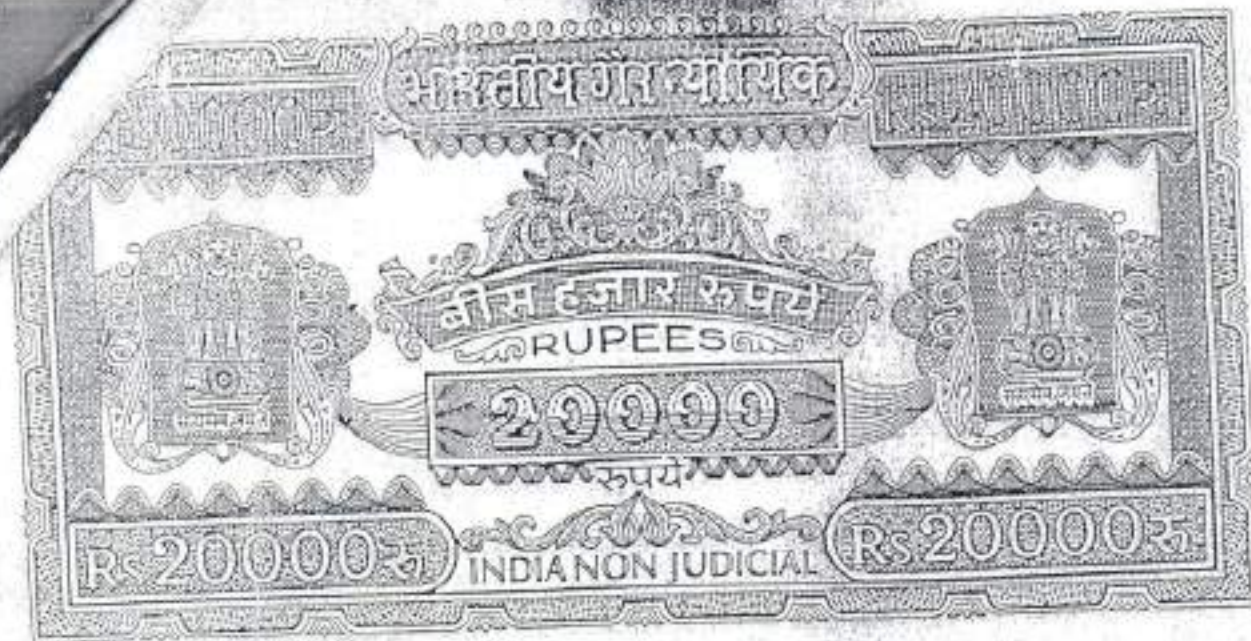
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*Harinder Singh Atwal*  
*Ground Singh Atwal*  
*for self of consultant*  
*attorney as Agent*  
*Singh Atwal*  
*Vikram Atwal*  
*Jyoti Gill*

-3:-

son of late Joginder Singh Atwal, PAN-ADAPA2006M, 5) Mr. Vikram Atwal son of late Joginder Singh Atwal, PAN-AGCPA0499H, by faith Sikh, by occupation Business, by citizenship Indian, resident of S309, Ground Floor, Greater Kailash-II, New Delhi-110048, 6) Mrs. Jyoti Gill wife of Mr. Gurnit 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

