

2. 658,908 f
 Drift
 2. 22920 f
 f.w.
 2. 5049 f

06AA 215016

A.D.S.R. Durgapur
Burdwan

07 SEP 2009

P.S. Kanksa, Mouza-Manikara, Area of Land – More or less 79 decimal, Sale Value Rs. 2,00,000/-, under Gram Panchayet.

SALE DEED

This deed of sale is made by :

Sri Aloke Sarkar S/o Manoranjan Sarkar by faith Hindu, by Nationality Indian, by Occupation Business..... resident of Sukumar Nagar, Durgapur-713201, P.S., Sub-Division and Sub-Registry Office Durgapur, Dist. – Burdwan, herein after called the Vendor(s) of the 1st Part which expression shall unless the context otherwise required include the heir, successors and representative of the Vendor(s).

IN FAVOUR OF :

Sri Bharat Sharma S/o Late Ramadhar Sharma; by faith Hindu by nationality Indian by occupation business resident of BN-83, Judith Path, Bidhhannagar, Durgapur 713212; herein after called the PURCHASER(S) of the other part (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, executors, administrators, representatives and assigns) of the OTHER PART.

Whereas the property mentioned in the Schedule below has been recorded in L.R. Record in the name of vendor and the vendor is owing, seizing, possessing the same as owner with having unfettered power and authority to convey schedule below properties.

AND WHEREAS the VENDOR(S) being in need of ready cash at hand for his/her/their personal domestic requirement to meet up financial crisis hereby makes up his/her/their mind to sell out the schedule below plot.

AND WHEREAS the Purchaser(S) who is/are in search of such plot for industrial purpose hereby expressing his/her/their intention to buy out the same and agreed with the VENDOR(S) for absolute sale to him/her/them of the schedule below plot at the price of Rs. 2,00,000/- (Rupees two lakh) only which has been paid by the Purchaser(s) and the Vendor(s) do/does hereby acknowledge the receipt of said sale price by putting his/her/their signature in this deed.

AND WHEREAS by virtue of this Deed of Sale 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 equity free from any encumbrance either factual, or implied or latent whatsoever in favour of purchaser(s) for good so that the purchaser(s) 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(S) jointly and severally shall keep the PURCHASER harmless and indemnified from any charges license, 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(S) bind(s) himself/herself/themselves singly and jointly to execute deeds, things at the request and cost of the purchaser to do and execute or cause to be done anything which may effectually be necessary for the purchaser to enjoy 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 from only the said VENDOR or by any person, or persons claiming from, under or in trust of him/her/their.

The vendors(s) bind(s) himself/herself/themselves and 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-judice 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 encumbrance and at present there is no other portion/area of the schedule plot which stands in the name of vendor.

AND WHEREAS THE PURCHASER(S) shall be factually, legally entitled to get his/her/their name(s) recorded in the records of B.L. & L.R.O., Kanksa during settlement and to mutate his/her/their name into the Rent Roll of Govt. of W. Bengal. Electricity and water supply authority and any 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, and taxes in respect of his/her/their purchased scheduled plot according to his/her/their free choice.

SCHEDULE

In District of Burdwan, P.S. Kanksa, Mouza-Manikara, J.L. No.-77, Khatian No. LR-1510

Plot No.	670	Six hundred seventy baid area 79 decimal out of 79 decimal.
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A sketch map is annexed herewith. Red marked area is being sol and the sketch will be considered as a part of this deed.

Land is butted and bounded by :

On the North : Land of Plot No. 664, 666, 667 & 2211

On the South : Land of Plot No. 672

On the East : Land of Plot No. 669

On the West : vacate land

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendor and Purchaser are attested in separate page ! (A) same part and parcel of this deed.

In witness whereof the vendor(s) put his/her/their signature on this...11th..... day of
June, 2007 in presence of Witnesses in this deed of sale after receipt of sale
consideration as full and final above described.

Witness :

1. Ajay Sharma,
P-91, Sagar Bhargava Colony
Durgapur - 713211

2. Jyoti Kumar Dey
Durgapur - 16,

Aloke Sarkar

Signature of Vendor

Drafted, Prepared, Read over and Explained by me.

GOPAL KRISHNA KUNDU

Advocate

Regd. No. WB-998/1993

Gopal Krishna Kundu.

Advocate

PURCHASER
Finger Prints of Left/Right Hand

1 (A)

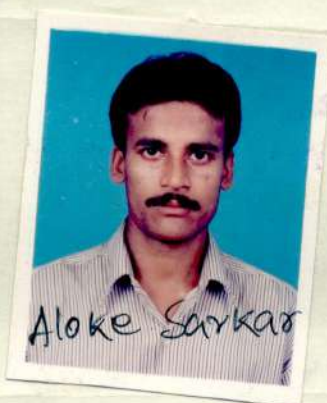
Finger Prints of Left/Right Hand



My colour passport size
Photograph and finger prints
of both hands are hereby
attested by me

