

DEED OF SALE VALUED AT RS. 12,00,000/- (RUPEES TWELVE LACS ONLY)

THIS DEED OF SALE made this 29th day of the month of Sept of the year 2004.

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- Shope Ponta Bontonal Vi

Supalroata Osonhmachari

Asia Chaltere.

3/0 Sukumar Chaltere.

102 Rash Behard Avenue.

P. 02 P.s: Chardennyon.

Dist: Hooghly.

Bhaineas;



A. D. S. R.

Chandannagar, Hooghiy

2 9 SEP 2084

Endorsement For cleed Number :I-01552 of :2004 (Serial No. 01805, 2004)

On 29/09/2004

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

Presented for registration at 18.15 on :29/09/2004, at the Private residence by Tapabrata Brahmachari, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :29/09/2004 by

1. Tapabrata Brahmachari, Secretary/ Treasurer/ Member, The Brahmo Samaj Of India, 95 Keshab Chandra Sen Street, Kolkata - 700009, profession: Others

Identified by Asis Chatterjee, son of Sukumar 102 Raish Berahi Avenue P.o. Chandannagore Dist-Hocghly Thana: Chandannagore, by caste Hindu, By Profession Business.

> Name of the Registering officer :Anil Kumar Ghosal

Designation :Addl. District Sub Registrar 29.9.04

On 30/09/2004

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number:23,4 of Indian Stamp Act 1899, also under socion 5 of West Bengal Land Reforms Act, 1985; Court fee stamp paid Rs.-10/-

Payment of Fees:

Fee Paid in rupees under article: A(1) = 15048/- .E //- on:30/09/2004

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-1368300/-

Certified that the required stamp duty of this document is Rs 109474 J- and the Stamp duty paid as: Impressive Rs-96000

Deficit stamp duty

Deficit stamp duty: Rs 13474/- is paid by the draft no 197576, Draft date:28/09/2004, Bank name:STATE BANK OF INDIA, Chandannagar, recieved on :30/09/ 2004.

> Name of the Registering officer :Anil Kumar Ghosal

Designation :Addl. District Sub Registrar

30-9-04

Certificate of Registration under section 60 and Rule 69.

Registered in ,Book : I , volume number : 32 , Page from : 11393 , Page to : 11425, being number :01552 for the year :2004.

(Anil Kumar Ghoshal)

ADSR Chandannagar 3 0 - 9 - 03
Office of the Additional District Sub Registrar, Chandannagar

Govt. of West Bengal



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BETWEEN

THE BRAHMO SAMAJ OF INDIA (Registered under Act. XXI of 1960), having its Office at 95, Keshab Chandra Sen Street, Kolkata - 700009, represented by its Secretary SRI TAPABRATA BRAHMACHARI son of Late Nityananda Brahmachari , Citizen of India , of 95 , Keshab Chandra Sen Street, Kolkata - 700009, (as per Resolution adopted at its Meeting on 21/1/2004), hereinafter called Council VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor - in- office ,executors , administrators , legal representative and assign) of the FIRST PART.

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AND

M/S. SUPREME ENTERPRISES , a Partnership firm having its registered office under C/O. SUDARSHAN MAHAPATRA at Dayal Monjil , Barabazer , Chandernagore , P.O. & P.S. Chandernagore , Dist. Hooghly represented by its partners -

1. SRI SUDARSHAN MAHAPATRA son of late Somenath Mahapatra, by Caste-Hindu, Citizen - Indian, by profession - Business, residing at - Dayal Monjil, Barabazer, Chandernagore, P.O. & P.S. Chandernagore, Dist. Hooghly, 2. SRI BIJOY GUHA MALLICK son of Sri Birendra Nath Guha Mallick, Cont. P/4





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1/4// by caste - Hindu, Citizen - Indian, by profession - Business, Apartment, Barabazer residing at - D.S.F-3 Niltaru Chandernagore, P.O. & P.S. Chandernagoe, Dist. Hooghly, 3. ANJANA PAUL caste - Hindu , Citizen - Indian , by NILTARU HOUSING COMPLEX, B/SF_4 Mohan Paul by Housewife profession - residing at -Sahid Kanai Kanan, Chandannagar Dist. Hooghly , 4. MURARI MOHAN PAL son of late Kartick Chandra Pal, by caste - Hindu, Citizen - Indian, by profession - Business, residing at - D.S.F - 4, Niltaru Apartment, Barabazer, Cont.P/5