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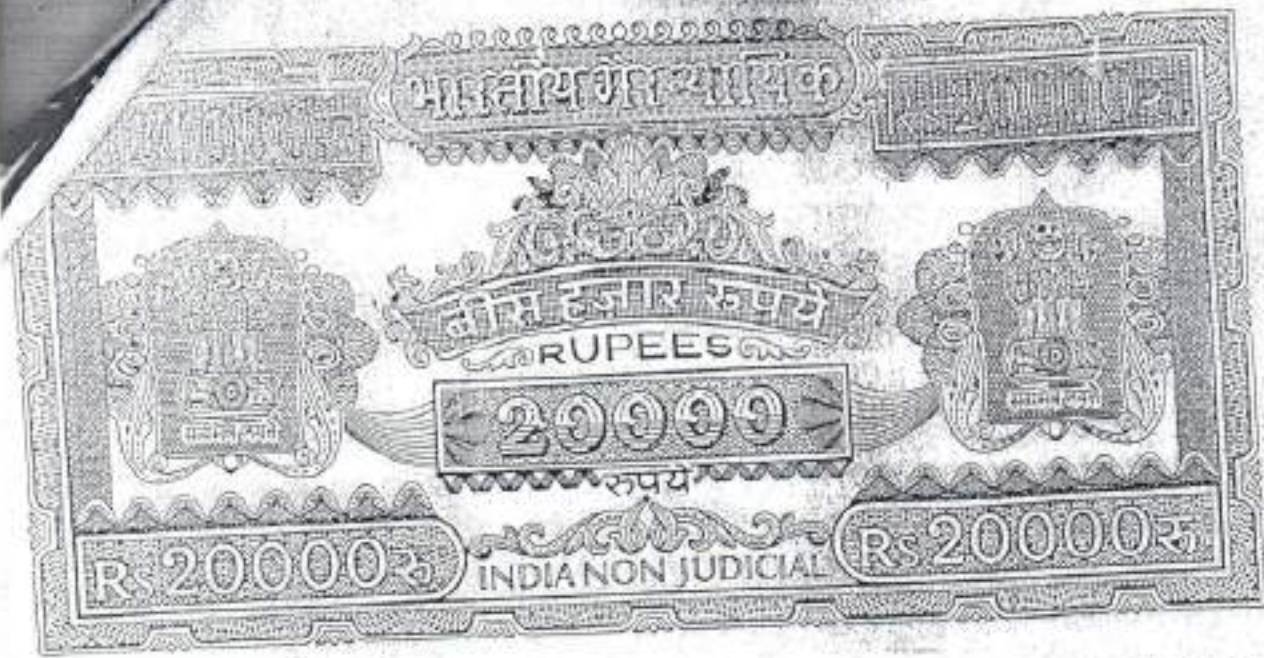
*Atyoti Pill*  
*Harvinder Singh Atwal*  
*Govind Singh Atwal*  
For Self of constituted  
attorney as Arjun Singh Atwal

*[Signature]*  
Vijay Kumar  
Gajen Atwal

excluded by or repugnant to the context include each of their respective heirs, legal representatives and assigns) of the FIRST PART.

The vendor no. 2 Mr. Arjun Singh Atwal is represented by his constituted attorney Mr. Govind Singh Atwal (vendor no. 3) duly empowered by a registered deed of General Power of Attorney being no. 6637 of Book No. IV for the year 2010 of Addl. Registrar of Assurance-III, Kolkata

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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-5-

AND

*Harinder Singh Anand*  
*Govind Singh Anand*  
For self of Govind Singh  
Anand as Bijay Singh  
Anand

*Vijay Anand*  
*Sarwan Kumar*  
*Sarwan Kumar*

In favour of "PARK INFRA DEVELOPERS PVT. LTD". a Private Limited Company duly incorporated under the companies Act 1956, having its registered office at 18/1, Maharshi Devendra Road, 5<sup>th</sup> Floor, Kolkata-700007 in the state of West Bengal, represented by its Director Sri Rawan Kumar Modi son of late Phool Chand Modi, by faith Hindu, by occupation Business, by citizenship Indian, resident of 4, Wood Street, Kolkata-700016 in the state of West Bengal, hereinafter

