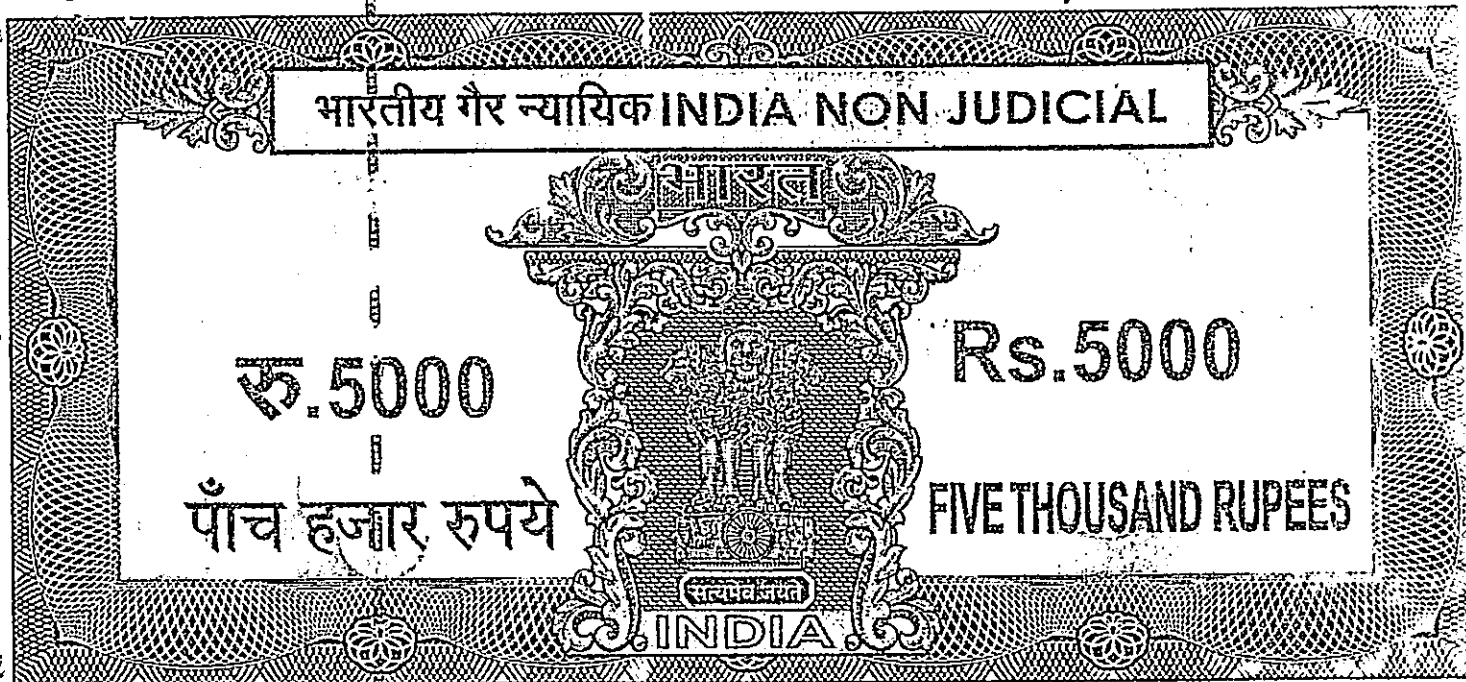


5261

5094



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

A 560255

This stamp is the property of
 the Government of West Bengal
 and is not to be used for any other
 purpose.

Cham - 568/12

Additional District Sub-Registrar
 Raniganj Burdwan

28 SEP 2012
 01 OCT 2012

Signature Challenge
 ग्रांटी का विरोध
 कर्मचारी के नाम पर

T(1) 250-0
 40-0
 290-0

28/9/12

DEED OF SALE

DEED OF SALE :: Mouza- Amrasola, P.S. Raniganj, Sale Value Rs. 19,36,679/-
 Assessed Market Value : Rs. 19,36,679/-, Area- 49.5 Decimai.

