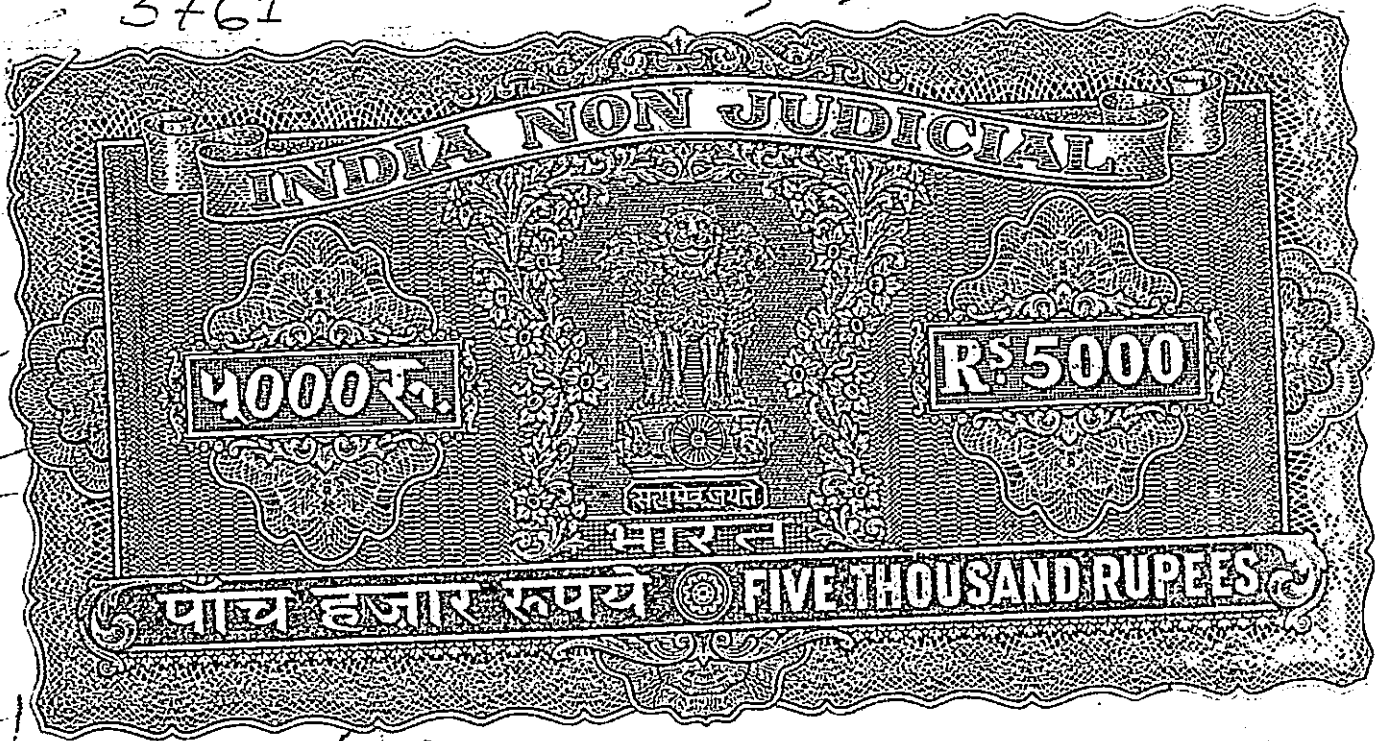


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अधिकृत द्वारा निम्नलिखित में
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[Signature]

Additional District Sub-Registrar
Raniganj, Burdwan

*Remittance handed over
constituted Attorney for Sale
Sandeep Chandrahwal, on behalf of
Sri Pankaj Chandrahwal*

1.1 SEP 2009

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Sale Value Rs. 3,30,000/-, Assessed
Market Value : Rs. 8,97,231/- Area- 25 Decimal.