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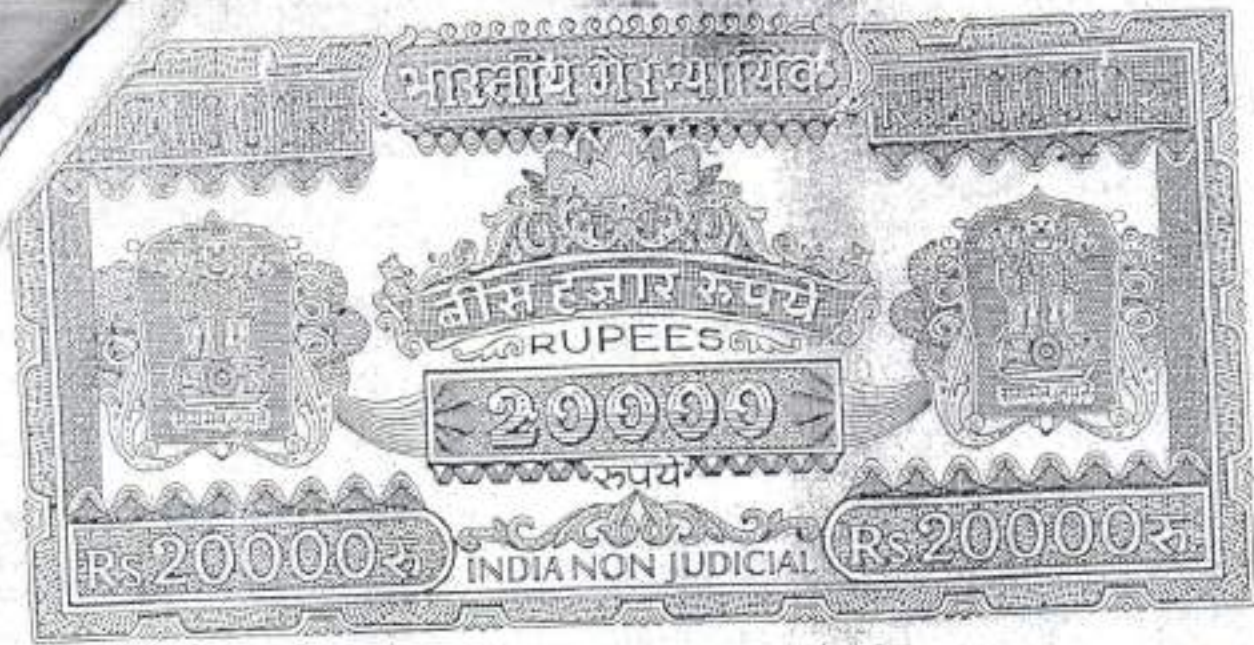
*Governor under Singh Atwal  
Governor Singh Atwal  
For Sell of conserved  
attorneys Dign Singh Atwal  
Vikram Atwal  
Jaijee Atwal  
Atwal*

-:6:-

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

WHEREAS one Smt. Ajit Kaur wife of late Gurbachan Singh Atwal of Atwal Nagar, Asansol, P.S. Hirapur, Dist. Burdwan was owner of the land measuring 1.94 (One point nine four) acre on R.S. Plot No. 2122 (Two thousand one hundred twenty two) under R.S. Khatian No. 765 (Seven hundred sixty

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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*Hemund Singh Ahwal*  
*Govind Singh Ahwal*  
*For self of consubstantial*  
*attornies as Arjun*  
*Singh Ahwal*  
*Vijay Ahwal*  
*Sergeant Ahwal*  
*tegethi Gill*

-7:-

five and 4318 (Four thousand three hundred eighteen) and .62 (Point six two) acre on R.S. Plot No. 2124 (Two thousand one hundred twenty four) under R.S. Khatian No. 766 (Seven hundred sixty six) and 4319 (Four thousand three hundred nineteen) within Mouza Narsinghbandh, P.S. Hirapur, Dist. Burdwan and .002 (Point zero zero two) acre on Plot No. 5098 (Five thousand ninety eight), .039 (Point zero three nine) acre on Plot No. 5099 (Five thousand ninety nine) and .056 (Point zero five six) acre on Plot No. 5100 (Five thousand one

Contd...p/8



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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*Harinder Singh Khural  
Gurinder Singh Khural  
For self of consultant  
attorneys Dign Singh  
Khural*

