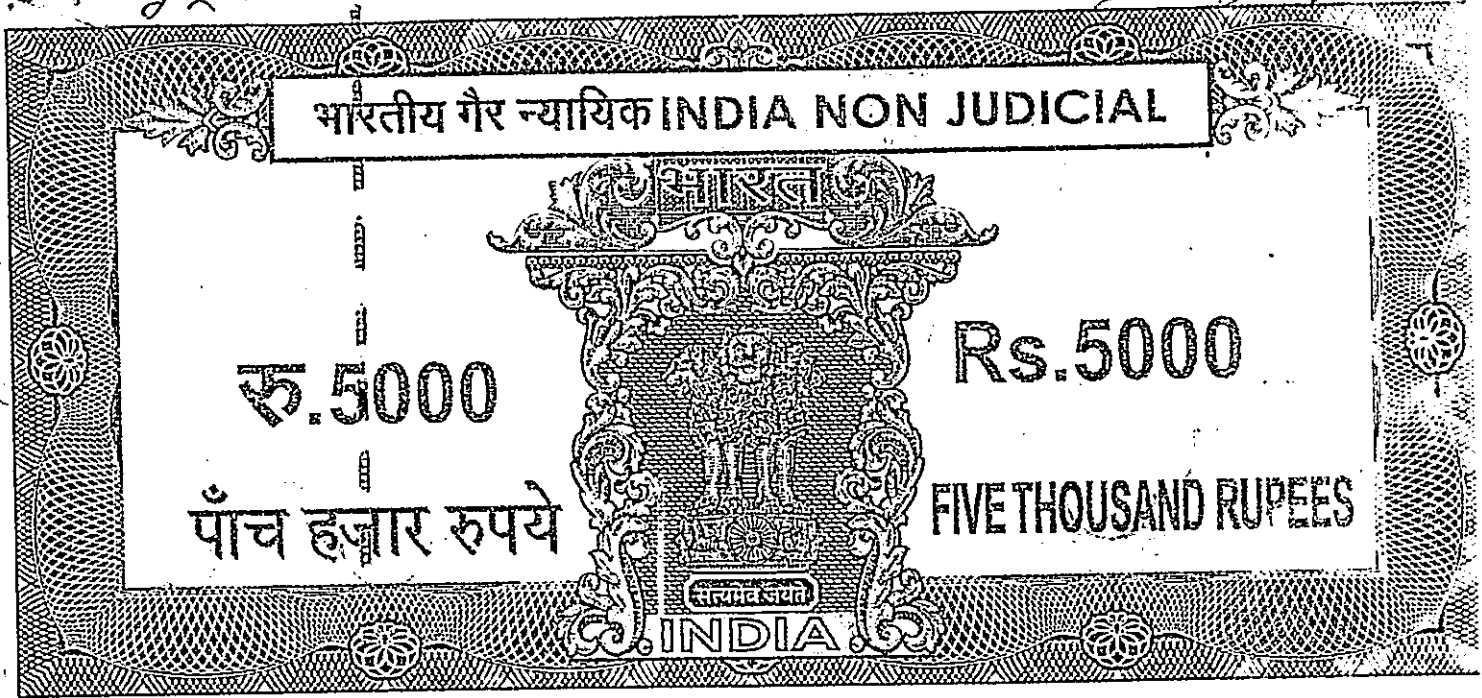


5263

I 5096



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

A 560159

Cum - 567/12

पश्चिम बंगाल सरकार
अन्तिमवर्ग पश्चिम बंगाल
अन्तिमवर्ग पश्चिम बंगाल
अन्तिमवर्ग पश्चिम बंगाल

701 2800/-
over 4000/-
2900/-
4800/-

5000
10000
15000
15712
11000

Additional District Sub-Registrar
Raniganj Burdwan

28 SEP 2012
01 OCT 2012

Satyajit Chatterjee
अन्तिमवर्ग पश्चिम बंगाल
Sushil Kumar Karmakar

1936, 1791/-

28/9/12

DEED OF SALE

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

THIS DEED OF SALE is made on this the 28th day of September
2012 (TWO THOUSAND TWELVE);