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Chandernagore, P.O. & P.S. Chandernagoe, Dist. Hooghly,

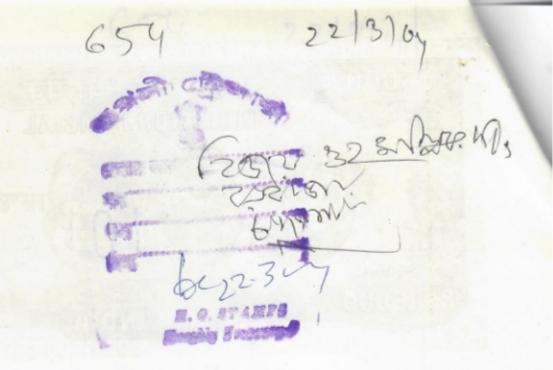
5. SM. LAKSHMI PRIYA MAHAPATRA wife of Sri
Sudarshan Mahapatra, by caste - Hindu, Citizen- Indian, by
profession - Housewife, residing at - Dayal Monjil, Barabazer,
Chandernagore, P.O. & P.S. Chandernagoe, Dist. Hooghly,

6. SRI GADADHAR MAHAPATRA son of Somnath
Mohapatra, by caste - Hindu, Citizen- Indian, by profession Business, residing at - Dayal Monjil, Barabazer, Chandernagore,
P.O. & P.S. Chandernagoe, Dist. Hooghly,

7. SM. RATNA

GUHA MALLICK wife of Sri Bijoy Guha Mallick,







Chandannagar, Hooghly.

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GURA MALLICK wile of Sri Bijos Guba Mallick



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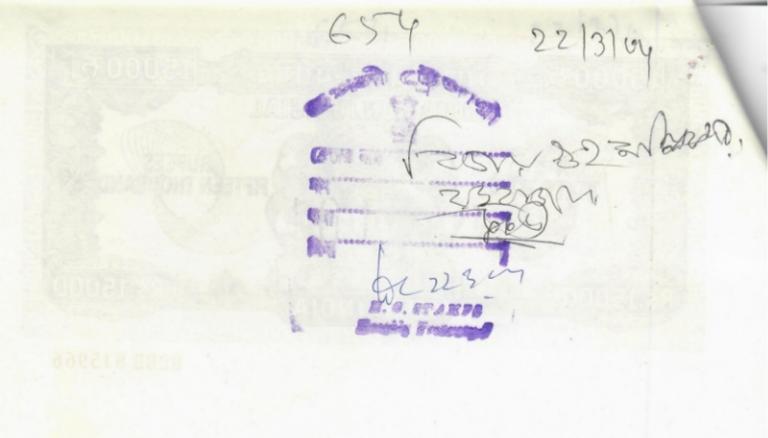
by caste - Hindu, Citizen - Indian, by profession - House wife, residing at - D.S.F-3, Niltaru Apartment, Barabazer, Chandernagore, P.O. & P.S. Chandernagoe, Dist. Hooghly, 8. SRI NIMAI BASU son of Late Promathanath Basu, by caste - Hindu, Citizen - Indian, by profession - Business, residing at D.S.F-3, Niltaru Apartment, Barabazer, Chandernagore, P.O. & ANKHI PAUL

P.S. Chandernagoe , Dist. Hooghly , 9. Daughter of Murari Mohan Paul

by caste - Hindu,

Citizen - Indian , by profession - Household affair , residing at - NILTARU HOUSING COMPLEX, D/SF_4, Sahid Kanai Kanan Chandennagore





respondent de la company de la

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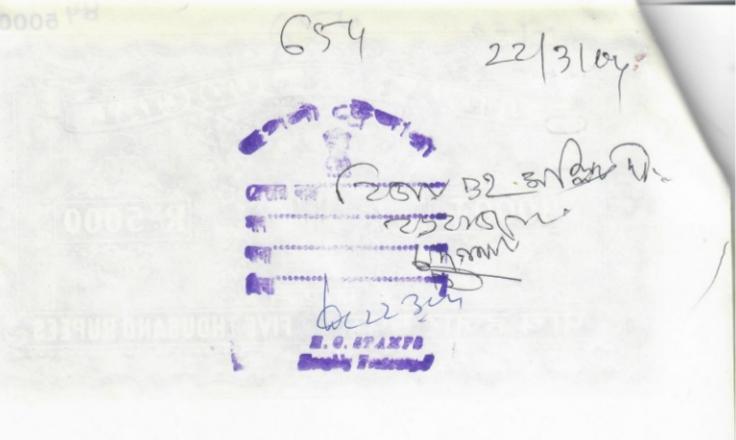


