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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 reference to Registrar of the
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 date of the document is to be

[Signature]

Additional District Sub-Registrar
 Raniganj, Burdwan

10 MAY 2010

DEED OF SALE

DEED OF SALE :: Mouza- Searsole, P.S. Raniganj, Sale Value Rs. 22,00,000/-, Assessed Market Value : Rs. 27,87,602/-, Area 9 Cottah 10.5 Chattak.

THIS DEED OF SALE is made this the 10th day of May, 2010 (TWO THOUSAND TEN);

- BY -

Mr M/s S. N. Maheshwari
 Sri Naren Maheshwari
 Partner

Mr M/s S. N. Maheshwari
 Sarda Dili Maheshwari
 Partner

[Signature]
 08/11/10

M/s S. N. Maheshwari

for M/s S. N. Maheshwari
Sarla Devi Maheshwari

M/S. S.N. MAHESHWARI, a Partnership Firm, **PAN : ABIFS4257L**, Having its Head Office Situated at **P.N. Maliah Road, Raniganj, P.O. & P.S. Raniganj, Sub-division Asansol, Dist. Burdwan (W.B)**, duly represented by its Partners **(1) SRI SHRI NARAIN MAHESHWARI** Son of Late Satya Narayan Maheshwari **(2) SMT. SARLA DEVI MAHESHWARI**, Wife of Sri Shri Narain Maheshwari, both by faith Hindu, Nationality Indian, by Profession Business, resident of **5, P.N. Maliah Road, Raniganj, P.O. & P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B)**, herein-after collectively referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **ONE PART**;

:- IN FAVOUR OF :-

CHAKRA VINTRADE PRIVATE LIMITED., **PAN : AADCC9340F**, a Company registered under Indian Companies Act, 1956, having its Head Office situated at 'Arya Mansion', **6A, Raja Subodh Mullick Square, Room No. N-205, 2nd floor, Kolkata-700013**, represented by its Directors **(1) SMT. KIRAN DEVI SINGH**, Wife of Sri Indrajit Singh, **PAN : BBTPS5106E**, **(2) SRI INDRAJIT SINGH**, Son of Sri Babulal Singh, **PAN : BBTPS5105H**, both by faith Hindu, Nationality Indian, by Occupation Business resident of Rambagan (near Surf Factory), P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B), herein-after collectively referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in office and assigns) of the **OTHER PART**;

WHEREAS the properties described in the Schedule below and herein-after referred to as the said property is owned and possessed by the Vendor who is the absolute owner of the same;

AND WHEREAS the Vendor purchased the Schedule mentioned property from its lawful owners (1) Sri Prakash Chandra Mukherjee, Son of Late Pramatha Nath Mukherjee, (2) Sri Partha Pratim Mukherjee, Son of Sri Prakash Chandra Mukherjee of Madhu Sarani, Rambagan, Raniganj, by a **Regd. Deed of Sale being No. 853 for the year 2009** of A.D.S.R. Office Raniganj for a valuable consideration, and the Vendor became the absolute owner and possessor of the same;

AND WHEREAS the name of the Vendor (M/s. S.N. Maheshwari) has duly been recorded in the finally Published L.R. Record of Rights;

AND WHEREAS accordingly the Vendor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in Schedule below and delineated in the Plan annexed hereto, having had acquired the same in the manner aforesaid and in exclusive possession.

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray its other expenses as also to meet other lawful necessities has decided and announced to sell its land, which is more clearly mentioned in Schedule below free from all encumbrances at the price of **Rs. 22,00,000/- (Rupees Twenty two Lac)** only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of **Rs. 22,00,000/- (Rupees Twenty two Lac)** only unto the Vendor for purchasing the Schedule mentioned property.

for M/s S. N. Maheshwari

for M/s S. N. Maheshwari

NOW THIS DEED WITNESSETH : That in consideration of the payment of the sum of Rs. 22,00,000/- (Rupees Twenty two Lac) only made by the Purchaser as per Memo of Consideration, to the Vendor, the whole of the aforesaid consideration money as the sale price of the landed property (the receipt whereof the said Vendor do hereby admit and acknowledge) and the Vendor in its personal capacity do hereby convey, grant, transfer, and absolutely assign its land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. **ALL THAT** vacant land more specifically mentioned in Schedule below and delineated in the Plan annexed herewith.

AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part thereto **TO HOLD** the same unto and to the use of the Purchaser (Chakra Vintrade Private Limited) and its representatives absolutely.

AND the Vendor (M/s. S.N. Maheshwari) and all persons claiming through or under it's do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-so-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser (Chakra Vintrade Private Limited) and its representatives and placing it in possession of the same according to the true intent meaning of this deed.

AND the Vendor (M/s. S.N. Maheshwari) do hereby also agree to save harmless and keep indemnified the Purchaser (Chakra Vintrade Private Limited) against all losses, damages, costs and expenses which the purchaser may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendor (M/s. S.N. Maheshwari) do hereby further agree with the Purchaser and declare that the Vendor has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor (M/s. S.N. Maheshwari) do hereby further agree with the Purchaser and declare that the Purchaser (Chakra Vintrade Private Limited) shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as its own chattel as the Purchaser may like or find necessary from generation to generation without any disturbance of the Vendor or its heirs, successors, successors-in office, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority.

AND the Vendor (M/s. S.N. Maheshwari) do hereby give its consent and approval for recording the name of the Purchaser (Chakra Vintrade Private Limited) in the Landlord's Sherista and in the Municipality and shall help the Purchaser in such recording and/or mutating the name of the Purchaser company Chakra Vintrade Private Limited, in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Municipality and to the Govt. Revenue Department.

S C H E D U L E

In the Dist. of Burdwan, Sub-division Asansol, under P.S. & A.D.S.R. Office Raniganj, Mouza Searsole, J.L. No. 17, all that piece of parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to R.S. Khatian No. 394 (Three hundred ninety four) corresponding to L.R. Khatian Nos. 1921, 1922 & 1923 at present Vendor's L.R. Khatian No. 4690 (Four thousand six hundred ninety) bearing R.S. Plot No. 1786 (One thousand seven hundred eighty six) corresponding to L.R. Plot. No. 2454 (Two thousand four hundred fifty four), Class of land Kanali at present fit for Bastu, measuring an Area 9 (Nine) Cottah 10.5 (Ten Point Five) Chattak or 0.016 (Zero Point Zero One Six) Acre (more or less) of Vacant land hereby sold, which is specifically shown and delineated by Red Hatch Mark in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Cheque No.</u>	<u>D a t e</u>	<u>Issuing Bank & Branch</u>	<u>Amount</u>
1.	364245	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
2.	364246	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
3.	364247	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
4.	364248	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
5.	364249	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
6.	364250	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
7.	364251	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
8.	364252	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
9.	364253	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
10.	364254	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00
11.	364255	22-04-2010	Axis Bank Ltd. Asansol.	Rs. 2,00,000.00

TOTAL :: Rs. 22,00,000.00

(Total Rupees Twenty two Lac only).

Cont....P/7.

The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Raniganj, Dist. Burdwan.

IN WITNESSES WHEREOF the Vendors hereof have execute and signed these presents on the day, month and year written at the outset.

This Deed Writing completed in 7 Pages and in Page No.1(A), Ten Fingers Print given by the Parties, being the part of this Deed.

WITNESSES :-

1. *Syam Dutta*
S/o Late Maher Dutta
Raniganj,

Shi. Hari Mahesh
for M/s S. N. Maheshwan
for M/s S. N. Maheshwan

2. *Krishna Singh (Krishna Achal Singh)*
Raniganj

Partner
for M/s S. N. Maheshwan
Sarda Dilli Maheshwari

3/

Partner
(SIGNATURE OF THE VENDOR).

Drafted and prepared by
me as per draft supplied by
the parties and explained to the
executant by me :-

Malay Kumar Maji
(MALAY KR. MAJI)
Deed Writer,
Licence No. Rani-20,
Raniganj A.D.S.R. Office.