THIS DEED OF SALE is made this the 11 day of September, 2009 (TWO THOU-

346 09/9/2009

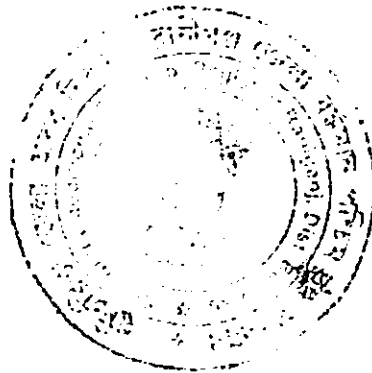
M/S. Tripathi & Co. Pvt. Ltd.
KOLKATA

7 SEP 2009

30000

RECEIVED
M/S. Tripathi & Co. Pvt. Ltd.
KOLKATA

Ashis Mandal



Additional District Sub-Registrar
Rangpur, Rangpur

09/09/2009

Ramautar Khandelwal
Committee of Khandelwal
Sons of Khandelwal
to Govt. Registrar

(1) SRI RAMAUTAR KHADELWAL, Son of Late Badri Prasad Khandelwal, by faith Hindu, Nationality Indian, by Occupation Business, (2) SMT. PUSPA KHADELWAL, Wife of Sri Ramautar Khandelwal, by faith Hindu, Nationality Indian, by Occupation Housewife, duly represented by her Regd. Constituted Attorney SRI SANDEEP KHADELWAL, Son of Sri Ramautar Khandelwal, (by virtue of a Regd. General Power of Attorney being No. IV-20 for the year 2006 of A.D.S.R. Office Raniganj) by faith Hindu, Nationality Indian, by Occupation Business, all residents of P.N. Maliah Road, Raniganj, P.O. & P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B) hereinafter jointly and severally called the "VENDORS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, assigns, administrator and legal representatives) of the ONE PART:

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, both residents of Madhu Sarani, Rambagan, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Burdwan (W.B), (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 (W.B), (4) MR. NIRMAL KUMAR DEY, Son of Late Bholanath Dey, resident of Vill.+P.O.+P.S. Mejhia, Dist. Bankura (W.B), (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 Business, 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 are owned and possessed by the Vendors who are the absolute owners of the same.

Ramantarak
constituted
Sandeep Khan
of S. P. R. P. R.

WHEREAS the Vendor No. (1) purchased the schedule mentioned property under Mouza Amrasota, P.S. Raniganj, measuring an Area 18 Decimal by virtue of a Regd. Deed of Sale being No. 2042 for the year 2000 of A.D.S.R. Office Raniganj, executed by it's lawful owners Sri Subodh Bouri, Son of Late Bimal Bouri & Others of Amrasota, P.S. Raniganj, Dist. Burdwan.

AND WHEREAS the Vendor No. (2) purchased the schedule mentioned property under Mouza Amrasota, P.S. Raniganj, measuring an Area 07 Decimal by virtue of a Regd. Deed of Sale being No. 2234 for the year 2000 of A.D.S.R. Office Raniganj, executed by it's lawful owners Sri Subodh Bouri, Son of Late Bimal Bouri & Others of Amrasota, P.S. Raniganj, Dist. Burdwan.

AND WHEREAS by virtue of such purchase, the Vendors recorded their ownership in separate L.R. Record of Rights and became the absolute owners of the schedule mentioned landed property and the vendors have been owning and possessing the same as its lawful owners thereof free from all encumbrances whatsoever and the vendors have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances.

AND WHEREAS accordingly the Vendors are now absolutely owners and in possession of the aforesaid property described in the Schedule below and are otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto 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 they are in exclusive possession.

AND WHEREAS the Vendors abovenamed are in urgent need of money to defray their 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. 3,30,000/- (Rupees Three Lac thirty thousand) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

-:: 4 ::-

Remitted to
Constitution
Sunderp 106
behold of son

AND WHEREAS the Purchasers accepted the said offer announced by the Vendors and have agreed to pay the said sum of Rs. 3,30,000/- (Rupees Three Lac thirty thousand) only unto the Vendors for purchasing the Schedule mentioned property for Bagan Purpose.