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Dist. Hooghly, hereinafter called the <u>PURCHASERS</u> (which expression shall unless excluded by or repugnant to the context be deemed and to mean and include their heirs, executors, successors, administrators, representatives and assigns) of the <u>OTHER PART.</u>

WHEREAS the bastu property measuring . 180 Acre including the constructions standing thereon comprise in R.S. Plot No. 452., R.S. Khatian No. 280 corresponding to L.R. Plot No. 769, L.R. Khatian No. 745/2 Kri, Sheet No. 11





she could be purchasers (which she purchasers (which she could be considered by or repugnant to the country of the country of

Chandannagar, Hooghly.

assigns) of the

WHERE MOS 938 9 Stu property measuring , 180 Acre including the comprise in R.S. Plot No. 4 Mos R.S. Khatian No. 280 corresponding to L.R. Plot No. 769, L.R. Khatian No. 745/2 Kri, Sheet No. 11



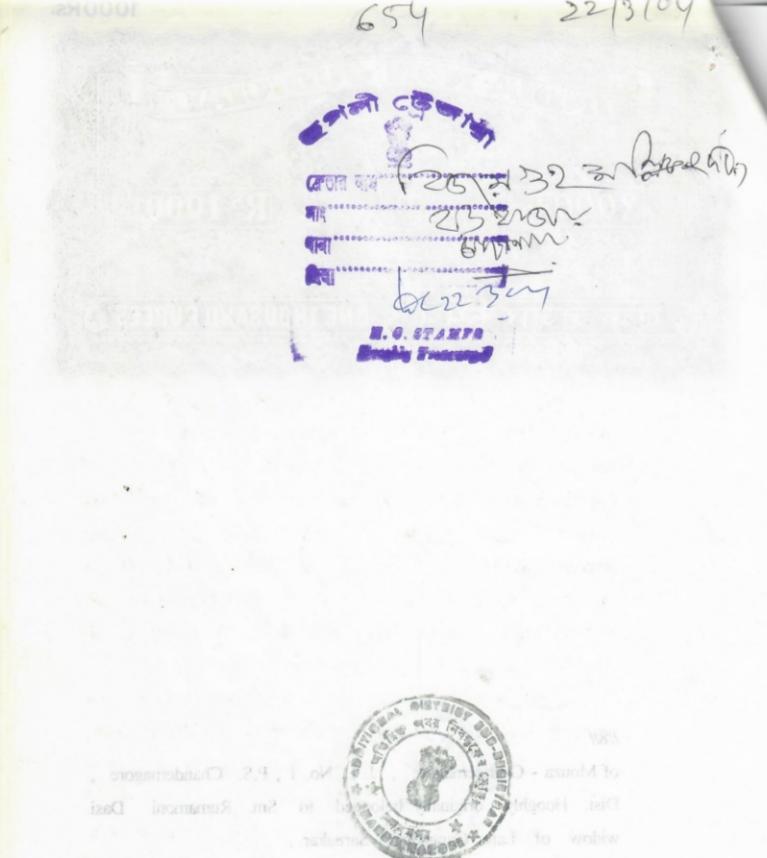
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of Mouza - Chandernagore , J. L. No. 1 , P.S. Chandernagore , Dist. Hooghly originally belonged to Sm. Rumamoni Dasi widow of Late Gangadhar Sarnakar .

AND WHEREAS the said property comprises of French Settlement Plot No. 3241.

AND WHEREAS Sm. Rumamoni Dasi by a Notarial Registered Deed dated 13/3/1886 sold the property (for the sake of brevity hereinafter called "the said property")





the said property comprises of

Chandannagar, Hooghly.