- 27/7/2011

VENDOR
Finger Prints of Left/Right Hand

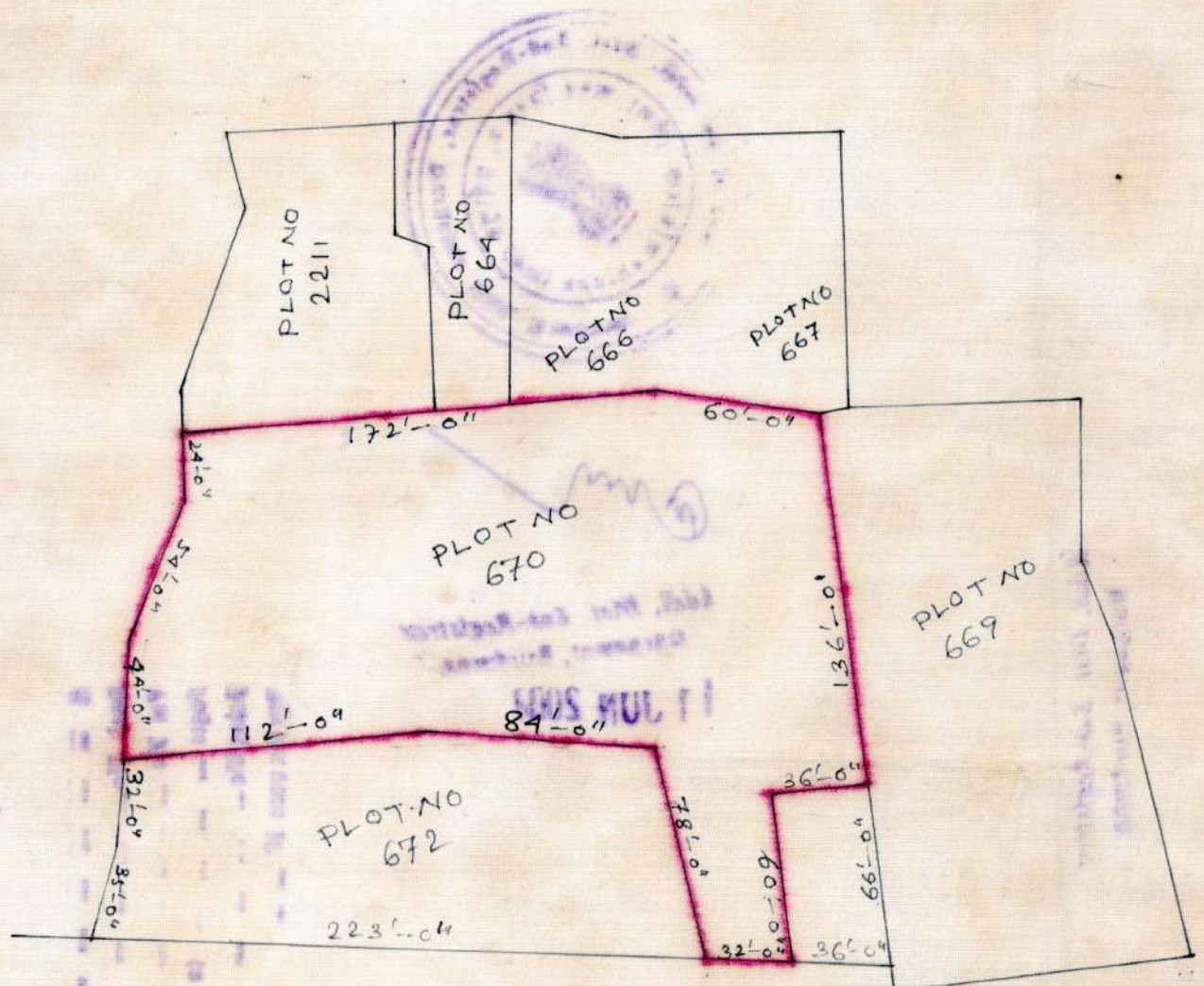


Finger Prints of Left/Right Hand

My colour passport size
Photograph and finger prints
of both hands are hereby
attested by me

Aloke Sarkar

MOUZA:- MANIKARA , J.L.NO:-77
P.S.KANKSA , DIST:- BURDWAN
PLOT NO:-670 , AREA:-79 DEC.
SCALE 80" = 1 MILE



D.Y.C

Aloke Sarkar

Amin Signature
Jilkan Laha

Surveyor-JBAN LAHA
Recd. No-W.B/K-558

Government Of West Bengal
Office of the A. D. S. R. DURGAPUR
DURGAPUR
Endorsement For deed Number :I-05590 of :2009
(Serial No. 03682, 2007)

On 11/06/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2189/- on:11/06/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 658400/-

Certified that the required stamp duty of this document is Rs 32920 /- and the Stamp duty paid as: Impresive Rs- 10000

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.12 hrs on :11/06/2007,at the Office of the A. D. S. R. DURGAPUR by Aloke Sarkar,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 11/06/2007 by

1. Aloke Sarkar, son of Manoranjan Sarkar ,Sukumar Nagar, Durgapur, Dist- Burdwan ,Thana Durgapur,Pin 713201, By caste Hindu,by Profession :Business
Identified By Joydip Kumar Dey, son of Late Bimal Kumar Dey Durgapur, Dist- Burdwan 713216 Thana: Durgapur, by caste Hindu,By Profession :Others.

Name of the Registering officer :**Malay Chakraborty**
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR
OF DURGAPUR

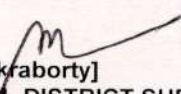
On 07/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Deficit stamp duty

Deficit stamp duty Rs 22920/- is paid, by the Bankers cheque number 291336, Bankers Cheque Date 07/09/2009 Bank Name STATE BANK OF INDIA, Durgapur City Centre, received on :07/09/2009.


[Malay Chakraborty]
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR
Govt. of West Bengal

7 SEP 2009

Government Of West Bengal
Office of the A. D. S. R. DURGAPUR
DURGAPUR
Endorsement For deed Number :I-05590 of :2009
(Serial No. 03682, 2007)

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 5049/- on: 07/09/2009.

Name of the Registering officer : **Malay Chakraborty**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**
OF DURGAPUR



07 SEP 2009
DURGAPUR

[Malay Chakraborty]
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

Govt. of West Bengal

07 SEP 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 5249 to 5258
being No 05590 for the year 2009.



(Malay Chakraborty) 07-September-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A. D. S. R. DURGAPUR
West Bengal