THIS DEED OF SALE is made on this the _____ day of September,
 2012 (TWO THOUSAND TWELVE);

- BY -

Signature *P. A. D. M. J.*
STAMPED
Raniganj

V.C.T. /
no - 1232

1233



1234

28 SEP 2012

01 OCT 2012

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Sejuti Chatterjee
Office of
Sushil Kumar Kanjilal

:-: 2 :-:

(1) SMT. SEJUTI CHATTERJEE, Wife of Sri Buddhadeb Chatterjee, by faith Hindu. Nationality Indian, by Occupation Housewife, PAN : ANNP0430E, resident of Vill. & P.O. Ikrah, P.S. Jamuria, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B.)
(2) SMT. PRANATI KANJILAL, Wife of Sri Sushil Kumar Kanjilal, PAN: CDRPK2257D &
(3) SRI SUSHIL KUMAR KANJILAL, Son of Late Bagala Charan Kanjilal, PAN : CDRPK2313J, both by faith Hindu, Indian Nationals, by Occupation Housewife & Business respectively, both are resident of Searsole, P.O. Searsole Rajbari, P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B), herein-after 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;

:-: 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, Rambagan, Doctors' Colony, 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 Rambagan, Doctors' Colony, 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) SRI CHINMOY MONDAL, Son of Late Badal Chandra Mondal, resident of Vill. & P.O. Baktarnagar, P.S. Raniganj, Sub-division Asansol, 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)

egute chabergee
egute 21/12/2012
Sisir Kumar Kanjilal

-: 3 :-

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.

AND WHEREAS the Vendors jointly purchased the schedule mentioned property from its Lawful owners Sisir Kumar Kanjilal & six others of Searsole, P.S. Raniganj, by virtue of a Regd. Deed of Sale being No. 3733 for the year 2012 of A.D.S.R. Office Raniganj for valuable consideration.

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 the vendors have absolute right, full power and authority to sell the schedule mentioned property free from all encumbrances;

AND WHEREAS the Vendors abovenamed are in urgent need of money to defray their family 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. 19,36,679/- (Rupees Nineteen Lac thirty six thousand six hundred seventy nine) 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. 19,36,679/- (Rupees Nineteen Lac thirty six thousand six hundred seventy nine) only unto the Vendors for purchasing the Schedule

Suspekt V. von Krenitz

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.

-:5:-

AND the Vendors do hereby further agree with the Purchasers and declare that the Purchasers (Trinayani Vyaypaar Private Limited) shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owners as their own chattel for their Industrial purpose as they may like or find necessary for ever 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 Vyaypaar 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, 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 Nos. 592 (Five hundred ninety two), 596 (Five hundred ninety six) & 597 (Five hundred ninety seven) corresponding to L.R. Khatian No. 553 (Five hundred fifty three), 1242 (One thousand two hundred forty two) & 1095 (One thousand ninety five) bearing R.S. Plot No. 146 (One hundred forty six) corresponding to L.R. Plot No. 169 (One hundred sixty nine), Class of land Bahal, measuring an Area 49.5 (Forty nine Point Five) Decimal (undivided) of Vacant land hereby sold for Industrial purpose out of total Area 99 Decimal (out of 153 Decimal). The property hereby sold is 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>Cheque No.</u>	<u>D a t e</u>	<u>Bank & Branch</u>	<u>Issued in favour</u>	<u>Amount. (Rs.)</u>
534109	28-09-2012	Axis Bank, 7, Shakespeare Sarani, Kolkata-700 071.	Vendor No. 1	Rs. 6,45,560.00
242787	20-06-2012	- Do -	Vendor No. 2	6,00,000.00
534114	28-09-2012	- Do -	Vendor No. 2	45,560.00
534110	28-09-2012	- Do -	Vendor No. 3	6,45,560.00

TOTAL = Rs 19,36,679.00

-: 6 :-

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 executed and signed these presents on the day, month and year written at the outset.

This Deed has been Printed in 6 Pages and in Sheet No. 1(a) & (b) Photo & Ten Fingers Print given by the Parties duly attested, being the part of this Deed.

WITNESSES :-

1. *স্বাক্ষরিত ২৫/১১/১৮*
৭ নং ১৩ অফিসের ২৫/১১/১৮
৭.৫২/১৮ (৪১৭৭) স্বাক্ষরিত
স্বাক্ষর

Saguti Chatterjee
৭.৫২/১৮ ২৫/১১/১৮
Sushil Kumar Karmakar

2. *MUKESH Ghosh*
S/o- Sri Ashok Ghosh
Raniganj, Burdwan

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.

(SIGNATURE OF THE VENDORS)

Typed & Printed by me :-

Sani Sen
Typist.
C.D. ROAD, RANIGANJ

Following R.S. & L.R. plots of land in Mouza : Amrasota, J.L. no. 18
Paniganj. Scale : 32" = 1 Mile.