*Vikram Khural  
Sagun Khural  
Joshi Offl.*

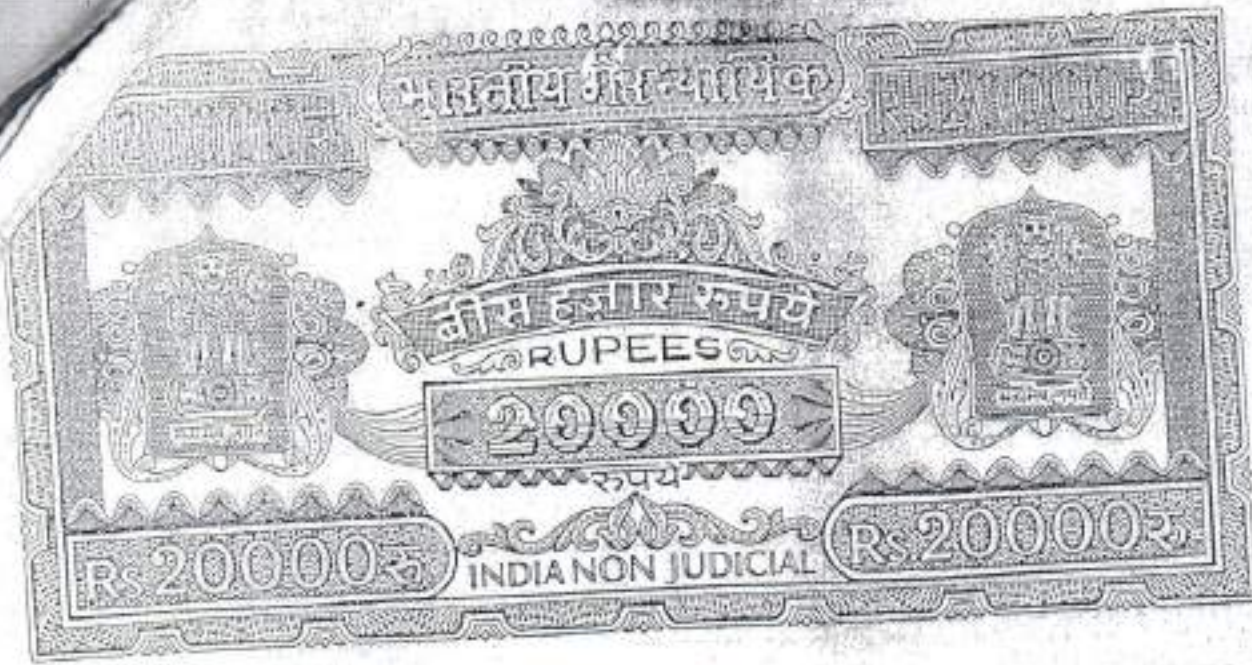
-8:-

hundred) under R.S. Khatian No. 7009 (Seven thousand nine) within Mouza Asansol Municipality, P.S. Asansol, Dist. Burdwan i.e. total 2.657 (Two point six five seven) acre of land with old and dilapidated buildings and her ownership had been duly recorded in the finally published R.S. Record of Rights.

AND WHEREAS the above named Smt. Ajit Kaur bequeathed the land measuring 2.657 (Two point six five seven) acre of land with buildings in the above noted plots within Mouza Narsinghbandh and Mouza Asansol Municipality to her son

