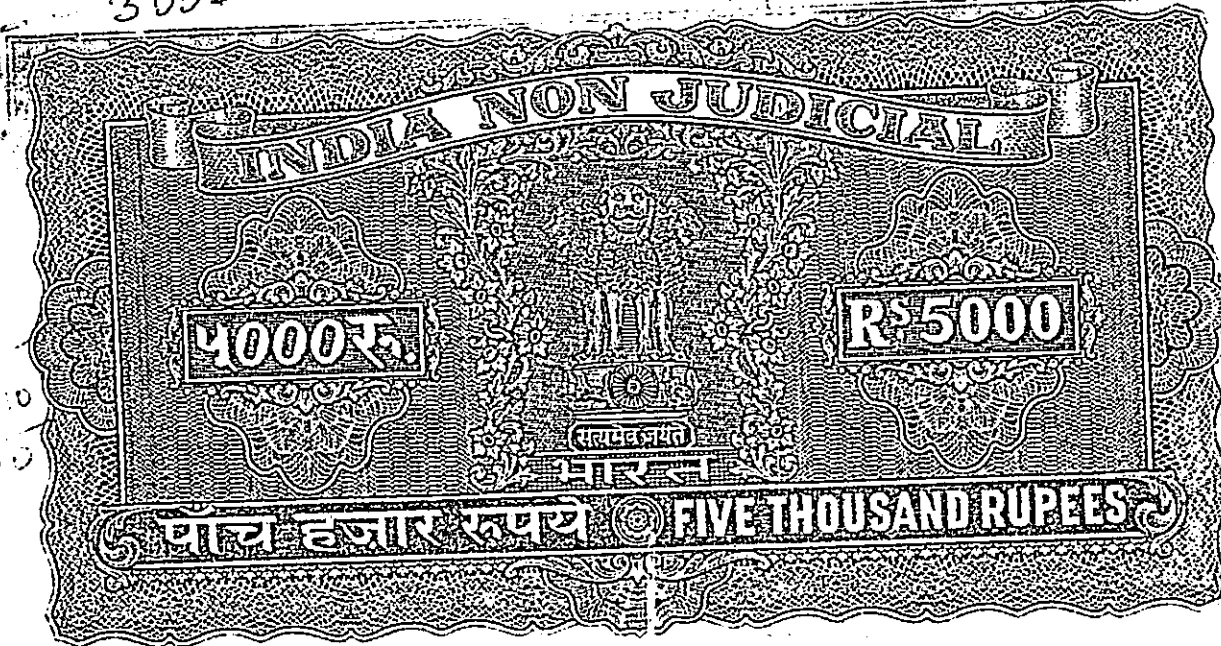


3551

4028

5000RS.



Certified that the documents submitted to Registration to the signature sheet & the endorsement sheets with attached are to the part of the document.