NOW THIS DEED WITNESSETH :: That in consideration of the payment of the sum of Rs. 3,30,000/- (Rupees Three Lac thirty thousand) only made by the Purchasers in Cash. to the Vendor, the whole of the aforesaid consideration money as the sale price of the land (the receipt whereof the said Vendors do hereby admit and acknowledge) and the Vendors in their personal capacity do hereby convey, grant, transfer, and absolutely assign their 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 Vendors in or to the property hereby conveyed and every part thereto TO HOLD the same unto and to the use of the Purchasers and their representatives absolutely.

AND the Vendors and all persons claiming through or under them 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 Vendors jointly 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.

Cont... P/5.

Ram antra Khandu
Constituted Attorney
Sunderp 122000
behalf of Govt. Pw

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

WITNESSES :-

1. Jagan Kumar Chakravarty
s/o Lt Jiteswar Nath Chakravarty
P.O. & P.S. Vill - Mejia,
Dist - Bankura.
722143

Ram antra Khandu
Constituted Attorney for Govt.
Sunderp 122000
behalf of Govt. Pw

2. श्री नरेश चन्द्र
श्री नरेश चन्द्र

(SIGNATURE OF THE VENDORS).

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 :-

Saisi Sen

Typist.
C.R. Road, RANIGANJ.

Raniganj
constituted A
Sardar's
to half of five

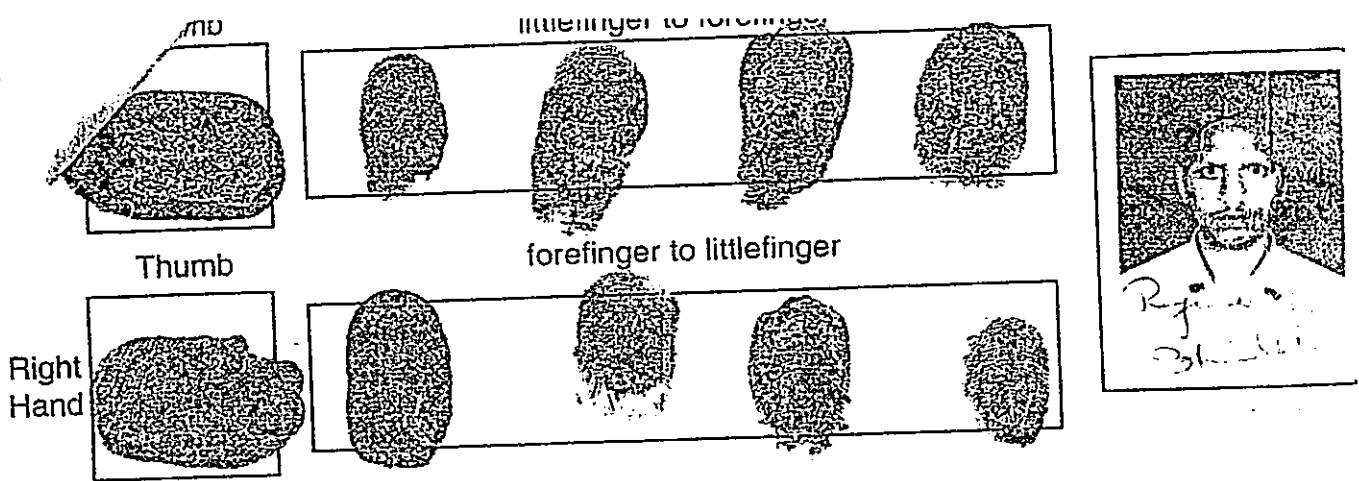
AND the Vendors do hereby further agree with the Purchasers and declare that they have not done or been party to any act, whereby the Vendors are prevented from conveying or assigning the said property.

AND the Vendors 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 Vendors or their heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority.