Typed & Printed by me :-

Saini Sen

Typist.
C.R. Road, RANIGANJ.

দশ আঙ্গুল	ডান হাত					
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✓ KIRAN DEVI SINGH

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

✓ KIRAN DEVI SINGH

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



✓ Amrapit Singh.

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

✓ Amrapit Singh.

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



✓ Shri Narin Maheshwari

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

✓ Shri Narin Maheshwari

দশ আঙ্গুলের টিপ ছাপ	বাম হাত					
		বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
	ডান হাত					



✓ Sarla Dili Maheswari

Sarla Dili Maheswari

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

✓ Sarla Dili Maheswari

Plan Showing R.S. plots of land, in mouza: Searsol J.L. No.17,
P.S. Raniganj . Scale: 1"= 33'- 0"

Land measuring in :

R.S.plot no. 1786 = 9 katta - 10.5 ch / 0.160 acre

sold shown : 

Area sold to :

Chakra Vintrade Private Ltd.

Arya Mansion,

6 A, Raja Subodh Mullick Square.

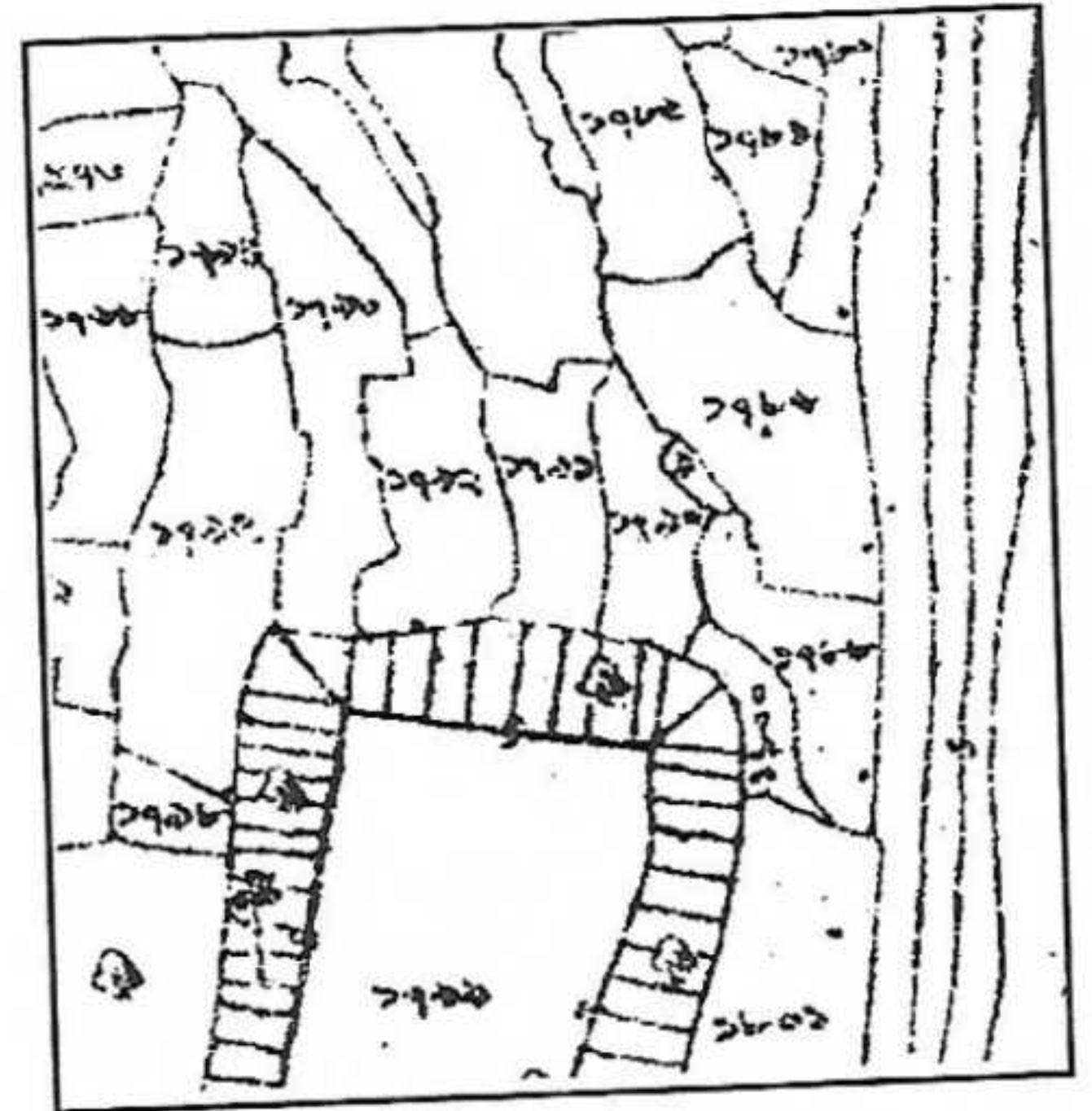
Room No. 205, 2 nd. floor.