[Signature]
Additional District Sub-Registrar
Raniganj, Bardwan

29 OCT 2008

Ganman

Raniganj

DEED OF SALE

DEED OF SALE :: Mouza- Amrasota, P.S. Raniganj, Sale Value Rs. 8,00,000/-, Assessed Market Value Rs. 8,00,000/-, Area- 0.33 Acre.

~~~~~

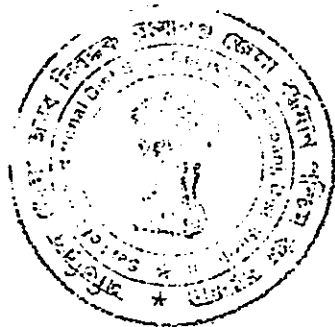
THIS DEED OF SALE is made this the 22 day of October, 2008 (TWO THOUSAND EIGHT);

- BY -

Cont... P.2

CONT... P.3

Sl. No. 243 Date 22/10/2008  
Name M/s. Trinayani Vyapaar Pvt. Ltd.  
Address Kolkata  
Purchaser From Gov. Treasury Dt.  
Stamp Vendor HAKESH MUKHERJEE 7 SEP 2008  
A.D.S.R. office Rang. L. NO. 3176  
Value Rs. 57,421/- Signature *[Signature]*



*[Signature]*  
Additional District Sub-Registrar  
Rangaj, Burdwan

23 OCT 2008

-: 2 :-

Sunil Kumar Ganeriwal

SRI SUNIL KUMAR GANERIWALA, Son of Late Dina Nath Ganeriwala, by faith Hindu Nationality Indian, by occupation Business. PAN : ACZPG7774L, a resident of 3. C.L.M. Lane Raniganj, P.O. P.S. & A.D.S.R. Office Raniganj, Sub-division 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 his respective heirs, successors, executors assigns, administrator and legal representatives) of the ONE 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.

Cont... P/3

-: 3 :-

Ravi Kumar Gammam

WHEREAS the Vendor purchased the schedule mentioned property by virtue of a Regd. Deed of Sale being No. 3843 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 his 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 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 in exclusive possession.

AND WHEREAS the Vendor abovenamed is in urgent need of money to defray his 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. 8,00,000/- (Rupees Eight 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. 8,00,000/- (Rupees Eight Lac) only unto the Vendor for purchasing the Schedule mentioned property for Agricultural purpose.

Cont. P/4

:- 4 :-

Pratap Kumar Gammam

NOW THIS DEED WITNESSETH :: That in consideration of the payment of the sum of Rs. 8,00,000/- (Rupees Eight Lac) only made by the Purchasers by Two Cheques being (i) Cheque No. 315201 dtd. 27-08-2008 for Rs. 5,00,000/- (Rupees Five Lac) only and (ii) Cheque No. 315202 dtd. 16-10-2008 for Rs. 3,00,000/- (Rupees Three Lac) only both of Axis Bank Ltd., 7, Shakespeare Sarani, 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 his personal capacity do hereby convey, grant, transfer, and absolutely assign his 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 hereby 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 him 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 :-

Raj Kumar Gannu

AND the Vendor do hereby further agree with the Purchasers and declare that he 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 his 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 his 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.

### SCHEDULE

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. 1916 (One thousand nine hundred sixteen) 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 or 33 (Thirty three) Decimal or 0.33 (Zero Point Three 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.

-: 6 :-

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. *Shyam Dutta*  
*S/o Late Mihir Dutta*  
