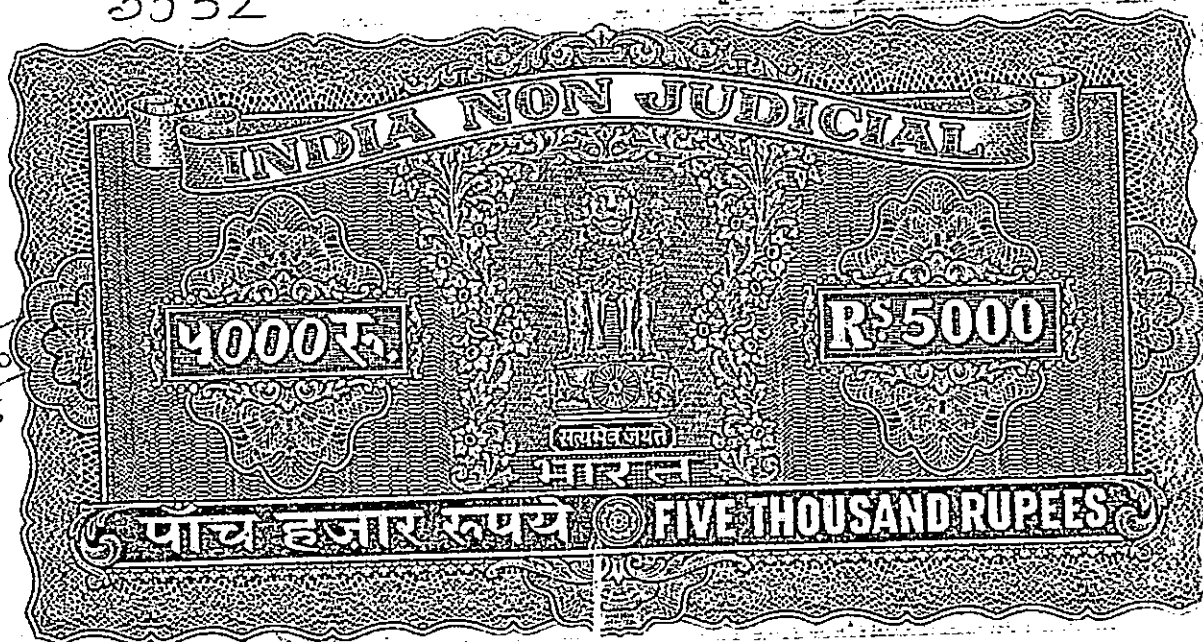


3552

7-4028

5000RS.



Contracted to the Government to
admitted to Registration to the
signature sheet & the endorsement
sheets with attached are to the
Part of the document

[Signature]
Additional District Sub-Registrar
Raniganj, Burdwan

23 OCT 2008

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj. Sale Value Rs. 4,00,000/-, Assessed
Market Value Rs 7,00,000/-, Area- 0.53 Acre

THIS DEED OF SALE is made this the 22nd day of October, 2008 (TWO THOUSAND
EIGHT); - BY -

Cont. 1/2

Cont. P/3

10 SEP 1964

Additional District Sub-Registrar
Renigunta, Burdwan

23 OCT 2008

Dated: 11/01/2018

-: 2 :-

SMT. BABITA GANERIWALA, Wife of Sri Sunil Kumar Ganeriwala, PAN : ADFPG3932K, by faith Hindu, Nationality Indian, by occupation Housewife, a resident of 3. C.L.M Lane Raniganj, P.O., P.S. & A.D.S.R Office Raniganj, Sub-divison Asansol, Dist. Burdwan, herein-after called the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, successors, executors, assigns, administrator and legal representatives) of the OTHER PART:

-: IN FAVOUR OF :-

M/S. TRINAYANI VYAPAAR PRIVATE LIMITED, PAN: AACCT7140B, having its Registered & Head Office at 21, Hemant Basu Sarani (Centre Point, Room No. 206, 2nd floor) Kolkata-700 001, represented by its Directors (1) MR. RAJENDAR KUMAR BHALOTIA, (2) MR. SUNDAR BHALOTIA, both Sons of Late Pyare Lal Bhalotia, residents of N.S.B. Road Bye Lane, Pandit Pukur, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Burdwan, (3) MR. BIJAY KUMAR BHALOTIA, Son of Late Lakshmi Chand Bhalotia, resident of Searsole, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Burdwan, (4) MR. NIRMAL KUMAR DEY, Son of Late Bholanath Dey, resident of Vill. + P.O. + P.S. Mejhia, Dist. Bankura, (5) MRS. KABITA MONDAL, Wife of Sri Chinmoy Mondal, resident of Vill. & P.O. Baktarnagar, P.S. Raniganj, Dist. Burdwan (W.B) all by faith Hindu, Nationality Indian, by Occupation Businesses, herein-after collectively referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective 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.

Bubita Gnanendran

-: 3 :-

WHEREAS the Vendor purchased the schedule mentioned property by virtue of a Regd. Deed of Sale being No. 3468 for the year 2007 of A.D.S.R. Office Raniganj. executed by it's lawful owners (1) Smt. Mukul Saha, Wife of Sri Tapan Saha & (2) Sri Tapan Saha, Son of Late Krishna Chandra Saha of Baligari, P.S. Tarakeshwar, Dist. Hooghly.

AND WHEREAS by virtue of such acquirement, the Vendor recorded her name in the finally Published L.R. Record of Rights and became the absolute owner of the schedule mentioned landed property and the vendor has been owning and possessing the same as its lawful owner thereof free from all encumbrances whatsoever and the vendor has absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS accordingly the Vendor is now absolutely owner and in possession of the aforesaid property described in the Schedule below and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached hereto morefully described and mentioned in the 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 her other expenses as also to meet other lawful necessities have decided and announced to sell the aforesaid property, which is more clearly mentioned in Schedule below free from all encumbrances at the price of Rs. 4,00,000/- (Rupees Four Lac) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchasers accepted the said offer announced by the Vendor and have agreed to pay the said sum of Rs. 4,00,000/- (Rupees Four Lac) only unto the Vendor for purchasing the Schedule mentioned property for Agricultural purpose.

Cont. P/4

Dudhita Conno 08

-::4::-

NOW THIS DEED WITNESSETH :: That in consideration of the payment of the sum of Rs. 4,00,000/- (Rupees Four Lac) only made by the Purchasers by a Cheques being No. 942209 dtd. 16-10-2008 of Syndicate Bank, N. S. Road, Dalhouse Area, Kolkata in favour of the Vendor, the whole of the aforesaid consideration money as the sale price of the land (the receipt whereof the said Vendor do hereby admit and acknowledge) and the Vendor in her personal capacity do hereby convey, grant, transfer, and absolutely assign her land to the Purchasers 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 hereto.

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 heret / conveyed and every part thereto TO HOLD the same unto and to the use of the Purchasers and their representatives absolutely.

AND the Vendor and all persons claiming through or under her do hereby further agree with the Purchasers at all times, hereafter and upon any reasonable request and at the costs of the Purchasers 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 Purchasers and their representatives and placing them in possession of the same according to the true intent meaning of this deed.

AND the Vendor do hereby also agree to save harmless and keep indemnified the Purchasers against all losses, damages, costs, and expenses which they 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

-: 5 :-

Dubai Company

AND the Vendor do hereby further agree with the Purchasers and declare that she has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor do hereby further agree with the Purchasers and declare that the Purchasers (Trinayani Vyapaar Private Limited) shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owners as their own chattel in any manner as they may like or find necessary from generation to generation without any disturbance of the Vendor or her heirs, executors and legal representatives and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority

AND the Vendor do hereby give her consent and approval for recording the names of the Purchasers (Trinayani Vyapaar Private Limited) in the Landlord's Sherista and in the Municipality and shall help the Purchasers in such recording and/or mutating of its name in such place and the Purchasers 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. Raniganj, A.D S R Office Raniganj, Mouza Amrasota, J.L. No. 18, Ward No. 21 (under Raniganj Municipality), all that piece and parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to R.S. Khatian No. 647 (Six hundred forty seven) corresponding to L.R. Khatian Nos. 868 (Eight hundred sixty eight) & 381 (Three hundred eighty one), at present Vendor's L.R. Khatian No. 1915 (One thousand nine hundred fifteen) bearing R.S. Plot No. 151 (One hundred fifty one) corresponding to L.R. Plot No. 172 (One hundred seventy two), of Baid land measuring an Area 1 (One) Bigha 12 (Twelve) Cottah or 53 (Fifty three) Decimal or 0.53 (Zero Point Five. Three) Acre of Vacant land hereby sold, which is shown and delineated by Red Hutch Mark in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

The Proportionate rent is payable to the Govt. of West Bengal through the B.L. & L.R.O. Raniganj.

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

This Deed Writing completed in 6 Pages and in Sheet No. 1(a) & (b) Ten Fingers Print given by the Parties, being the part of this Deed.

WITNESSES :-

1. Syam Dutta
S/O Late Mihir Dutta
Sishu Bagan, Raniganj
2. Chanchal Sankar.
S/o K. S. Sankar.
67, N.S.B Road bye lane
PO- Searsole Rajbari.
713358, Raniganj

Bah. tm. Chandra Od.

(SIGNATURE OF THE VENDOR).

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

Malay Kumar Maji

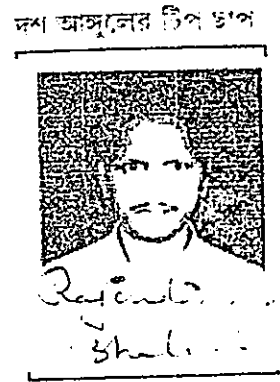
(MALAY KR. MAJI)
Deed Writer,
Licence No. Rani-20
Raniganj A.D.S.R Office

Typed & Printed by me :-

Seis Sen

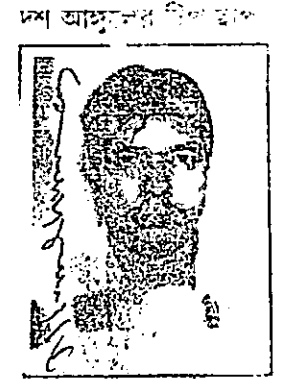
Typist.
C.R. Road, RANIGANJ

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



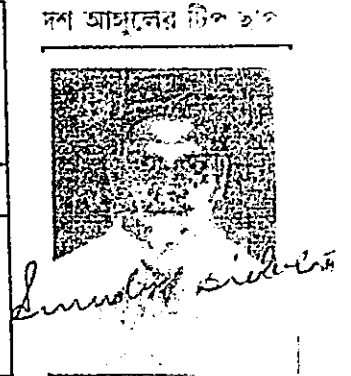
উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *Rajendra K. Bheluti*

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



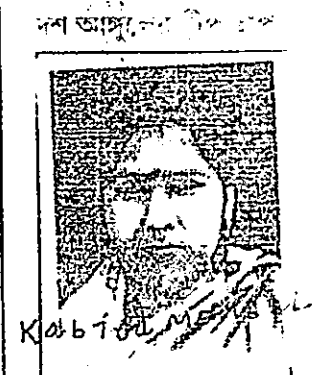
উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *Rajendra K. Bheluti*

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

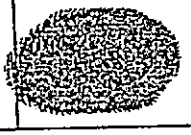


উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *Rajendra K. Bheluti*

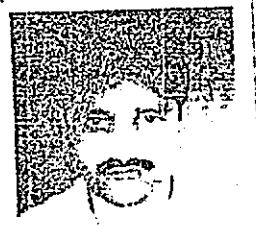
বাম হাত					
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ডান হাত					