Kolkata-700013.

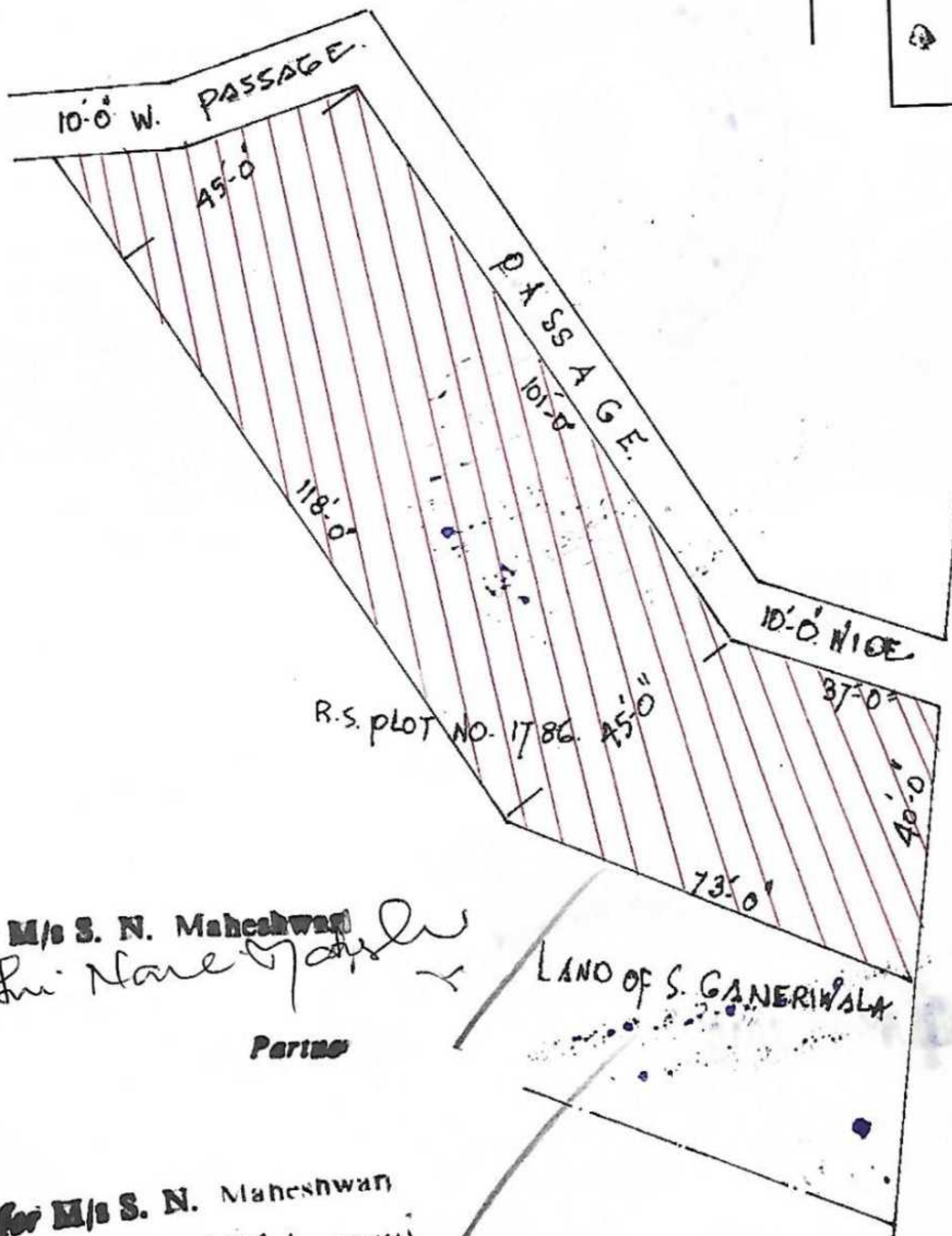
Represented by its Director's

1) Indrajit Singh. S/o. Babulal Singh.

2) Kiran Devi Singh. W/o. Indrajit Singh.



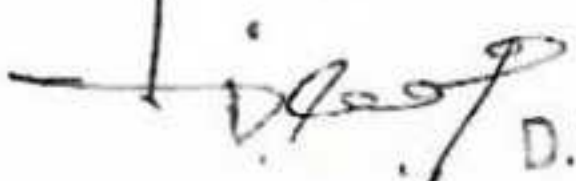