2 9 SEP 2004 330 6 Rumamoni Dasi by a Notarial

dated 13/3/1886 sold the property (for

to Aghore Chandra Ghosh, son of Late Bhairab Chandra Ghosh of Narua, Chandernagore and delivered possession thereof to him.

AND WHEREAS Aghore Chandra Ghosh by a Notarial Deed dt. 26/6/1890 relinquished his right, title and interest in the aforesaid property in favour of Chandernagore Brahmo Samaj and by the said Deed, Said Aghore Chandra declared that Chandernagore Brahmo Samaj was the rightful owner of the said property and that it was in possession of the said Samaj and since then the Chandernagore Brahmo Samaj had been in possession of the said property and made construction thereon.

AND WHEREAS in the R.S. Operation the said property was not recorded in the name of Chandernagore Brahmo Samaj properly and as such Title Suit No. 249 of 1962 was filed in the Court of the then First Munsif Chandernagore wherein the recording of the concerned R.S. Record of Rights was declared erroneous and the decree was passed in favour of Chandernagore Brahmo Samaj.

AND WHEREAS the then Executive Committee of the Chandernagore Brahmo Samaj gifted the aforesaid property to Brahmo Samaj of India through the former's the then Secretary Dr. Ashutosh Dutta on behalf of Chandernagore Brahmo Samaj by executing Deed of Gift dated 20/10/1967 being No. 2695 for the year 1967 of the office of the Sub-Registrar Hooghly in favour of Brahmo

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A. D. S. R. Chandannagar, Hooghly.

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Samaj of India and since then. Brahmo Samaj of India is in possession of the aforesaid property as exclusive owner thereof.

AND WHEREAS in the L.R. Settlement operation, the name of Brahmo Samaj of India through its Secretary has been duly recorded in the L.R. Record of Rights as raiyat and possessor of the aforesaid property in separate L.R. Khatian No. 745/2 kri.

AND WHEREAS the Brahmo Samaj of India has been paying the rent to Government.

AND WHEREAS Brahmo Samaj of India leased out the entire property in favour of Rotary Club of Chandernagore by a registered Deed of lease dated 18/7/1989 being Deed No. 8132 for the year 1989 of the office of the Registrar Assurance of Kolkata.

AND WHEREAS in the record of the Chandernagore Municipal Corporation the name of Bahmo Samaj of India (Lessor) and the Rotary Club of Chandernagore (Lessee) have been recorded as assessee in the corporation holding and the said Samaj has been paying tax also to the corporation.

AND WHEREAS for the purpose of use of the said property, the Rotary Club Chandernagore took a resolution in a meeting held on 10/8/2003 of its executive committee to surrender the lease in favour of the lessor that is the Vendor herein.





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Chandannagar, Hooghly,

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AND WHEREAS the Rotary Club Chandernagore by a registered Deed of Surrender has relinquished their right accrued to them in favour of the lessor, i.e. the Vendor herein and has delivered khas possession of the said property infavour of the Vendor.

AND WHEREAS the Vendor is now in absolute khas possession of the said property as exclusive owner thereof.

AND WHEREAS out of the aforesaid property, the Vendor, due to legal causes, being in need of money declared to sell the property as described in the Schedule hereunder and bordered by Red colour and marked by letter "B" in the map attached hereto at a consideration of Rs. 11,50,000/ (Rupees Eleven lacs and fifty thousands) for land and Rs. 50,000/- (Rupees fifty thousand only) for old structures making a total consideration of Rs. 12,00,000/- (Rupees Twelve lacs) only and the Vendor accepted the Purchasers proposal for purchasing the said property mentioned in the Schedule given below as the proposed price is the highest market price of the said property according to the satisfaction of the Vendor herein.

AND WHEREAS in view of the said proposal and acceptance thereof, the Vendor agreed to sell and the Purchasers agreed to purchase the property as described in the Schedule hereunder.