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *Kabir Mondal*

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

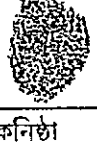
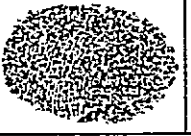
দশ আঙ্গুলের টিপ ছাপ



Shyama Shalata

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

Shyama Shalata

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

দশ আঙ্গুলের টিপ ছাপ

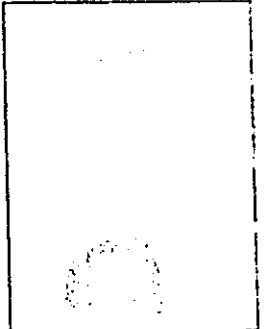


উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

Babita Cohen Doh

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

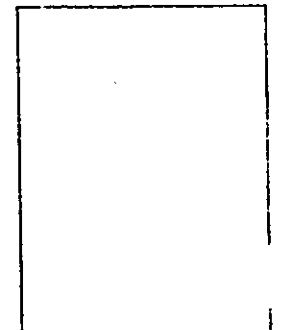
দশ আঙ্গুলের টিপ ছাপ



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।

Plan showing R.S. plots of land in Mouza: Amrasota, J.L. no. 18,
P. S. Raniganj. Scale : 64" = 1 Mile.

Land measuring in

R.S. plot no.151 & L. R. plot no. 172 = 1 bigha - 12 katta / 0. 53 acre sold shown : 

Area sold to.

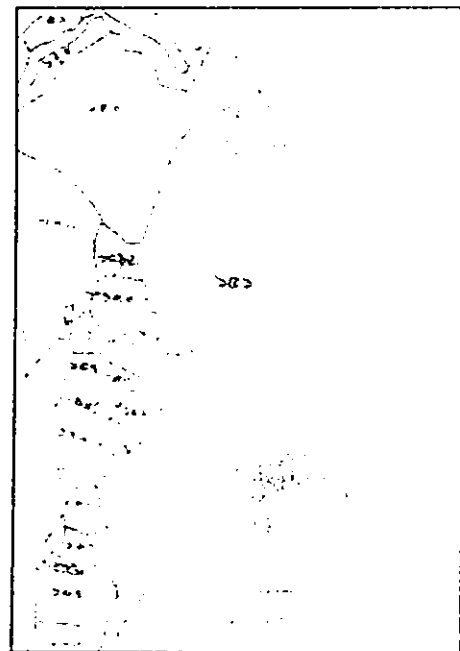
M/s. Trinayani Vyaypaar Private Ltd.

21, Hemanta Basu Sarani (centre point, Room no. 206 ,2nd. floor)

Kolkata- 700 001.