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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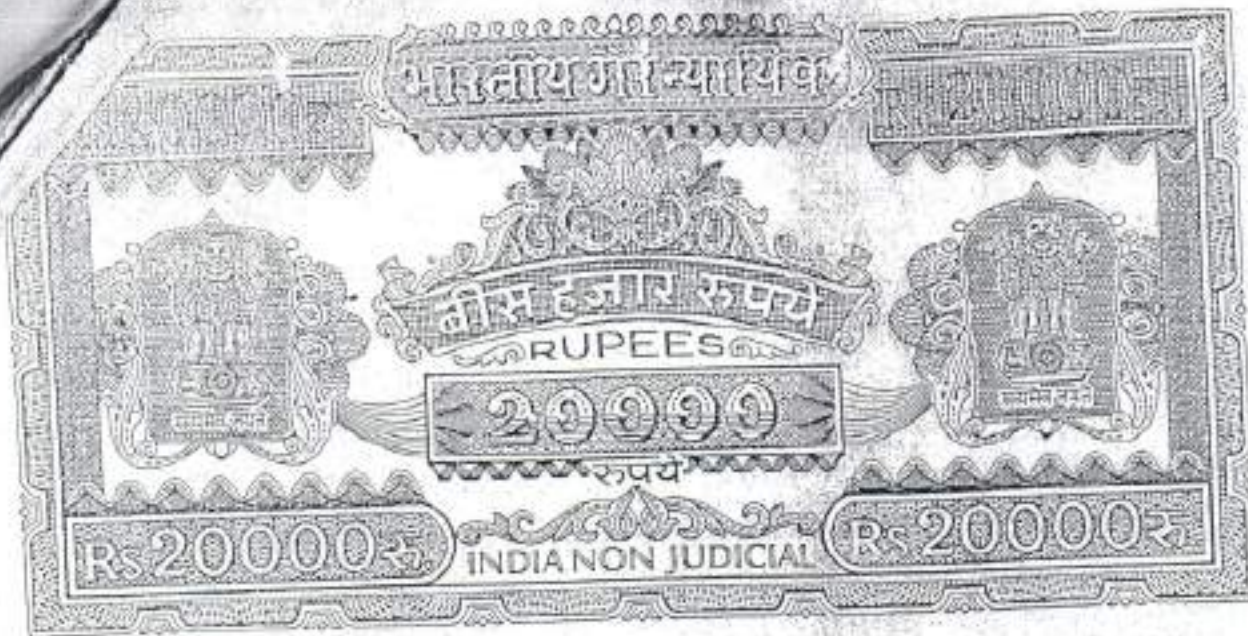
-9-  
Harminder Singh Atwal  
Gobind Singh Atwal  
For self of constitute  
attorneys Arjun Singh  
Atwal  
Vikram Atwal  
Sanjeev Atwal  
Joginder Singh Atwal

Harminder Singh Atwal, grand sons Arjun Singh Atwal & Sri Gobind Singh Atwal (both sons of Harminder Singh Atwal) and Sanjeev Atwal & Vikram Atwal (both sons of late Joginder Singh Atwal) by her last will dated 25<sup>th</sup> day of December, 2001.

AND WHEREAS the Probate of the above noted will has been granted vide Will Probate Case No. 202 of 2007 by the Ld. District Delegate Court at Asansol.

AND WHEREAS by an amicable settlement amongst the family members of the above named Smt. Ajit Kaur (since

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

055795

*Handwritten text:*  
Heminder Singh Khuntia  
Gourind Singh Khuntia  
For self of Heminder Singh  
attorneys as Agents Khuntia

*Handwritten signatures:*  
Vijay Khuntia  
Sangeeta Khuntia  
Tijoti Gill

-:10:-

deceased) the property mentioned in the schedule below along with other properties has been exclusively allotted to the vendors.

AND WHEREAS by virtue of such the beneficiaries of the said Will i.e. the vendor no. 1 to 5 and the vendor no. 6 since the settlement have been all along owning and possessing the aforesaid properties as rightful owners thereof peacefully and uninterruptedly.

Contd... p/11

:11:

Haimanabji Singh Ahirwal  
Gurind Singh Ahirwal  
For Self of Gurind Singh  
attorney as Gurind Singh  
Ahirwal

Vikram Ahirwal  
Seyon Ahirwal  
Mrs Jyoti Gill

AND WHEREAS in order to obviate all future conflicts as also to perfect the title, ownership and possession of the purchaser the vendor no. 6 Mrs. Jyoti Gill is also executing this deed for abundant precaution.

AND WHEREAS the vendors are owners 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 2.257 (Two point two five seven) acre with old and dilapidated two storied building mentioned in the schedule below at a consideration of Rs. 1,70,00,000/- (Rupees one crore seventy lac) only free from all encumbrances.

AND WHEREAS the purchaser has offered to purchase the same at the consideration of Rs. 1,70,00,000/- (Rupees one crore seventy lac) only and the vendor has 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.

-:12:-

Hasinder Singh  
Gourind Singh  
For self of consideration  
attorney of  
Singh Anuj  
Vijram Anand  
Sanyal Anand  
Sanyal Anand

AND WHEREAS towards the said transaction the purchasers paid Rs. 1,70,00,000/- (Rupees one crore seventy lac) only to the vendors by different cheques from the purchaser.

AND WHEREAS the vendors have received the said sum of Rs. 1,70,00,000/- (Rupees one crore seventy lac) only by different cheques.