NOW THIS INDENTURE WITNESSETH that in Cont.P/12





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Chandannagar, Hooghty,

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pursuance of the said Agreement between the Vendor and the Purchasers referred to before and in consideration of the said sum of Rs. 12,00,000/- (Rupees Twelve lacs) being the entire consideration money, paid by the Purchasers to the Vendor (the receipt whereof the said Vendor hereby confirms and acknowledges as per details mentioned in the Memo of Consideration) the said Vendor grants conveys and transfers unto and to the use of the said purchasers ALL THAT piece and percel of revenue paying land and hereditaments together with the very old structures standing thereon which has been specifically described in the Schedule hereunder and delineated with Red border line and marked as "Plot - B" in the Deed Plan annexed hereunto and made a part hereof together with all yards, courts, areas, trees, swears, drains, waterways, paths, passages, light, liberties, privileges all sorts of easements, appurtaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto free from all lien , charges and encumbrances whatsoever and all the estate, right, title, interest, claim, demand whatsoever TO HAVE AND TO HOLD the hereditaments and premises hereby granted and conveyed unto and to the use of the said Purchasers and the said Vendor does hereby covenant with the said Purchasers and declare that he is seized and possessed of and has not in any way encumbered or charged or caused to be encumbered or charged the property to be conveyed Cont.P/13

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by this Deed of Sale AND THAT the Purchasers shall and may at all times peaceably and quietly possess and enjoy the said hereditaments and premises and receive the rents and profits thereof and use and occupy the said property according to their own selection, election and choice with full right to transfer the said property to anybody by the way of sale, mortgage, gift or lease whatsoever without interruption, claim or demand whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming from under or in trust for him AND THAT the Vendor does hereby further covenant with the Purchasers that notwithstanding his aforesaid declarations if any acts, deeds or things herebefore done or executed by the present Vendor and if the Purchasers have to suffer any problem therefor, the Vendor shall and will and for all times to come at the request and cost of the said Purchasers do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title of the Purchasers to the said hereditaments and premises or any part thereof in a manner aforesaid according to the true intend and meaning of the Deed as shall or may reasonably be required AND THAT the Vendor does hereby indemnify and keeps itself indemnified the Purchasers from or against all and all manners of claims, charges, lien, debts attachments and all encumbrances whatsoever and the Vendor does at all times hereafter Cont.P/14





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Chandannagar, Hooghly.

2 9 SEP 2004 3 0 SEP 2004 indemnify and keep itself indemnified to the Purchasers against losses, damages, costs, charges and expenses, if any suffered by reason of any defect in title of the Vendor or any breach of the covenants contained herein. The Vendor to this Deed have delivered the khas possession of the property to the Purchasers free all encumbrances.

AND THAT it is also declared by the Vendor hereby that the Purchasers shall be entitled to get their names mutated in the Office of the Revenue Deopartment of the Government of West Bengal (B.L.& L.R.O) and in the office of the Municipal Corporation at Chandernagore and that the Purchasers shall be paying the land revenue and taxes to the respective authorities in their own names and that the Vendor shall always co-operate in giving consent in writing as and when such consent written or otherwise will be required.

The Vendor does hereby covenant that the right to demolish the old and dilapidated construction standing in the sold property is also being conveyed to the Purchasers herein by virtue of this Deed.

AND THAT in the first page of this indenture and the copy thereof the self attested passport size colour photograph of the present and in separate sheets self attested passport size colour photograph of both the PURCHASERS and the VENDOR and the finger impressions of both hands of both the PURCHASERS and the VENDOR have been



affixed and / or given and the said page and the sheets are the parts of this indenture.

IN WITNESSES WHEREOF, the Vendor hereto has set forth and subscribed hereunto its hands and seal the day, month and the year first above written.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of bastu land alongwith very old dilapidated construction standing thereon measuring 8 (eight) Cottah 6 (six) Chhataks 36 (thirty six) sq.ft. or .139 (point one three nine) acres including very old structure having coverd area of 387 (three hundred eighty seven) sq.ft. comprises of R.S. Plot No. 452 (four hundred fifty two) appertains to R.S. Khatian No. 280 (two hundred eighty), L.R. Dag No. 769 (seven hundred sixty nine) L.R. Khatian No. 745/2 (seven hundred forty five / two), Sheet No. 11 (eleven), J. L. No. 1 (one), Mouza-Chandernagore, P.S. Chandernagore, Dist. Hooghly. The said property is bordered by "RED" colour and marked as "Plot-B" in the map attached herewith and which map is a part and parcel of this Deed . The property is included in Municipal Holding No. 457 (four hundred fifty seven) at Station Road locating under constituency No. 10 (ten) of the Chandernagore Municipal Corporation.