Land measuring in

R.S. plot no. 146 / L.R. plot no. 169 = 0.99 acre shown :



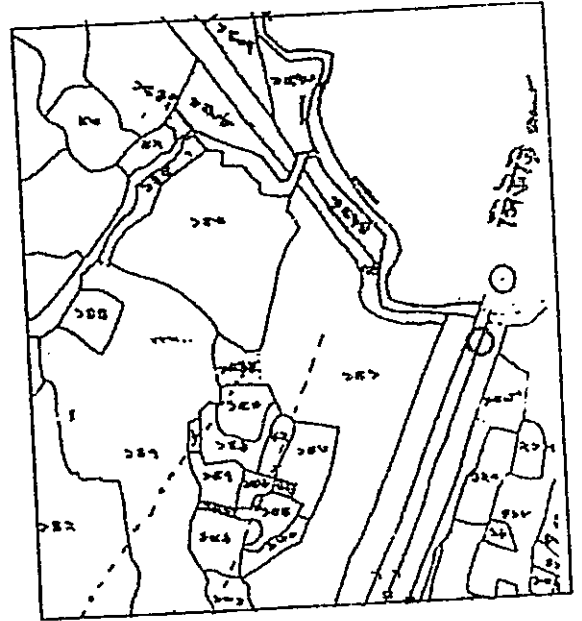
Undivided 50 % area of the above, measuring 0.495 acre sold :

Area sold to :

M/s. Trinayani Vyaypaar Private Ltd.

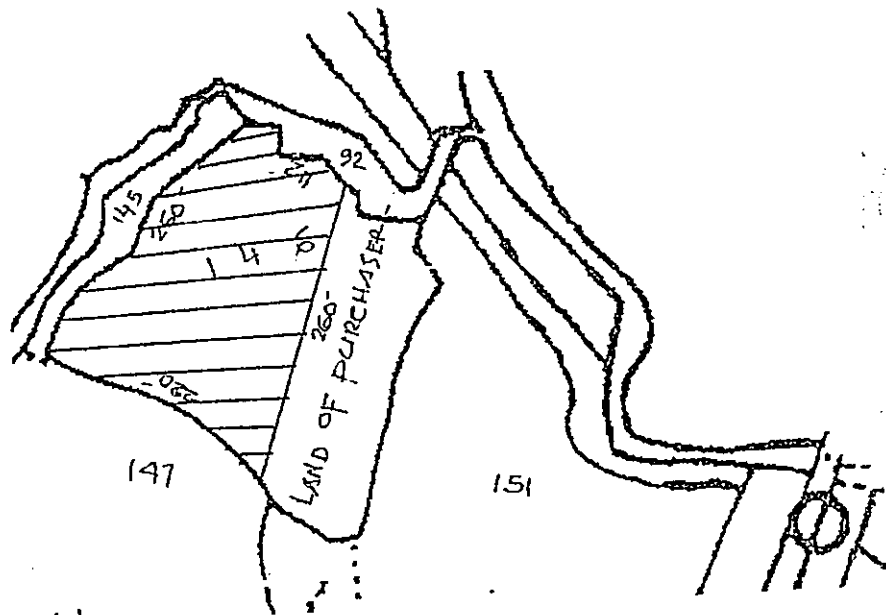
Directors : -

1. Sri. Rajendar Kumar Bhalotia .
2. Sri. Sundar Bhalotia .
both S/o. Late Pyarelal Bhalotia .
3. Sri. Bijay Kumar Bhalotia .
S/o. Late Lakshmi Chand Bhalotia .
4. Sri Nirmal Kumar Dey .
S/o. Late Bhola Nath Dey .
5. Sri Chinmoy Mondal .
S/o. Late Badal Ch. Mondal .



Mouza Plan . 16" = 1 Mile .

N



Sushil Chatterjee

Jointly with

Sushil Kumar Chatterjee

1(a)

Signature, colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour passport size photograph, finger prints of both the hands is attested

Rajinder K. Bhalotia

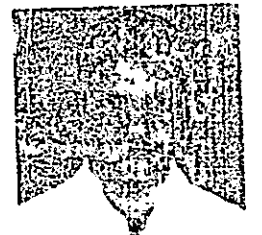
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Right Hand					



Colour passport size photograph, finger prints of both the hands is attested

Rajinder K. Bhalotia

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	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour passport size photograph, finger prints of both the hands is attested.