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. 1,70,00,000/- (Rupees one crore seventy lac) 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. 1,70,00,000/- (Rupees one crore seventy lac) only from the purchaser, the vendors doth hereby sell, grant, convey and transfer unto the

Contd...p/13

-13-

Warranted Singh Ahwal  
Gurmel Singh Ahwal  
For self of constituted  
attorney as Rajam  
Singh Ahwal;

Vikram Ahwal  
Rajam Ahwal  
Rajam Ahwal

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 entumbered 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 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

Hemendra Singh Ahmad  
Gourind Singh Ahmad  
Forsyth of Consistent  
attorney as byam  
Singh Ahmad

Vijay Ahmad  
Jagjeet Ahmad  
Jyoti Gill

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 it's 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 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

...15:-

Harinder Singh Khurda  
Gourmel Singh Khurda  
For Sell of Conveyed  
Attorneys Ajay  
Singh Khurda

Vikram Akhwal  
Gangwan Akhwal  
11/10/2011  
Vikram Akhwal

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. (Extri-1) Asansol.

**SCHEDULE OF THE PROPERTY**  
(Above referred to)

In the District of Burdwan, P.S. Hrapur, Sub- Division and Addl. Dist. Sub-Registry Office Asansol, J.L. No. 21, Mouza Narsinghbandh,

1. R.S. Plot No. 2122 (Two thousand one hundred twenty two) under R.S. Khatian No. 765 (Seven hundred sixty

16

Haramdas Singh Khatri  
Gourmel Singh Khatri  
Fors. Soff of Consulted  
attorney as Arjun  
Singh Khatri  
Vikram Khatri -  
Sangeen Khatri  
Hajoti Gill

five) and 4318 (Four thousand three hundred eighteen),  
measuring 1.94 (One point nine four) acre.

2. R.S. Plot No. 2124 (Two thousand one hundred twenty  
four) under R.S. Khatian No. 766 (Seven hundred sixty  
six) and 4319 (Four thousand three hundred nineteen),  
measuring .317 (Point three one seven) acre.

Total measuring 2.257 (Two point two five seven) acre of  
bastu land with old and dilapidated two storied building is  
hereby sold.

**Bitted and bounded by :-**

On the North : Property on R.S. Plot No. 2124 (Part).

On the South : Pond.

On the East : Property on R.S. Plot No. 2125.

On the West : Mansarovar Apartment & property of others.

Covered Area of the building :- Ground Floor-7500 sft. and  
First Floor- 400 sft.

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

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

Ward No. 9 of Asansol Municipal Corporation.

Proposed use:- Land-Bastu and Building-Residential.

Contd...p/17



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.

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

Witnesses:-

1. SARAL KUMAR DATTA

Saral Kumar Datta

S/o. Late Pt. Ganesh Chandra Datta

4 B, Little Russell St.

Calcutta - 700017

Heminder Singh Ahwal

Gouind Singh Ahwal

For self of co-soldier

attorney of Sujan Singh Ahwal

Vikram Ahwal

2. Ramkishore Singh

4B Little Russell St

Cal 71

Jayee Ahwal

Tejoti Gill

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.