Mouza Plan. 16"=1 Mile.



for M/s S. N. Maheshwari
Sri. Nare Maheshwari
Partner

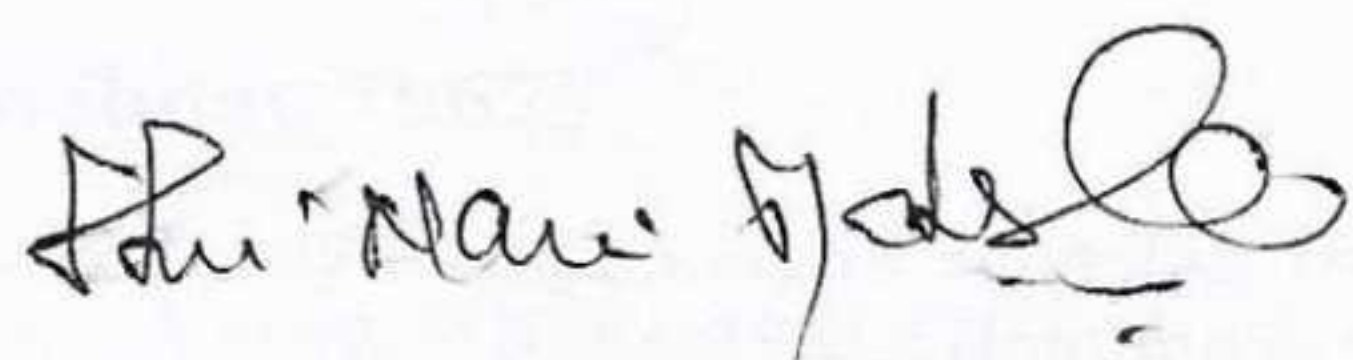
for M/s S. N. Maheshwari
Sarla Devi Maheshwari
Partner