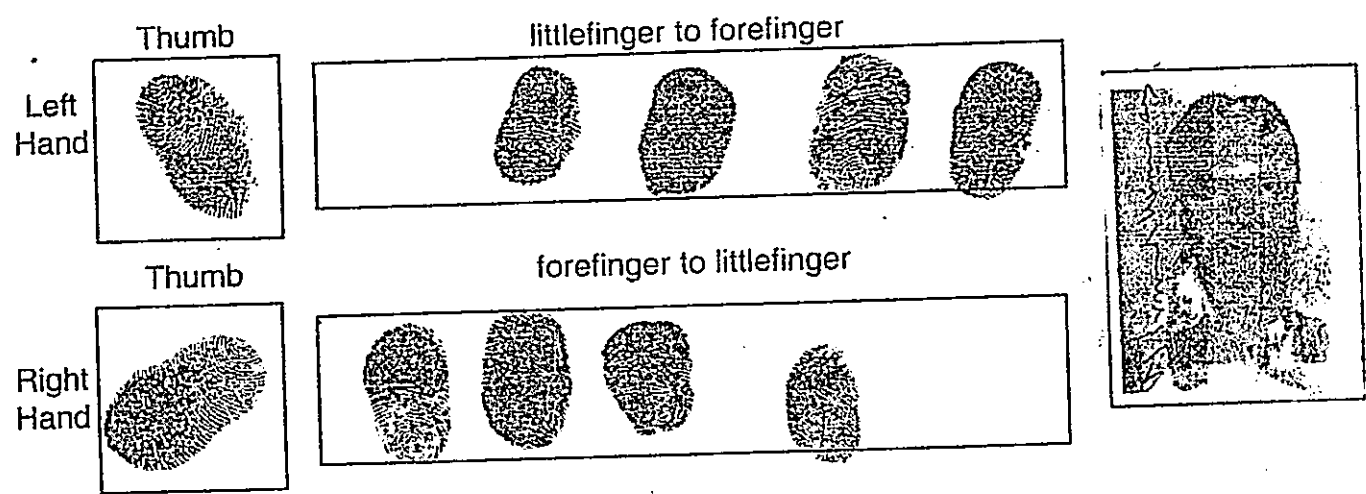
AND the Vendors do hereby give their consent and approval for recording the names of the Purchasers (Trinayani Vyapaar Private Limited) in the Landlord's Sherista and in the Municipality and shall help the Purchasers in such recording and/or mutating of its name in such place and the Purchasers henceforth shall pay all rents and taxes to the Municipality and to the Govt. Revenue Department.

S C H E D U L E

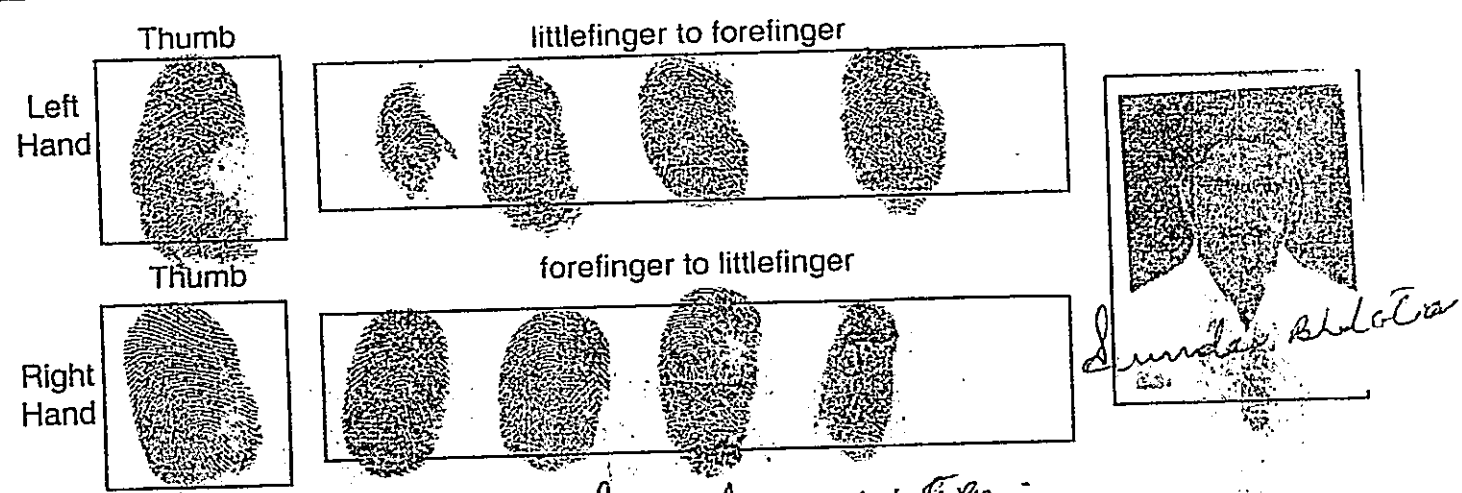
In the Dist. of Burdwan, Sub-division Asansol, under P.S. Raniganj, A.D.S.R. Office Raniganj, Mouza Amrasota, Ward No. 21 (under Raniganj Municipality), J.L. No. 18, all that piece and parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to R.S. Khatian No. 647 (Six hundred forty seven) corresponding to L.R. Khatian Nos. 1515 (One thousand five hundred fifteen) & 1516 (One thousand five hundred sixteen) bearing R.S. Plot No. 151 (One hundred fifty one) corresponding to L.R. Plot No. 182 (One hundred eighty two), Class of land Baid, measuring an Area 25 (Twenty five) Decimal of Vacant land hereby sold, which is shown and delineated by RED BORDER LINE in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swaliya.