The proportionate annual rent is Re. 1/- payable to the State of West Bengal through the B.L. & L. R. O.

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Singur at Khalisani. Covered area 387 (three hundred eighty seven) sq.ft. (a little more or less).

The total property is measured :-

North_18'_0", 52'_4", 4'_0", South_63'_0", East_28'_4", 63'_6" West_100'_11.5"

and the same is butted and bounded by :-

North - Holding of Dukhuram Mondal.

South - Chandernagore Station Road.

East - Holding of Rash Behari Pramanik.

West - Holding of Provat Kumar Bhattacharyya.

Due to inadvertance wrong computer type of the names and address of Purchaser No.3 Sri Krishna Chandra Mondal. S/O Lt.Sitanshu Mondal in 3rd to 7th line in Page 4 and of Purchaser No.9 Sm. Anima Mondal, W/O Sri Krishna Chandra Mondal in 7th to 10th line in Page 6 of the Deed, those have been deleted and in their plac the name of Anjana Paul, W/O Sri Murari Mohan Paul and Ankhi Pau D/O Sri Murari Mohan Paul have been ordinarily typed respectively and Page 16 of the Deed has been typed ordinarily.

Witnesses

Signed, sealed and delivered in the presence of :-

1. Sma pan Challery Champalala Chandannagne Hooghty Topalone Confination

Signature of the Executions

2. Asie Challege.
YOU Rich Behmi Arenne
Por P.S. Chandannagor.
Distiltooghly.

Drafted by

Keyr Chandro Bolvocale Chandernagore Court Regol No- 10.135 73 of 94

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MEMO OF CONSIDERATION

Received Rs. 12,00,000/- (Rupees Twelve Lacs) only from within named purchasers as full consideration money as per memo below.

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MEMO

1. Towards earnest money - Rs. 6,00,000/=

2. By Payorder No. 741182 dt. 29.09.2004 for -Rs. - Rs. 6,00,0001= (upon Syndicate Bank, Chinswah Branch)

Tolal - Ks. 12,00,000/=

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Witnesses:-

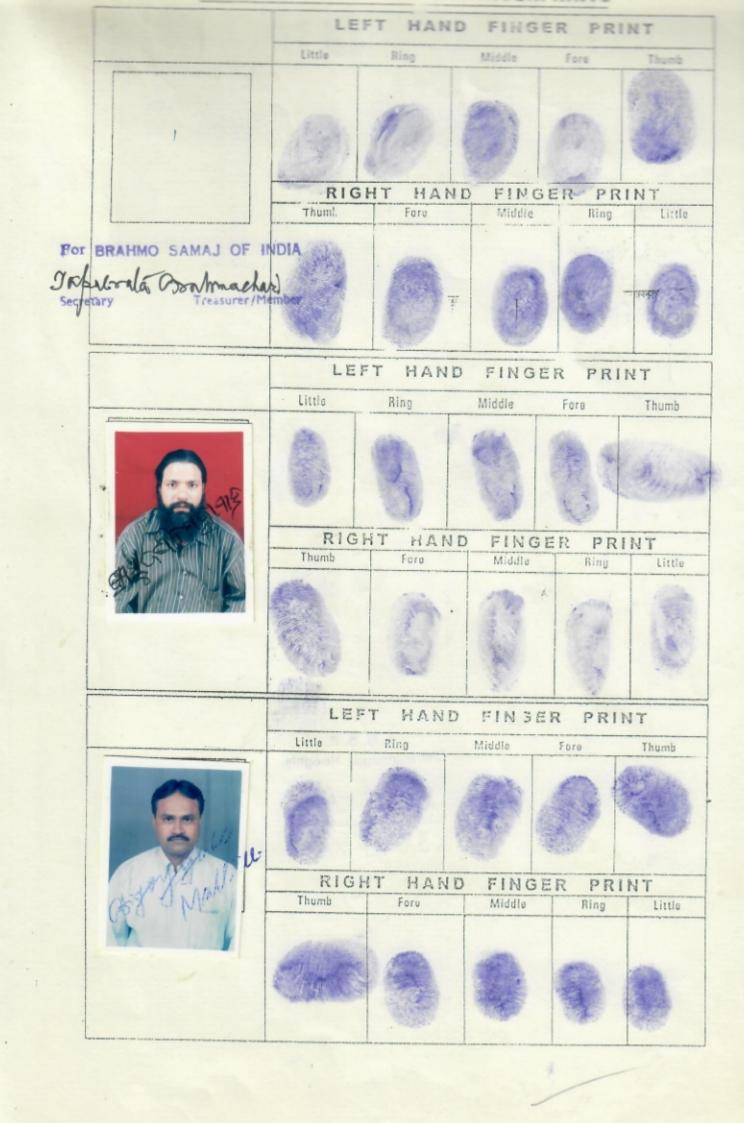
1. Snapan Challoja Champatala Chandarmagne Hooghly.