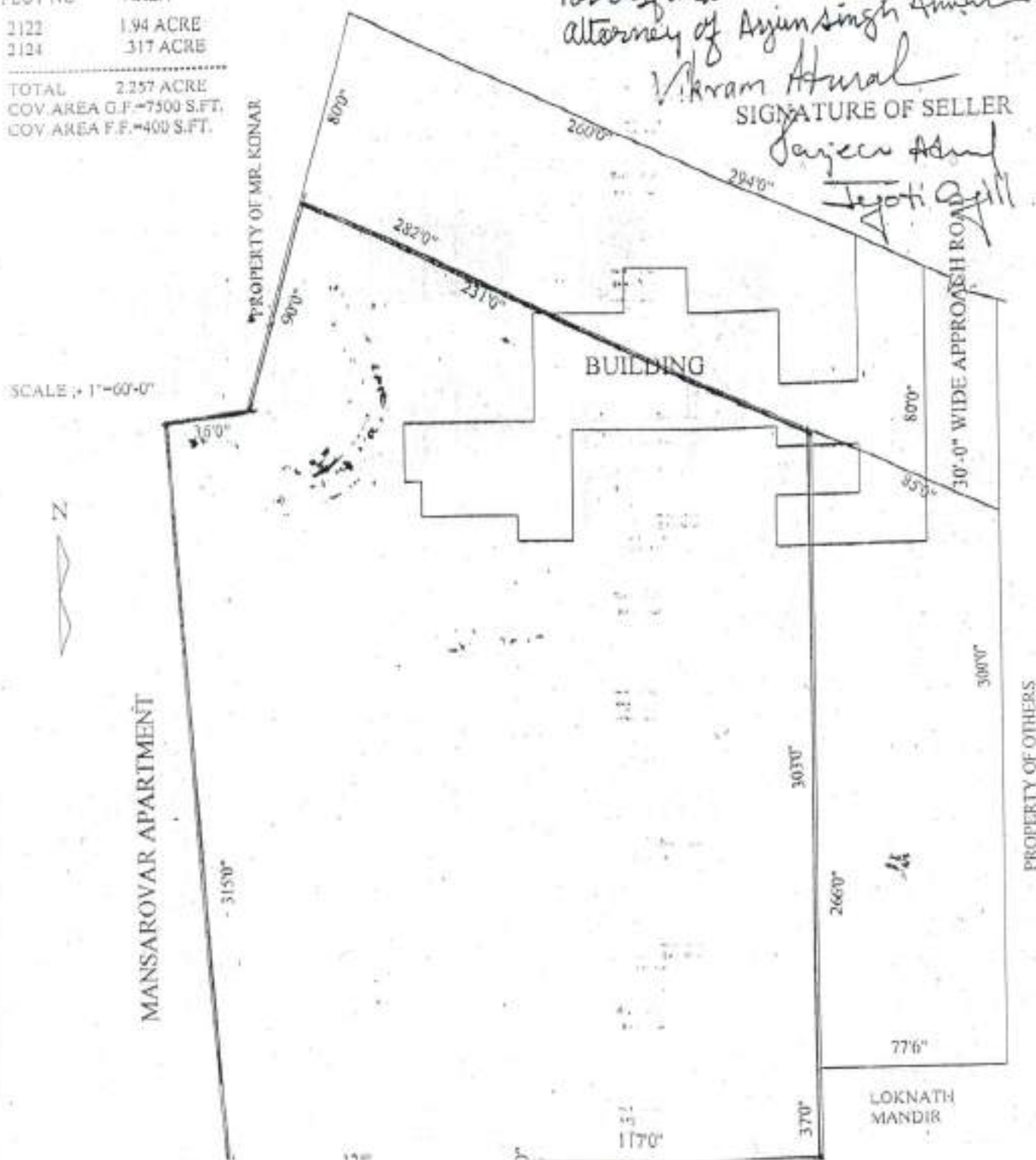
Heminder Singh Ahwal

SHOWING THE LAND MEASURING 2.257 ACRE SHOWN IN RED BORDER ON R.S.  
 PLOT NO - 2122, 2124 R.S.KH.NO - 765, 4318, 766, 4319 WITHIN MOUZA - NARSINGBANDH  
 L.NO - 21 P.S. - HIRAPUR DIST. - BURDWAN  
 SOLD BY :- 1.MR.HARMINDER SINGH ATWAL S/O LATE GURBACHAN SINGH ATWAL.  
 2.MR.ARJU SINGH ATWAL OF SB,KONARK AARDENS 6,BURDWAN ROAD ALIPORE,  
 KOLKATA - 7 3.MR.GOVIND SINGH ATWAL S/O MR.HARMINDER SINGH ATWAL 4.MR.  
 SANJEEV ATWAL 5.MR.VIKRAM ATWAL S/O LATE JOGINDER SINGH ATWAL 6.MRS.  
 JYOTI GILL W/O MR.G.S.GILL OF NEW DELHI - 48  
 SOLD TO :- PARK INFRA DEVELOPERS PVT.LTD., OFFICE AT 18/1 MAHARSHI DEVENDRA  
 ROAD, 5TH. FLOOR, KOLKATA - 700007

AREA CHART

MOUZA - NARSINGBANDH	
PLOT NO	AREA
2122	1.94 ACRE
2124	317 ACRE
<hr/>	
TOTAL	2.257 ACRE
COV. AREA G.F.	7500 S.F.T.
COV. AREA F.F.	400 S.F.T.