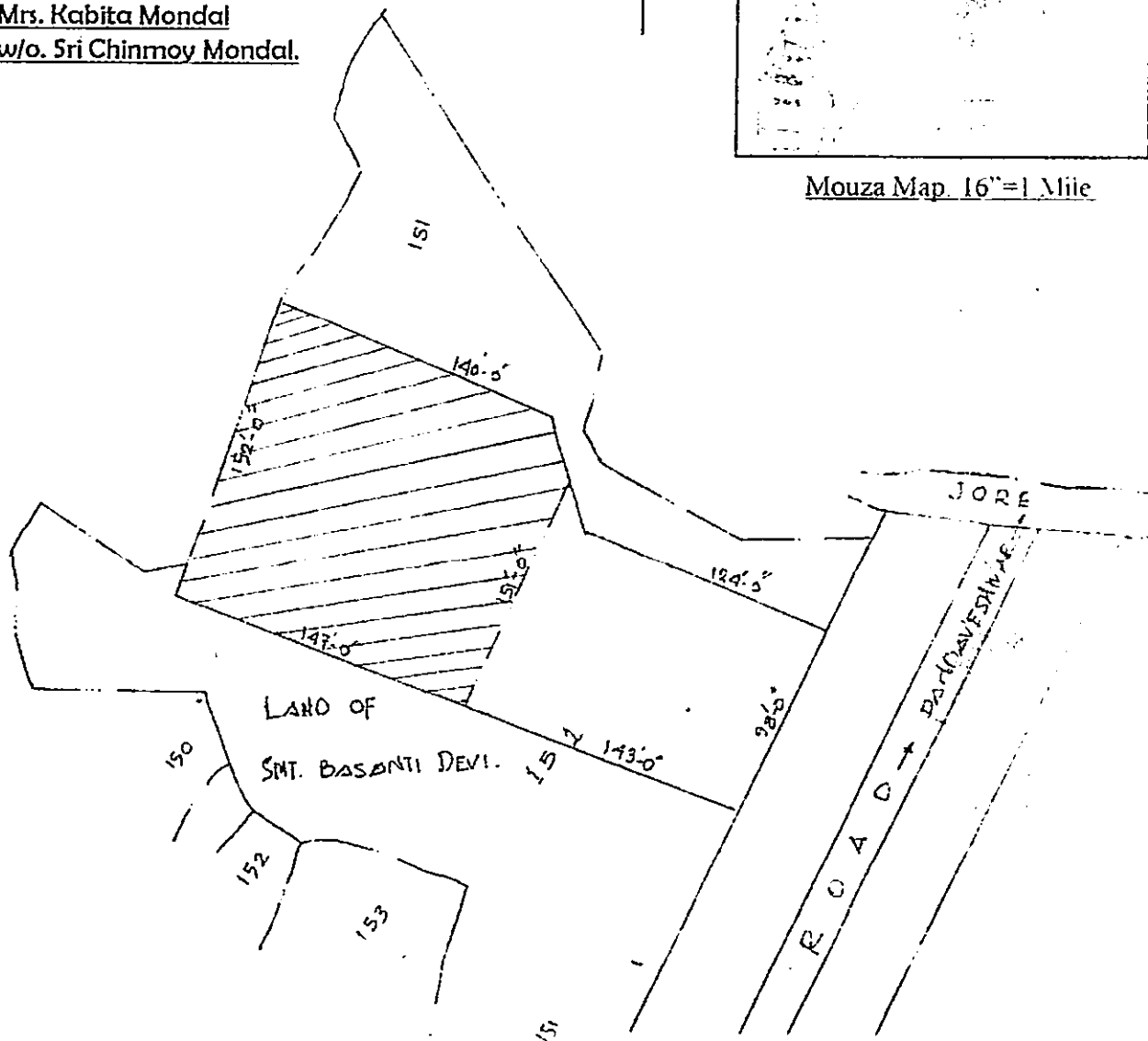
Represented by its Directors:

- 1) Mr. Rajendra Kumar Bhalotia.
- 2) Mr. Sundar Bhalotia.
both sons of Late Pyare Lal Bhalotia.
- 3) Mr. Bijay Kumar Bhalotia.
Son of Late Lakshmi Chand Bhalotia.
- 4) Mr. Nirmal Kumar Dey
Son of Late Bhola Nath Dey.
- 5) Mrs. Kabita Mondal
w/o. Sri Chinmoy Mondal.



Mouza Map. 16"=1 Mile

Balim Chinn'Och



Government Of West Bengal
Office of the A. D. S. R. RANIGANJ
RANIGANJ
Endorsement For deed Number :I-04029 of :2008
(Serial No. 03552, 2008)

On 23/10/2008

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/-

Payment of Fees:

Fee Paid in rupees under article A(1) = 7689/- on 23/10/2008

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- 700000/-

Certified that the required stamp duty of this document is Rs 42000 /- and the Stamp duty paid as Impresive Rs- 5000/-

Deficit stamp duty

Deficit stamp duty Rs 37000/- is paid by the draft number 245654, Draft Date 21/10/2008 Bank Name STATE BANK OF INDIA, RANIGANJ, received on 23/10/2008