- BY -

760 28/9/2012

M/s Tejrajani Vyasa Press

Kolkata-01

POSTAL DISTRICT 700012

TEJRAJANI

012. 3176

5000/-

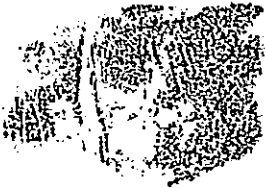
Signature

PARESH MUKHERJEE

STAMP - VENUE

Raniganj

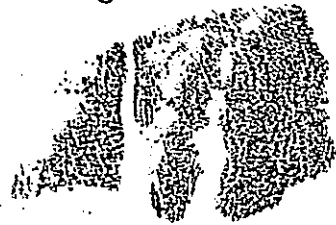
Signature Chatterjee



V.C.T. 9

110 - 1232

Signature Chatterjee



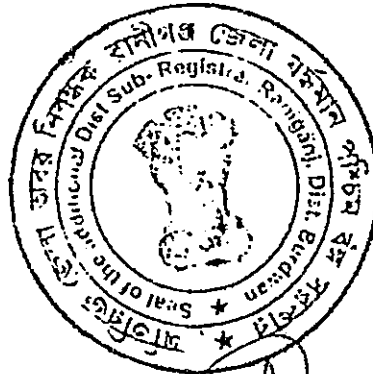
1233

Signature Chatterjee



1234

Sushil Kumar Vamshi



Additional District Sub-Registrar
Raniganj Burdwan

28 SEP 2012

01 OCT 2012

Signature Chatterjee

Signature Chatterjee

Signature Chatterjee

Smt. Chatterjee
Sri Sushil Kumar
Sushil Kumar Kanjilal

--:2:--

- (1) SMT. SEJUTI CHATTERJEE, Wife of Sri Buddhadeb Chatterjee, by faith Hindu. Nationality Indian, by Occupation Housewife, PAN : ANNPK0430E, 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: CDRPK2267D &
- (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. Majhia, 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-in-office and assigns) of the OTHER PART:

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 Vendors 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 mentioned property for Industrial purpose.

Sagun Chatterjee

21/10/2013/07/0

Suash Kumar Karmil

---4---

NOW THIS DEED WITNESSETH :: That in consideration of the payment of the sum of Rs. 19,36,679/- (Rupees Nineteen Lac thirty six thousand six hundred seventy nine) only made by the Purchasers as per Memo of Consideration stated hereunder, in favour of the Vendors, 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.

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

Segate chettyra
 20/06/2012
 Sushil Kumar Sh

--: 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>
242788	20-06-2012	Axis Bank, 7, Shakespeare Sarani, Kolkata-700 071.	Vendor No. 1	Rs. 6,00,000.00
534112	28-09-2012	- Do -	Vendor No. 1	45,560.00
534111	28-09-2012	- Do -	Vendor No. 2	6,45,560.00
242786	20-06-2012	- Do -	Vendor No. 3	6,00,000.00
534113	28-09-2012	- Do -	Vendor No. 3	45,559.00
TOTAL				Rs. 13,36,679.00

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. ১৫/০২/২১ খ্রিঃ/১/৩৫
শ্রীমতী শ্রীমতী শ্রীমতী
শ্রীমতী শ্রীমতী শ্রীমতী
শ্রীমতী শ্রীমতী শ্রীমতী

Sujata Chatterjee

শ্রীমতী শ্রীমতী শ্রীমতী

Sushil Kumar Mandal

2. Mukesh Ghosh
Shri 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 :-

Sari Sen

Typist.
C.R. Road, RANIGANJ

Plan Showing R.S. & L.R. plots of land in Mouza : Amrasota, J.L. no. 18
P.S. Raniganj. Scale : 32" = 1 Mile.

Land measuring in

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



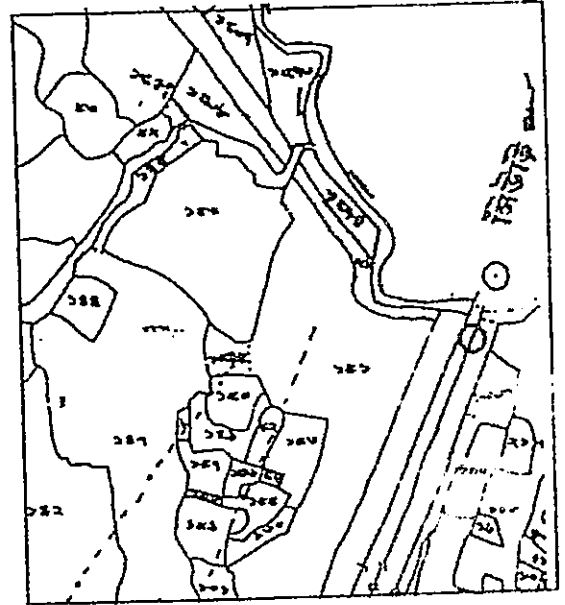
Undivided 50 % area of the above , measuring 0.495 acre sold :

Area sold to :

M/s. Trinayani Vyapaar Private Ltd.