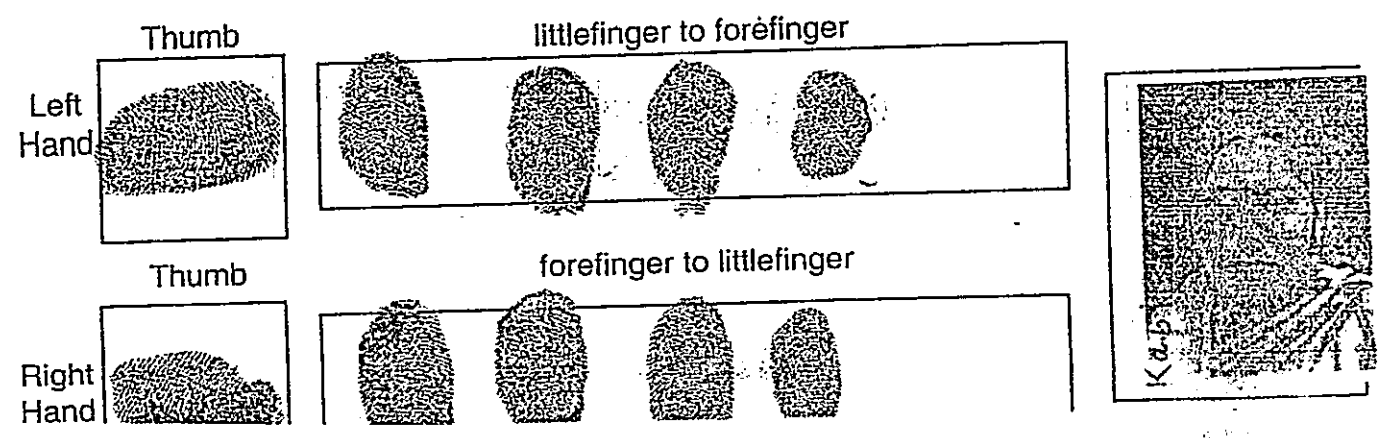
Finger Print & Photo attested by me : *Rajender K. Bhaloti*



Finger Print & Photo attested by me : *Nirmal Kumar*



Finger Print & Photo attested by me : *Sunder Bhalotra*



Right Hand

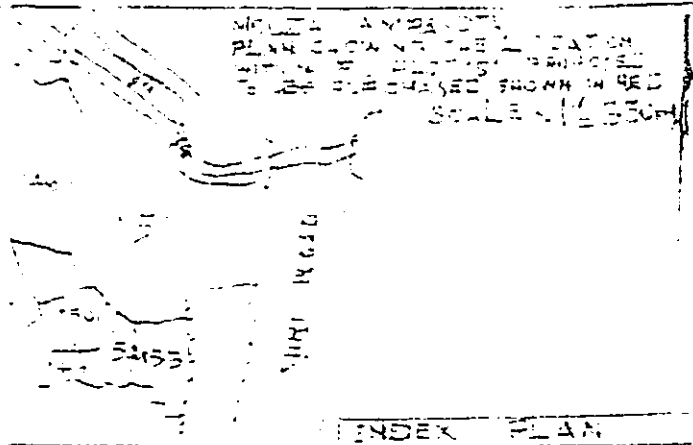
MOLUZA AMRASOTA

J.L. NO. 18, P.S. RANIGANT, DIST. BURDWAN

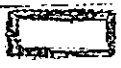
PLAN SHOWING THE PORTION OF R.S. PLOT NO. 151