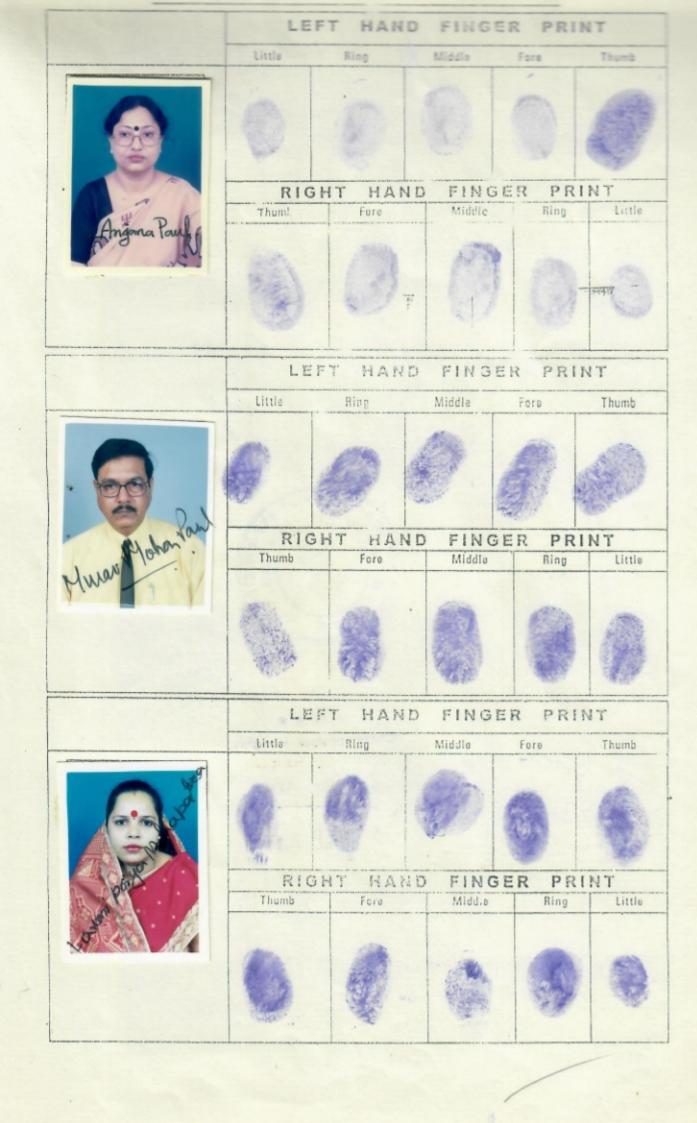
For BRAHMO SAMAJ OF INDIA Inpalisata Ossahmachari Signature of the Executant

