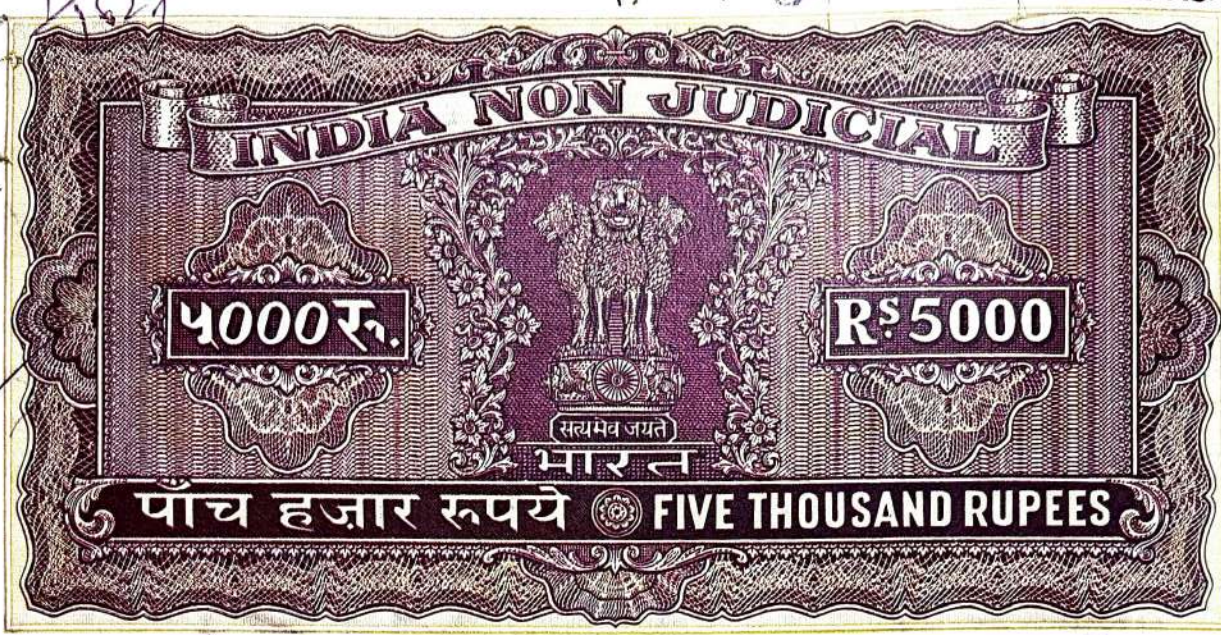


5000Rs.



Assessment under Rule-21 and under section 5 of the W.B.L.R. Act. Stamp duty required under Indian Stamp Act, 1899. Stamp duty under the Indian Schedule L. A. No. 83. Fee Paid in Cash. Fee in C.F.R. 10/- Realised on 15/4/08.

Sum - 2700/- B.D. 3200/-

A 6863/ 29/- 7/- 4/-

Registrar, Hooghly
s/s-7 (2) of the I. R. Act

THIS DEED OF SALE made this 25th day of Thursday March
Two Thousand Eight **BETWEEN** **SRI JUGAL KRISHNA**
GHOSH, Son of Late Satish Chandra Ghosh, by faith - Hindu,

Stamp duty required 20000/-
Stamp duty paid 54000/- (54000/-)
Stamp duty deficit 32000/-
Certified that the deficit Stamp duty of Rs 32010/- paid by SBI, Salkia
Draft No. 835792 Dt. 12/4/08
and the Document No. 270/08
Stamp of = 4026-00 Realised on 15/4/08.

808P 834741 20/3/08
Salkia

Collector U/S 42 (1) of I. R. Act 1908

কামিক নং 2507

12/10/2008

কোম্পানী / ব্রান্ড: Bhanani Enclave (P) Ltd.

ঠিকানা: 10, Bani Dutta Road,

কালকুরি, হাওড়া

স্বাক্ষরকারীর নাম: ...

অনুমোদিত: ...

Dist. Sub-Registry Office-1/11

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Bhanani Enclaves Pvt. Ltd.

Aditya Lakhotia
Director

Ompurash Singh
S. P. S. Singh
24/25, Bani Dutta Road
Kolkata, Howrah
Service

500 x 500
Kets 12500

25 MAR

...

...