N. S. B. ROAD → G.T. ROAD

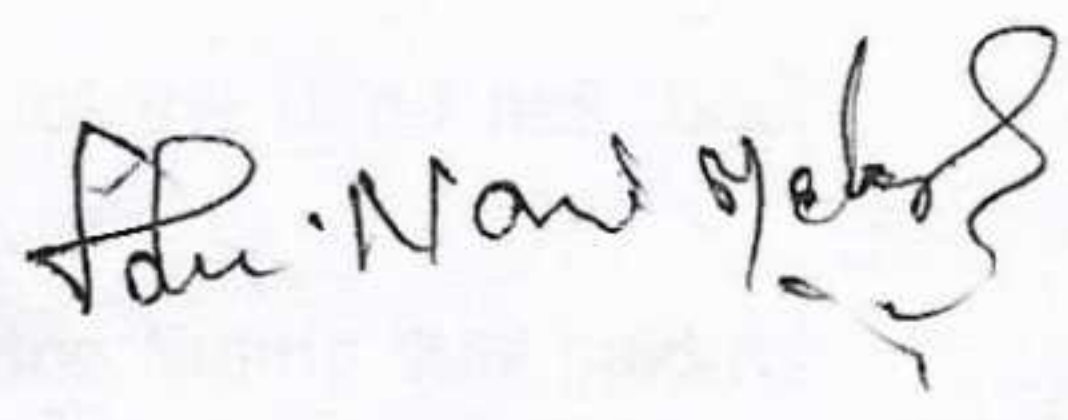
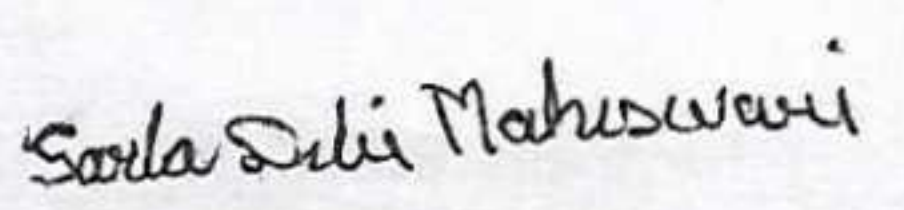

D.K. NAG
Land & Mines Surveyor
For Nag & Associates
School Para, Raniganj

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. RANIGANJ, District- Burdwan
Signature / LTI Sheet of Serial No. 01926 / 2010, Deed No. (Book - I , 01944/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
Shri Narain Maheshwari	

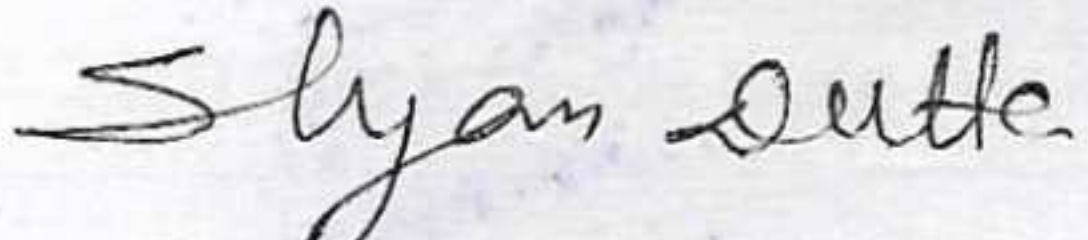
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shri Narain Maheshwari Address -5, P N Maliah Road, Raniganj,, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj	Self		 LTI	
			10/05/2010	10/05/2010	
2	Sarla Devi Maheshwari Address -5, P N Maliah Road, Raniganj,, Thana:-Raniganj, District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj	Self		 LTI	
			10/05/2010	10/05/2010	