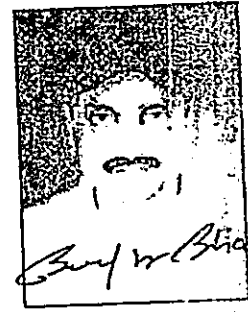
Rajinder Bhalotia

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour passport size photograph, finger prints of both the hands is attested.

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



Subir Bhattacharya

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Subir Bhattacharya

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Egipte Chatterjee

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

প্রানতি চট্টোপাধ্যায়

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sushil Kumar Dhanu

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

Endorsement For Deed Number : I - 05094 of 2012
(Serial No. 05261 of 2012)

On

Payment of Fees:

On 28/09/2012

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

Presented for registration at 17.45 hrs on :28/09/2012, at the Private residence by Sejuti Chatterjee one of the Executants.

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

Execution is admitted on 28/09/2012 by

1. Sejuti Chatterjee, wife of Buddhadeb Chatterjee , Ikrah, Thana:-Jamuria, P.O. :-Ikrah ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
 2. Pranati Kanjilal, wife of Sushil Kumar Kanjilal , Searsole, Thana:-Raniganj, P.O. :-Searsole Rajbari ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
 3. Sushil Kumar Kanjilal, son of Late Bagala Charan Kanjilal , Searsole, Thana:-Raniganj, P.O. :-Searsole Rajbari ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
- Identified By Biswanath Banerjee, son of Late Banamali Banerjee, Searsole Rajbari, Thana:-Raniganj, P.O. :-Searsole Rajbari ,District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession Others.

(Amitava Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/10/2012

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 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act. 1955; Court fee stamp paid Rs.10/-

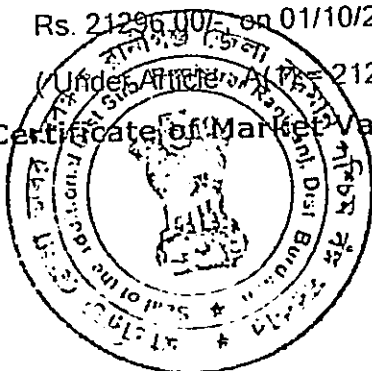
Payment of Fees:

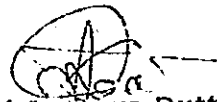
Amount By Cash

Rs. 21296.00/- on 01/10/2012

(Under Article 17) Rs. 21296/- on 01/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)




(Amitava Dutta)

ADDITIONAL DISTRICT SUB-REGISTRAR

01/10/2012 12:46:00

Endorsed Page No. 2

Raniganj Burdwan

01 OCT 2012

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

Endorsement For Deed Number : I - 05094 of 2012
(Serial No. 05261 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-19,36,679/-

Certified that the required stamp duty of this document is Rs.- 116201 /- and the Stamp duty paid as Impresive Rs.- 5000/-

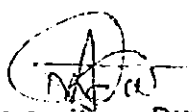
Deficit stamp duty

Deficit stamp duty

1. Rs. 48000/- is paid, by the draft number 713961, Draft Date 28/09/2012, Bank Name State Bank of India, PUNJABI MORE, RANIGANJ, received on 01/10/2012
2. Rs. 48000/- is paid, by the draft number 713960, Draft Date 28/09/2012, Bank Name State Bank of India, PUNJABI MORE, RANIGANJ, received on 01/10/2012
3. Rs. 15212/- is paid, by the draft number 713964, Draft Date 28/09/2012, Bank Name State Bank of India, PUNJABI MORE, RANIGANJ, received on 01/10/2012

(Amitava Dutta)
ADDITIONAL DISTRICT SUB-REGISTRAR





(Amitava Dutta)

ADDITIONAL DISTRICT SUB-REGISTRAR

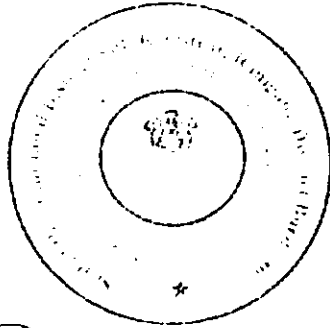
01/10/2012 12:46:00

EndorsementPage 2 of 2

01 OCT 2012

State of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 4004 to 4016
being No 05094 for the year 2012.



(Signature)

(Amitava Dutta) 01-October-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. RANIGANJ
West Bengal

Additional District Sub-Registrar
Raniganj Burdwan

01 OCT 2012