...

by occupation – Landowner, residing at Village – Borodighi Ghat, P.O. & P.S. – Chinsurah, District – Hooghly, hereinafter referred to as the **"VENDOR"** (which term shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, representatives and assigns) of the **ONE PART**

A N D

M/S. BHAWANI ENCLAVE PVT. LTD., a Private Limited Company incorporated under the Indian Companies Act, 1956 having its registered Office at 10, Dr. Abani Dutta Road, P.S. – Golabari, District – Howrah, hereinafter referred to as the **"PURCHASER"** (which term shall mean and include unless excluded by or repugnant to the context its successors or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of the property measuring 1.640 Acres equivalent to 04 Bighas 19 Cottahs 03 Chittaks 23 sq.ft. appertaining to R.S. Dag No. 133, R.S. Khatian No. 43, J.L. No. 20, lying and situate at Mouza – Chinsurah, P.S. – Chinsurah, District – Hooghly was owned and possessed by Debendra Nath Mukhopadhyay who was owning the land cultivating the same and harvesting the crops therefrom.

WHEREAS Mr. Jugal Krishna Ghosh was authorized by Debendra Nath Mukhopadhyay to look after the affairs of his property as because Jugal Krishna Ghosh was a permanent employee of M/S. Tribeni Tissue Ltd.

WHEREAS on account of error or omission the name of Jugal Krishna Ghosh was recorded as Bargadar in respect of the property appertaining to R.S. Dag No. 133, R.S. Khatian No. 43, J.L. No. 20 lying and situate at Mouza – Chinsurah, P.S. – Chinsurah, District – Hooghly.

WHEREAS Jugal Krishna Ghosh admitted the fact of error in recording.

WHEREAS Debendra Nath Mukhopadhyay died leaving behind one son namely Dilip Kumar Mukhopadhyay and two daughters namely Dolly Chottopadhyay and Smt. Manimala Bandopadhyay to inherit the estate left by Debendra Nath Mukhopadhyay as his wife pre-deceased him. Accordingly upon demise of Debendra Nath Mukhopadhyay who died intestate leaving behind one son and two daughters mentioned herein above who succeeded to the property of Debendra Nath Mukhopadhyay.

WHEREAS legal heirs of Debendra Nath Mukhopadhyay namely Dilip Kumar Mukhopadhyay, two daughters namely Dolly Chottopadhyay and Manimala Bandopadhyay in order to avoid all future problems and complications sold, transferred, assured, assigned and conveyed the total property measuring 04 Bighas 19 Cottahs 03 Chittaks 23 sq.ft. to Sri Jugal Krishna Ghosh by registered Deed of Sale registered with the Office of the A.D.S.R., Hooghly and the Deed of Sale was recorded in Book No. I, Volume No. 16A, Pages 240 to 247, Being No. 1198 for the year 1990 appertaining to R.S. Dag No. 133, R.S. Khatian No. 43, J.L. No. 20, lying and situate at Mouza – Chinsurah, P.S. – Chinsurah, District – Hooghly.

WHEREAS thus Jugal Krishna Ghosh became absolute owner of the property measuring 04 Bighas 19 Cottahs 03 Chittaks 23 sq.ft. appertaining to R.S. Dag No. 133, R.S. Khatian NO. 43, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.S. - Chinsurah, District - Hooghly.

WHEREAS Jugal Krishna Ghosh while fully seized and possessed of or otherwise well and sufficiently entitled to the property aforesaid sold, transferred, assigned, assured, conveyed .974 Acre equivalent to 2 Bigha 18 Cottah 14 Chittak 37 sq.ft. out of R.S. Dag No. 133, R.S. Khatian No. 43, J.L. No. 20, Sheet No. 2 lying and situate at Mouza - Chinsurah, P.S. - Chinsurah, District - Hooghly by Registered Deed of Sale dated 14-02-1990.

WHEREAS thus Jugal Krishna Ghosh remained owner of the property measuring 02 Bighas 04 Chittaks 31 sq.ft. being Part of R.S. Dag No. 133, R.S. Khatian No. 43, J.L. No. 20, Sheet No. 2 but on actual measurement the total area in possession of Jugal Krishna Ghosh has been found 02 Bighas only.

WHEREAS name of Jugal Krishna Ghosh has been duly recorded in the L.R. Record of Right and separate Khatian No. 8263 has been created in his name and L.R. Dag No. 239 has been created.