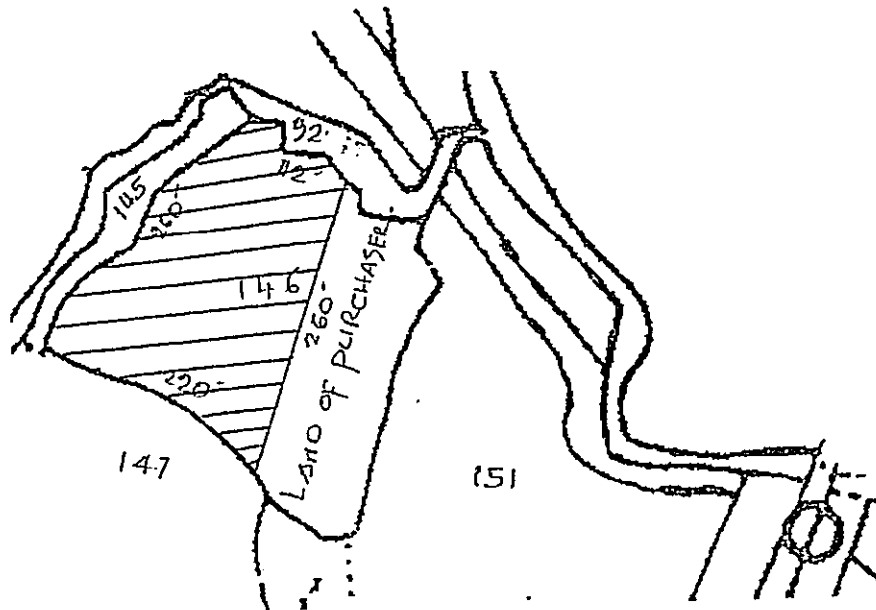
Directors : -

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

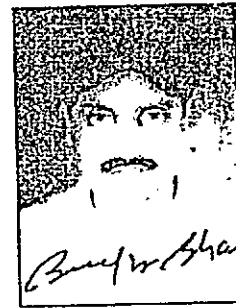


Sushil Chatterjee

27/11/2017

Sushil Kumar Banerjee

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



Sumit Shalabi

উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sumit Shalabi

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Suniti Chatterjee

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Ananti Chatterjee

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



উপরের ছবি ও টিপ ছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল :

Sushil Kumar Banerjee

1(a)

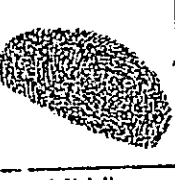
Signature, colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser.

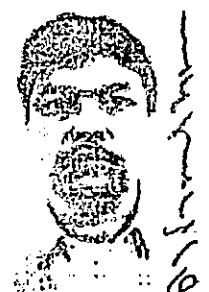
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

Rajinder K. Shalita

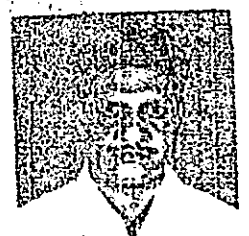
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

Rajinder K. Shalita

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

Rajinder K. Shalita

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

Endorsement For Deed Number : I - 05096 of 2012
(Serial No. 05263 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 18.00 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/-

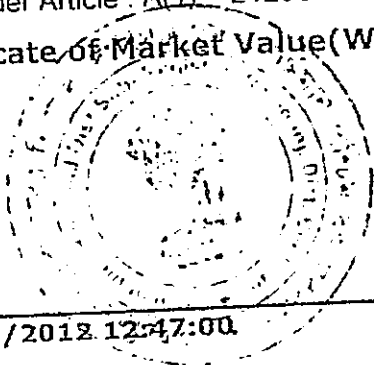
Payment of Fees:

Amount By Cash

Rs. 21296.00/-, on 01/10/2012

(Under Article : A(1) = 21296/- on 01/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)




(Amitava Dutta)

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2

Additional District Sub-Registrar

Raniganj Burdwan

01 OCT 2012



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

Endorsement For Deed Number : I - 05096 of 2012

(Serial No. 05263 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 713962, 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 713959, 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 713963, 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 12:47:00

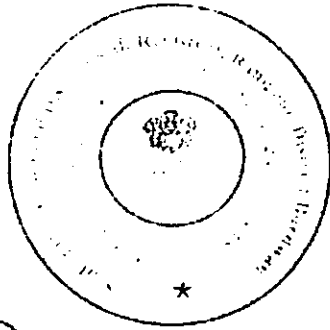
EndorsementPage 2 of 2
Additional District Sub-Registrar

Raniganj Burdwan

01 OCT 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 4033 to 4045
being No 05096 for the year 2012.



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

Additional District Sub-Registrar
Raniganj, West Bengal

01 OCT 2012