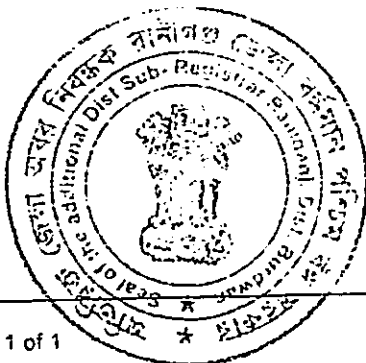
Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 14.07 hrs on 23/10/2008 at the Office of the A. D. S. R. RANIGANJ by Babita Ganeriwala Executant

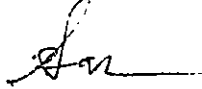
Admission of Execution(Under Section 58)

Execution is admitted on 23/10/2008 by

1. Babita Ganeriwala, wife of Sunil Kr. Ganeriwala, 3, C. L. M Lane, Raniganj P.O- Raniganj Dist- Burdwan Thana Raniganj, By caste Hindu, by Profession House wife
Identified By Shyam Dutta, son of Late Mihir Dutta Sishubagan Raniganj Burdwan Thana, Raniganj, by caste Hindu, by Profession Others.



Page : 1 of 1

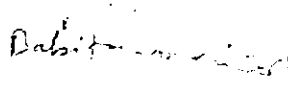

[Sadhan Sarkar]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF RANIGANJ
Govt. of West Bengal

Additional District Sub-Registrar
Raniganj, Burdwan

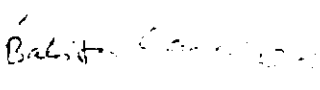
23 OCT 2008

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. 03552 / 2008, Deed No. (Book - I , 04029/2008)

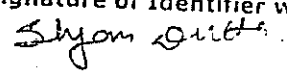
I . Signature of the Presentant

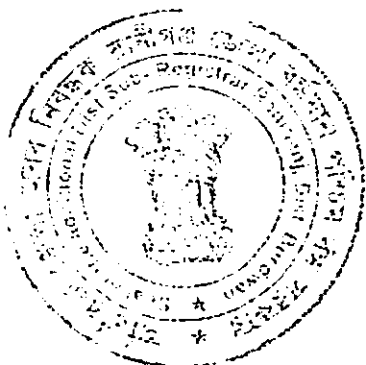
Name of the Presentant	Photo	Finger Print	Signature with date
Babita Ganeriwala			

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Babita Ganeriwala Address -3, C. L. M Lane , Raniganj P.O- Raniganj Dist- Burdwan	Self		 LTI	
			23/10/2008	23/10/2008	

Name of Identifier of above Person(s)
Shyam Dutta
PS-Raniganj, Sishubagan Raniganj Burdwan

Signature of Identifier with Date




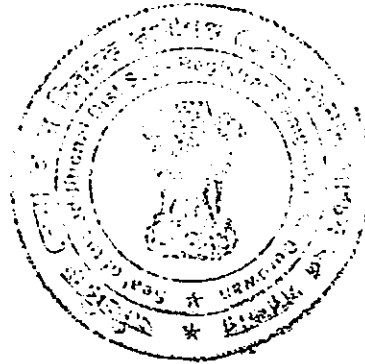
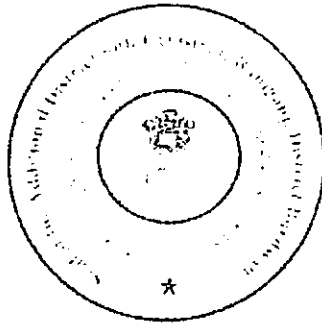
(Sadhan Sarkar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ

Additional District Sub-Registrar
Raniganj, Burdwan

23 OCT 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 300 to 312
being No 04029 for the year 2008.



[Signature]

(Sadhan Sarkar) 23-October-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
West Bengal

Additional District Sub- Registrar
Raniganj, Burdwan

23 OCT 2008