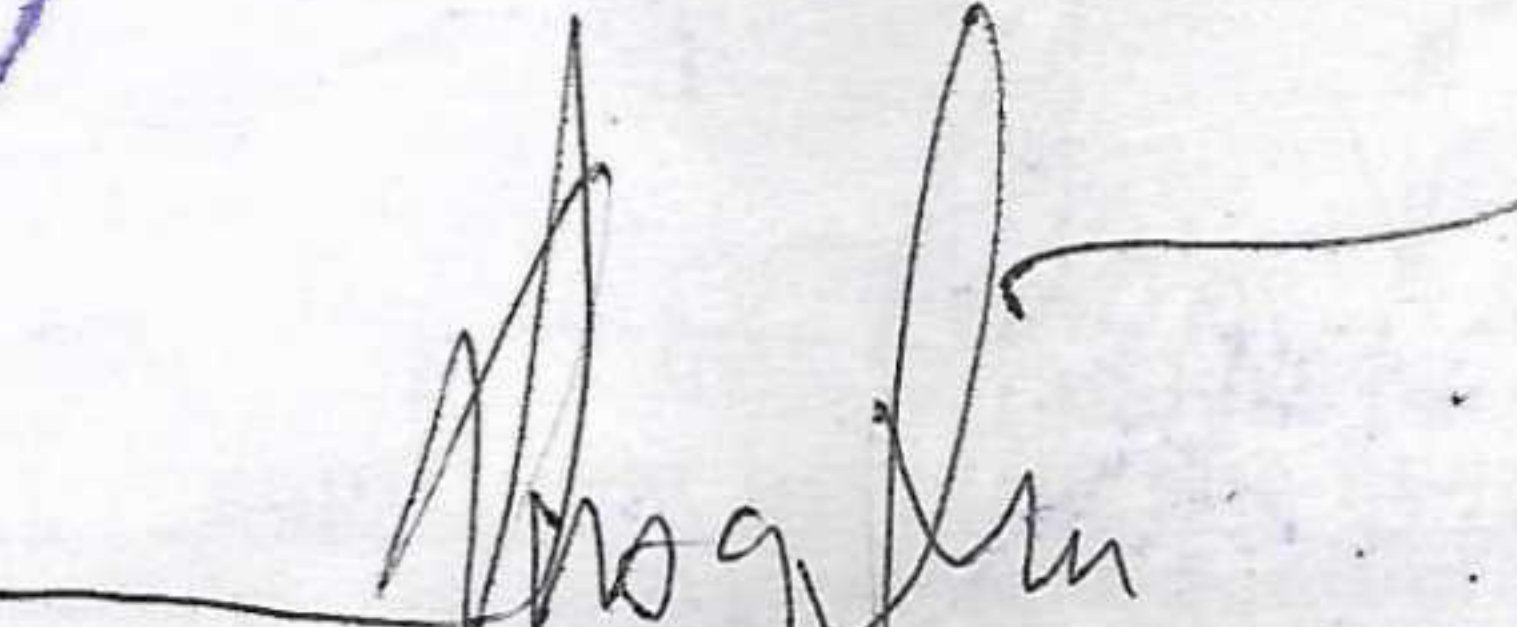
Name of Identifier of above Person(s)

Shyam Dutta
Raniganj,, Thana:-Raniganj, District:-Burdwan, WEST
BENGAL, India, P.O. :-Raniganj

Signature of Identifier with Date







(Dhruba Dasgupta)

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



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

Endorsement For Deed Number : I - 01944 of 2010
(Serial No. 01926 of 2010)

On 10/05/2010

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:

Fee Paid in rupees under article : A(1) = 30657/- ,E = 7/- on 10/05/2010

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.-2787602/-

Certified that the required stamp duty of this document is Rs.- 195142 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 220601, Draft Date 20/04/2010, Bank Name State Bank of India, PUNJABI MORE, RANIGANJ, received on 10/05/2010
2. Rs. 43150/- is paid, by the draft number 220597, Draft Date 20/04/2010, Bank Name State Bank of India, PUNJABI MORE, RANIGANJ, received on 10/05/2010
3. Rs. 49000/- is paid, by the draft number 220599, Draft Date 20/04/2010, Bank Name State Bank of India, PUNJABI MORE, RANIGANJ, received on 10/05/2010
4. Rs. 49000/- is paid, by the draft number 220600, Draft Date 20/04/2010, Bank Name State Bank of India, PUNJABI MORE, RANIGANJ, received on 10/05/2010