*Sishu Bagan, Raniganj*

2. *Chanchal Sankar*  
*S/o K. S. Sankar*  
*67, N.S.B Road by lane*  
*P.O. Searsole Rajbani*  
*713358, Raniganj*

*Amid Kuma Gammam*

(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.

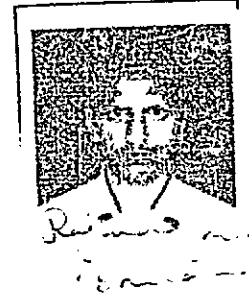
Typed & Printed by me :-

*Satish Sen*

Typist.  
C.R. Road, RANIGANJ.

|         |            |        |        |         |         |
|---------|------------|--------|--------|---------|---------|
| বাম হাত |            |        |        |         |         |
|         | বৃদ্ধঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |            |        |        |         |         |

দশ আঙ্গুলের টিপ ছাপ



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

|         |            |        |        |         |         |
|---------|------------|--------|--------|---------|---------|
| বাম হাত |            |        |        |         |         |
|         | বৃদ্ধঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |            |        |        |         |         |

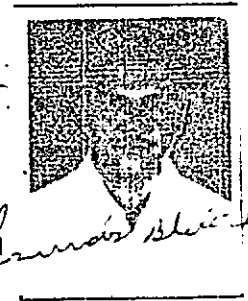
দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *Miral Kumar*

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| বাম হাত |            |        |        |         |         |
|         | বৃদ্ধঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |            |        |        |         |         |

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল। *Sundry Bhattacharya*

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| বাম হাত |            |        |        |         |         |
|         | বৃদ্ধঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |            |        |        |         |         |

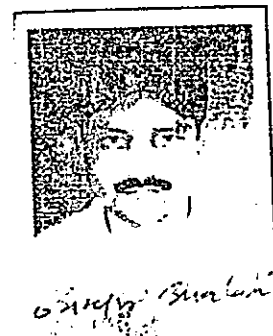
দশ আঙ্গুলের টিপ ছাপ



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

|         |             |        |        |         |         |
|---------|-------------|--------|--------|---------|---------|
| বাম হাত |             |        |        |         |         |
|         | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |             |        |        |         |         |

দশ আঙ্গুলের টিপ ছাপ

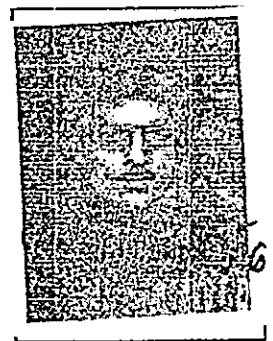


উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*Shahadat*

|         |             |        |        |         |         |
|---------|-------------|--------|--------|---------|---------|
| বাম হাত |             |        |        |         |         |
|         | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |             |        |        |         |         |

দশ আঙ্গুলের টিপ ছাপ

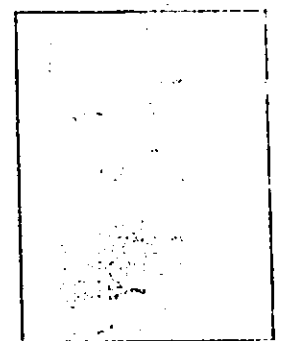


উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

*Kuma Gannam*

|         |             |        |        |         |         |
|---------|-------------|--------|--------|---------|---------|
| বাম হাত |             |        |        |         |         |
|         | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |             |        |        |         |         |

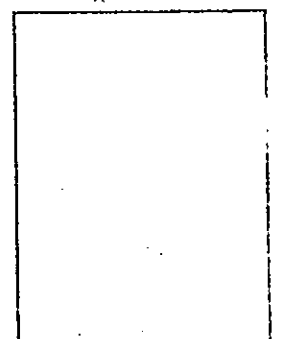
দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

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| বাম হাত |             |        |        |         |         |