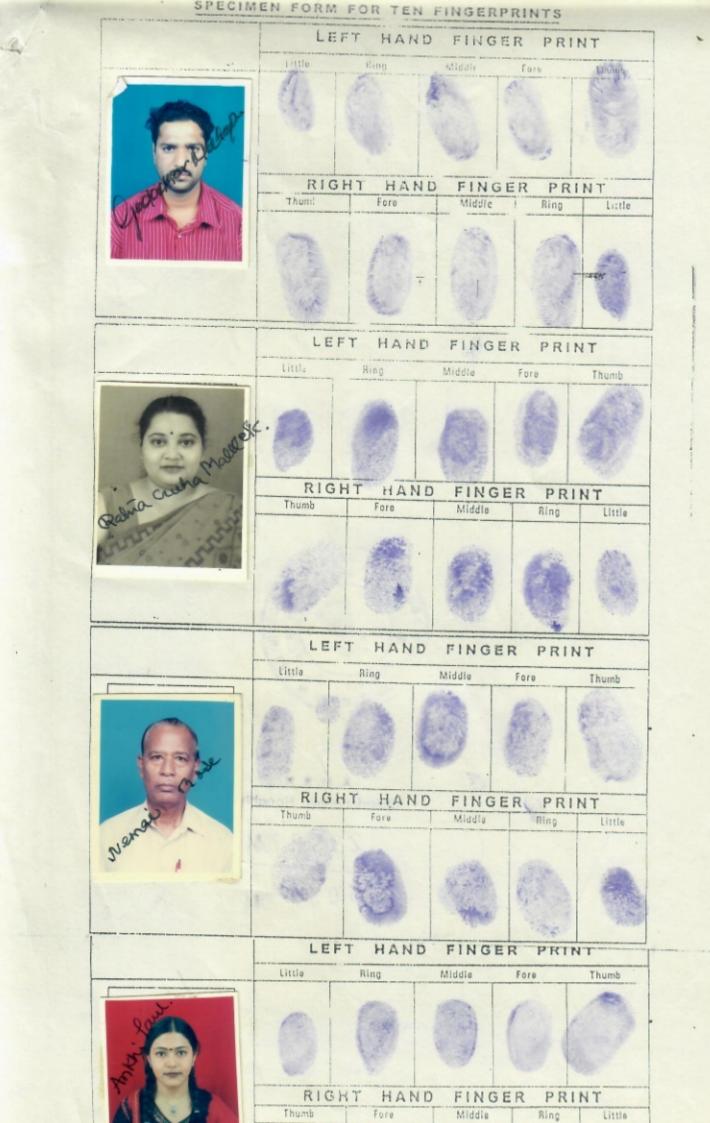
2. Asla Challenger. 102, Rash Behritrunne. P. 08 P.S: Chandanneyers Dist: Hoofly

Drafted by me - Jega Randra Advocate Regd No. 10. B 573 of 1994

Comp. Print./Typed by Malay Shely Chandernagore Court.







DEED PLAN

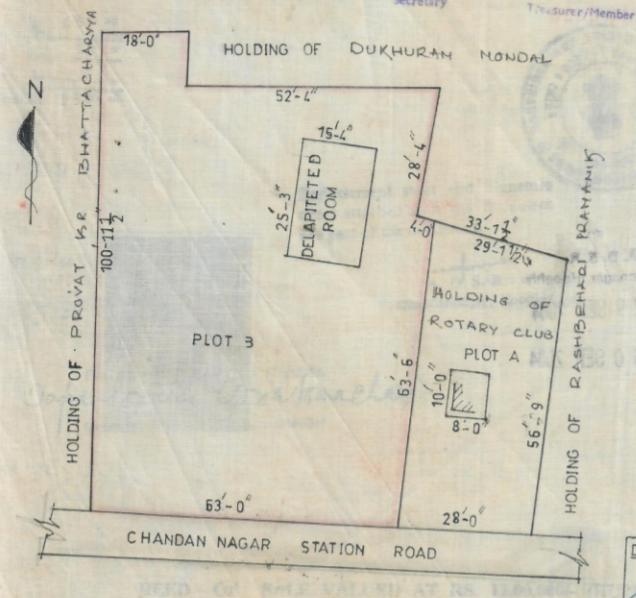
MOUZA CHANDANNAGAR, J.L.NO-1, R.S. DAG-452 (P), R.S. KHATIAN 280 (P), L.R. DAG-769 (P), LR KHATIAN 745/2 (P) SHEET NO 11 AT WARD NO 8 (OLD) 10 (NEW) HOLDING NO 208 (OLD) 457 (NEW) DIST HOOGHLY UNDER CHANDANNAGAR MUNICIPAL CORPORATION

PROPERTY (PLOT 3) SHOWN IN RED BORDER

AREA OF LAND - 8 KTH. 6 CH. 36 SFT. OR 6066 SFT. OR 563.75M OR . 0139 ACRE. SIGNATURE OF VENDOR

SCALE- 1=20-0"

Secretary



DRAWN BY ev/32; KLT: 564 AS PER DIRECTION

DEED PLAN

LE MERIAN 2.59 (P) SHEET NO TO AT WARD NO 810LD) TOINEW HOLDING NO 208 (OLD)