*Harminder Singh Atwal*  
*Arjun Singh Atwal*  
*For Self and as constituted*  
*Attorney of Arjun Singh Atwal*  
*Vikram Atwal*  
 SIGNATURE OF SELLER  
*Sanjeev Atwal*  
*Jyoti Gill*



SCALE : 1" = 60'-0"



MANSAROVAR APARTMENT

BUILDING

10'-0" WIDE APPROACH ROAD

PROPERTY OF OTHERS

LOKNATH MANDIR

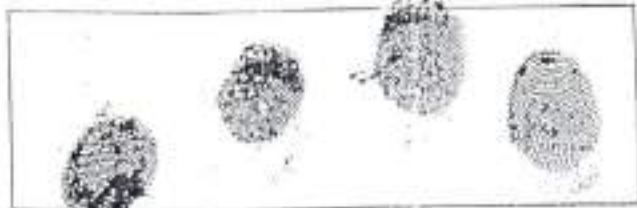
Photograph



Left Hand



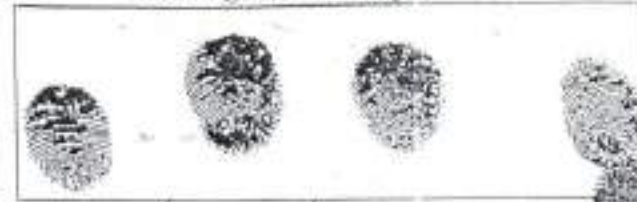
Little finger to fore finger



Right Hand



Fore finger to little finger



Finger prints attested by me :

*Vikram Ahwal*



Left Hand



Little finger to fore finger



Right Hand



Fore finger to little finger



Finger prints attested by me :

*Sanjay Achil*

Photograph



Left Hand



Little finger to fore finger



Right Hand



Fore finger to little finger



Finger prints attested by me :

*Jyoti Gill*



Finger prints attested by me :



Finger prints attested by me : *Hammicks Singh*



Finger prints attested by me : *Gourind Singh Atwal*



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

Endorsement For Deed Number : I - 07487 of 2011  
(Serial No. 07510 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 15.05 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, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste Sikh, By Profession : Business
  2. Mr. Govind Singh Atwal, son of Mr. Harminder Singh Atwal , 5 B, Konark Gardens, 6, Burdwan Road, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste Sikh, By Profession : Business
  3. 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
  4. 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
  5. Mrs. Jyoti Gill, wife of Mr. Gurnir Singh Gill , G-1, Masjid Moth, Greater Kailash- I 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

**Executed by Attorney**

Execution by

1. Mr. Govind Singh Atwal, son of Mr. Harminder Singh Atwal , 5 B, Konark Gardens, 6, Burdwan Road, District:-Kolkata, WEST BENGAL, India, P.O. :- By Caste Sikh By Profession Business, as the constituted attorney of Mr. Arjun Singh Atwal is admitted by him.
- 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

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



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

Endorsement For Deed Number : I - 07487 of 2011  
(Serial No. 07510 of 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. 186996/-, on 01/08/2011

( Under Article : A(1) = 186989/- ,E = 7/- on 01/08/2011 )

**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.-17000000/-

Certified that the required stamp duty of this document is Rs.- 1190010 /- and the Stamp duty paid as Impresive Rs.- 200000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 990010/- is paid, by the draft number 896800, Draft Date 29/07/2011, Bank Name State Bank of India, COMMERCIAL BR., ALIPORE, received on 01/08/2011

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

( Ananda Mohan Sikdar )

ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 1380 to 1412  
being No 07487 for the year 2011.



(Ananda Mohan Sildar) 05-August-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR OF ASANSOL  
Office of the A. D. S. R. ASANSOL  
West Bengal