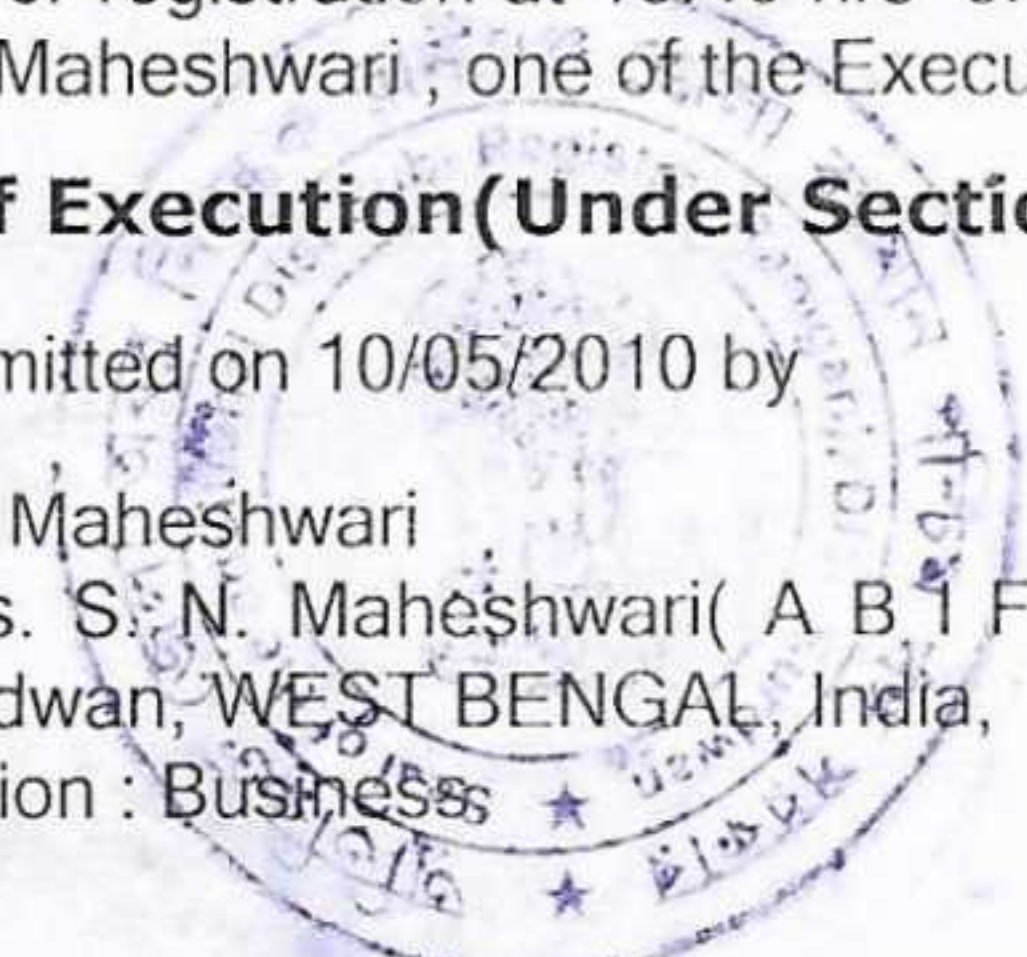
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.40 hrs on :10/05/2010, at the Office of the A. D. S. R. RANIGANJ by Shri Narain Maheshwari, one of the Executants.

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

Execution is admitted on 10/05/2010 by

1. Shri Narain Maheshwari
 Partner, M/s. S. N. Maheshwari(A B 1 F S 4257 L), P N Maliah Road, Raniganj, Thana:-Raniganj,
 District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj.
 , By Profession : Business



(Dhruva Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR

10/05/2010 14:41:00

Endorsement Page 1 of 2
 Raniganj, Burdwan



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

Endorsement For Deed Number : I - 01944 of 2010
(Serial No. 01926 of 2010)

2. Sarla Devi Maheshwari

Partner, M/s. S. N. Maheshwari(A B I F S 4257 L), P N Maliah Road, Raniganj,, Thana:-Raniganj,
District:-Burdwan, WEST BENGAL, India, P.O. :-Raniganj .
, By Profession : Business

Identified By Shyam Dutta, son of Late Mihir Dutta, Raniganj,, Thana:-Raniganj, District:-Burdwan,
WEST BENGAL, India, P.O. :-Raniganj , By Caste: Hindu, By Profession: Others.

(Dhruba Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Dhruba Dasgupta)
ADDITIONAL DISTRICT SUB-REGISTRAR