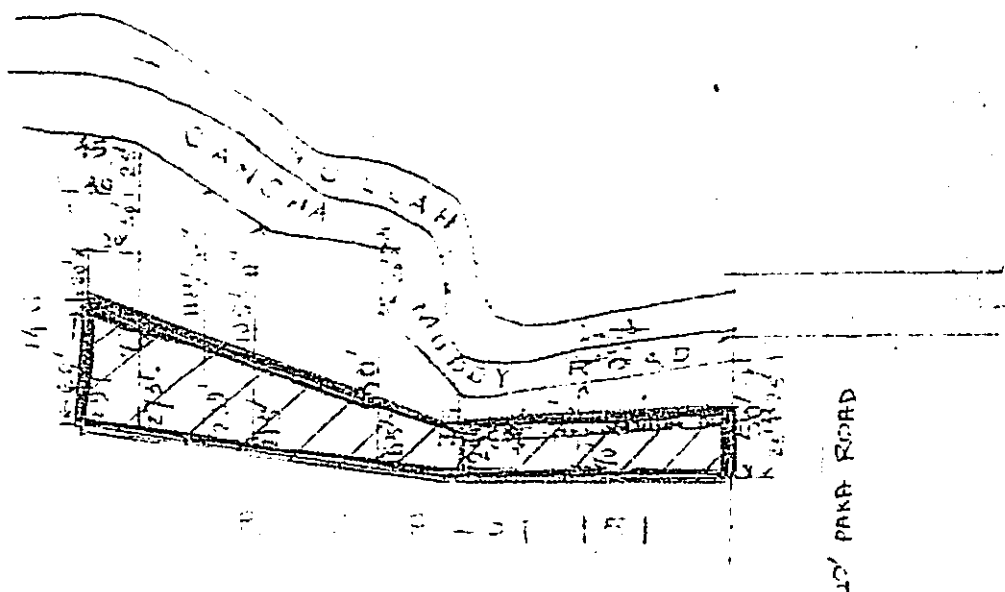
TO BE PURCHASED

SCALE ~ 1" = 100 FT

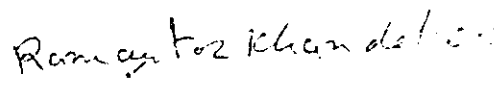


LEGEND:-

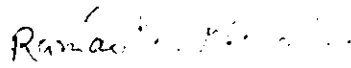
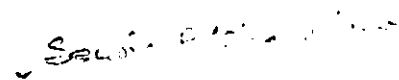
1. NAME OF PURCHASER:-
TRINAYANI VYAPAAR PVT
LTD., HEMANTA BASU
SARANI, COL-1
2. LAND TO BE PURCHASED
SHOWN AS - 
3. AREA- 25 DEC



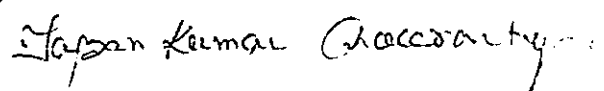
4/10/91
97/91
101/91

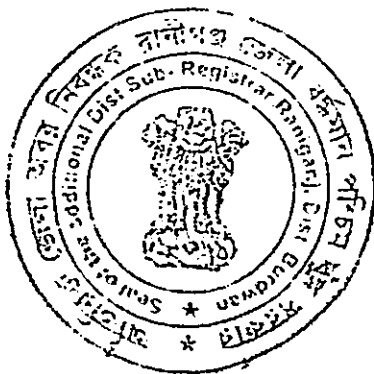
Name of the Presentant	Signature with date
Ramautar Khandelwal	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ramautar Khandelwal Address - P. N. Malah Road, Raniganj, Dist- Burdwan	Self			
			11/09/2009	11/09/2009	
2	Sandeep Khandelwal Address - P. N. Malah Road, Raniganj, Dist- Burdwan	Attorney			
			11/09/2009	11/09/2009	