|         | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত |             |        |        |         |         |

দশ আঙ্গুলের টিপ ছাপ



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।

Map 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 - 0 katta / 0.33 acre sold shown : 

Area sold to.

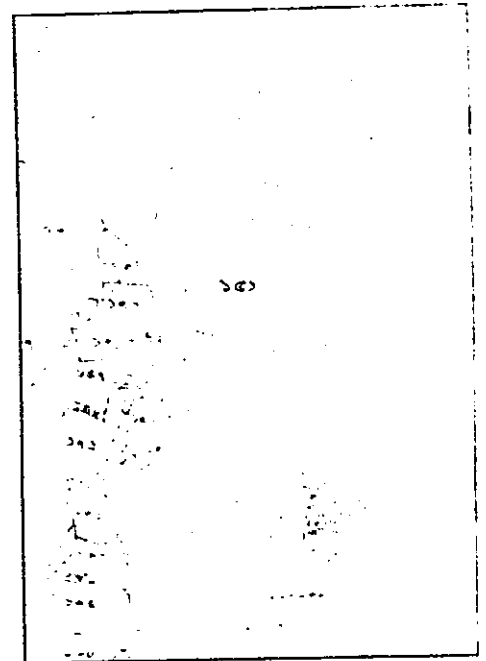
M/s. Trinayani Vyaypaar Private Ltd.

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

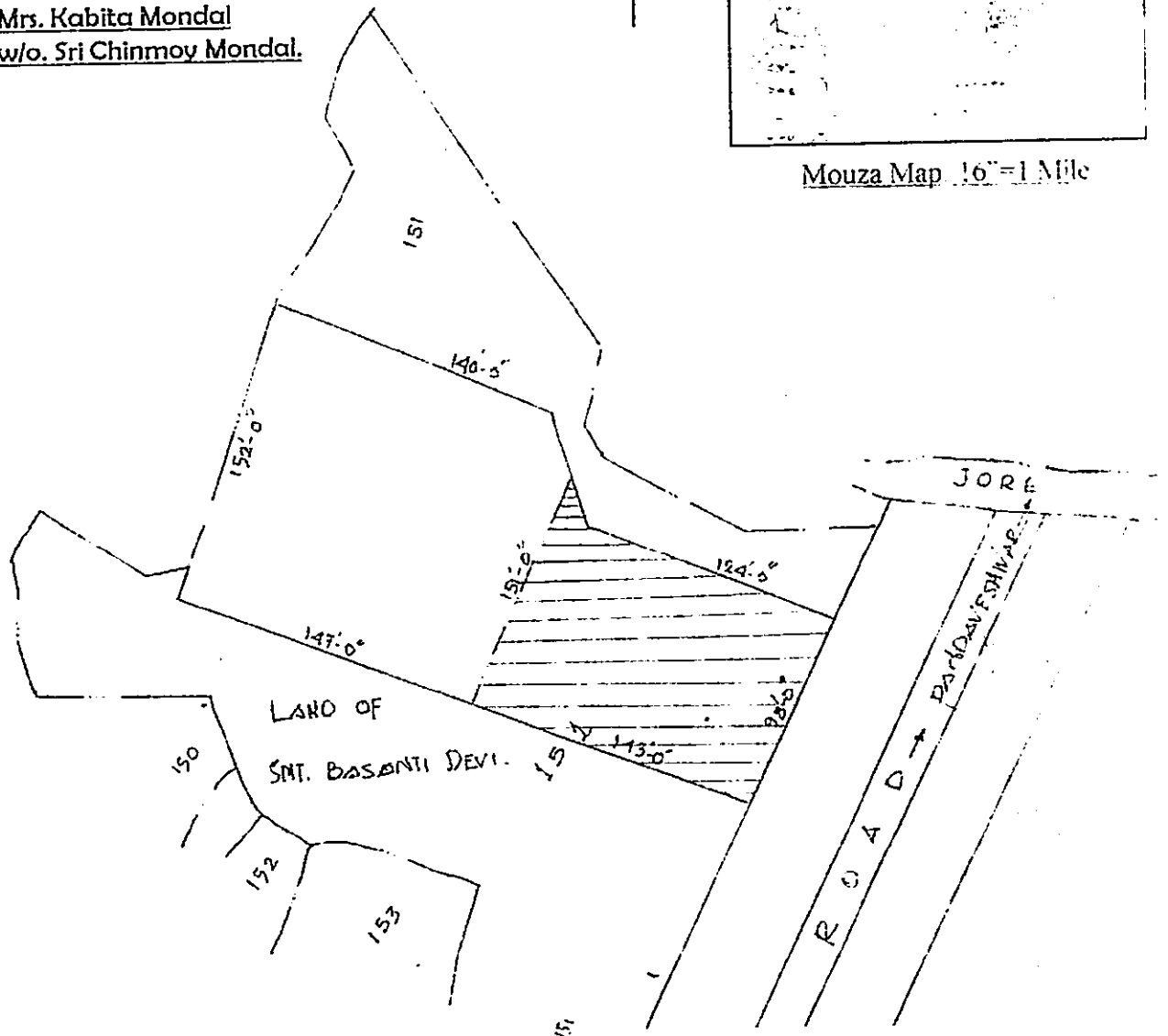
Kolkata- 700 001.

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.

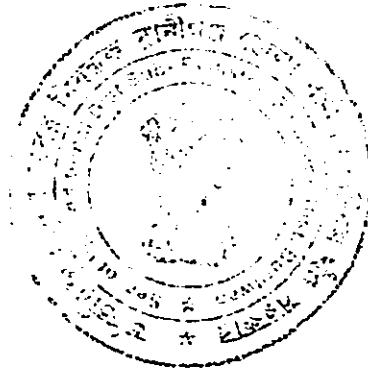
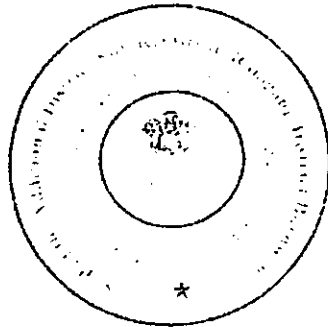


Mouza Map 16" = 1 Mile



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 287 to 299  
being No 04028 for the year 2008.



(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

Government Of West Bengal  
Office of the A. D. S. R. RANIGANJ  
RANIGANJ  
Endorsement For deed Number :I-04028 of :2008  
(Serial No. 03551, 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) = 8789/- 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. 80000/-

Certified that the required stamp duty of this document is Rs 48000 /- and the Stamp duty paid as Impresive Rs- 8000

Deficit stamp duty

Deficit stamp duty Rs 43000/- is paid, by the draft number 245655. 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 13.54 hrs on 23/10/2008, at the Office of the A. D. S. R. RANIGANJ by Sunil Kumar Ganeriwala, Executant

Admission of Execution(Under Section 58)

Execution is admitted on 23/10/2008 by

1. Sunil Kumar Ganeriwala, son of Late Dina Nath Ganeriwala, 3 C L M Lane Raniganj Raniganj Burdwan Thana, Raniganj, By caste Hindu, by Profession Business  
Identified By Shyam Dutta, son of Late Mihir Dutta Sishu Bagan Raniganj Burdwan Thana, Raniganj, by caste Hindu B.  
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

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. 03551 / 2008, Deed No. (Book - I , 04028/2008)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date                            |
|------------------------|-------|--------------|------------------------------------------------|
| Sunil Kumar Ganeriwala |       |              | <i>Sunil Kumar<br/>Ganeriwala<br/>23/10/08</i> |

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

| Sl No. | Admission of Execution By                                                    | Status | Photo                                                                             | Finger Print                                                                               | Signature                         |
|--------|------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------|
| 1      | Sunil Kumar Ganeriwala<br>Address -3 C L M Lane<br>Raniganj Raniganj Burdwan | Self   |  | <br>LTI | <i>Sunil Kumar<br/>Ganeriwala</i> |
|        |                                                                              |        | 23/10/2008                                                                        | 23/10/2008                                                                                 |                                   |

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

Signature of Identifier with Date

*Shyam Dutta*  
23/10/08