Name of Identifier of above Person(s)
 Tapan K. Chakraborty
 PS-Meja, Vill - P o- Meja, Dist- Bankura

Signature of Identifier with date




Government Of West Bengal
Office of the A. D. S. R. RANIGANJ
RANIGANJ
Endorsement For deed Number :I-03828 of :2009
(Serial No. 03761, 2009)

On 11/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Reg strat in Rule 1957 duty stamped under schedule of Indian Stamp Act 1899 also under section 6 of West Bengal Land Reforms Act 1955 Court fee under

Payment of Fees:

Fee Paid in rupees under article A(1) = 9367/- on 11/09/2009

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 ascertained

Certified that the required stamp duty of this document is Rs 53834/- and the Stamp duty paid is

Deficit stamp duty

Deficit stamp duty Rs 48850/- is paid by the draft number 216621 Draft Date 10/09/2009 Bank Name SBI
(INDIA Raniganj) received on 11/09/2009

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

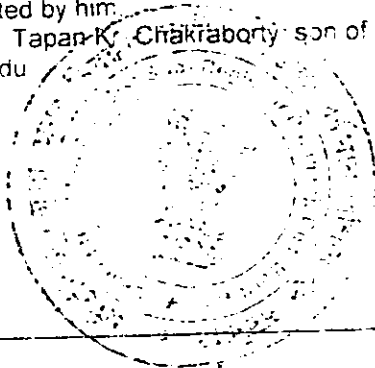
Presented for registration at 13.50 hrs on 11/09/2009 at the Office of the A. D. S. R. RANIGANJ
Khandelwal one of the Executants

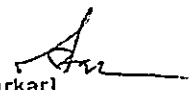
Admission of Execution(Under Section 58)

Execution is admitted on 11/09/2009 by
1 Ramautar Khandelwal, son of Late Badri Prasad Khandelwal, P. N. Maliah Road, Raniganj, Dist- Burdwan
Thana Raniganj. By caste Hindu by Profession Business
Identified By Tapan Kr. Chakraborty son of Late Jitendra Nath Chakraborty Vill+ P o- Mejia Dist- Bankura Thana
By caste Hindu By Profession Others

Executed by Attorney

1 Execution By Sandeep Khandelwal son of Ramautar Khandelwal P. N. Maliah Road, Raniganj
Thana Raniganj By caste Hindu by Profession Business as the constituted attorney of Ramautar
admitted by him.
Identified By Tapan Kr. Chakraborty son of Late Jitendra Nath Chakraborty Vill+ P o- Mejia Dist- Bankura
By caste Hindu




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

Page 1 of 1

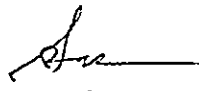
Additional District Sub-Registrar
Raniganj, Burdwan

11 SEP 2009

Government Of West Bengal
Office of the A. D. S. R. RANIGANJ
RANIGANJ
Endorsement For deed Number :I-03828 of :2009
(Serial No. 03761, 2009)

By Profession Others



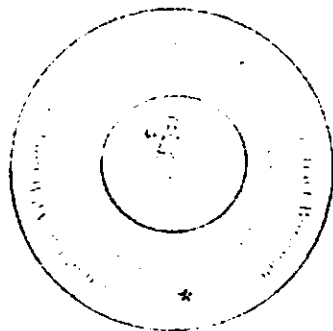

[Sadhan Sarkar]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF RANIGANJ
Govt. of West Bengal

Additional District Sub-Registrar
Raniganj, Burdwan

11 SEP 2009

Certificate of Registration under section 60 and Rule 69

Registered in Book - I
CD Volume number 10
Page from 1329 to 1342
being No 03828 for the year 2009.



(Sadhan Sarkar) 11-September-2009
ADDITIONAL DISTRICT SUB-REGISTRAR,
Office of the A. D. S. R. RANIGANJ
West Bengal

Additional District Sub-Registrar
Raniganj

11 SEP 2009