WHEREAS thus Jugal Krishna Ghosh is fully seized and possessed of or otherwise well and sufficiently entitled to the property measuring a little more or less 02 Bighas appertaining to L.R. Dag No. 239, L.R. Khatian No. 8263, J.L.

No. 20, lying and situate as Mouza – Chinsurah, P.S. – Chinsurah, District – Hooghly as fully described in Schedule 'A' hereunder and hereinafter referred to as the **TOTAL PROPERTY.**

WHEREAS the nature of the total property is Sali and the total property is being used for agricultural purpose.

WHEREAS the Vendor intended to sell the said total property and was in search of a prospective buyer who could purchase the same.

WHEREAS the purchaser approached and made a proposal to purchase 1/3rd undivided share or portion measuring 13 Cottahs 05 Chittaks 15 sq.ft. of Sali Land out of 40 Cottahs appertaining to L.R. Dag No. 239, L.R. Khatian No. 8263, J.L. No. 20, Sheet No. 2 lying and situate at Mouza – Chinsurah, P.S. – Chinsurah, District – Hooghly as fully described in Schedule 'B' below and also shown and delineated in the Sketch Map annexed hereto within RED Border and hereinafter called the SAID SALI LAND and offered to pay a sum of Rs. 5,33,333/- as total consideration money.

WHEREAS the Vendor considering the quantum of consideration money fair and reasonable agreed to and accepted.

WHEREAS the said Sali land is free from all encumbrances, charges and liens and the Vendor has got free, clear and marketable title therein.

NOW THIS DEED WITNESSETH that in pursuance of the said Agreement and in consideration of a sum of **Rs. 5,33,333/-** (Rupees Five Lacs Thirty three Thousand Three Hundred Thirty three) only paid by the purchaser to the Vendor (the receipt whereof the Vendor doth hereby as well as by the Memo of Receipt hereunder written admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the said sali land hereby granted, sold, transferred, assured, assigned and conveyed), the Vendor doth hereby grants, sells, conveys, transfers, assigns and assures unto and in favour of the Purchaser **ALL THAT** the piece and parcel of the land measuring 13 Cottahs 05 Chittaks 15 sq.ft. of Sali Land out of 40 Cottahs appertaining to L.R. Dag No. 239, L.R. Khatian No. 8263, J.L. No. 20, Sheet No. 2 lying and situate at Mouza - Chinsurah, P.S. - Chinsurah, District - Hooghly as fully described in SCHEDULE 'B' hereunder written and also shown and delineated in the sketch map annexed hereto within RED Border and hereinafter referred to as the SAID SALI LAND OR HOWSOEVER OTHERWISE the said Sali Land or any part thereof now are or is or at any time or times heretofore were or was situated, tenanted butted bounded called known numbered described or distinguished **TOGETHER WITH** all paths, passages, water courses, sewers, drains **AND** all manner of former and other lights, rights, liberties easements privileges emoluments advantages and appurtenances whatsoever to the said sali land belonging or in anywise appertaining or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions, remainder or remainders **AND** all the legal incidence thereof **AND** all the estate right, title,

interest inheritance, use, property, possession, claim and demand whatsoever both of law and in equity of the vendor into upon or in respect of the said sali land and every part thereof herein comprised and hereby granted and transferred and every part thereof AND ALL deeds, pottahs, muniments, writings and evidence of title exclusively relating to the said sali land or any part thereof which now are or hereinafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said sali land AND ALL AND SINGULAR other the property herein comprised and hereby granted, sold, transferred, conveyed, assigned and assured on expressed or intended so to be together with all other rights, members and appurtenances belonging thereto and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

1. That the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitle to the said Sali land free from all encumbrances and liabilities whatsoever.
2. That the Vendor has good right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the ALL AND SINGULAR the said Sali Land hereby granted, sold, conveyed transferred assigned and assured or expressed or

intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.

3. That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the rents, issues and profits thereof and every part thereof without any lawful act, suit, trouble, eviction interruption disturbance, claim or demand whatsoever form or by the Vendor or any other person or persons whomsoever.
4. That free and clear and freely and clearly and absolutely acquitted exonerated released and discharged and otherwise by and at the cost and expenses of the Vendor well and sufficiently saved, defended kept, harmless and indemnified of from and against all estates charges, mortgages liens, lispence, debts, attachments.
5. The Vendor shall pay all kind of taxes arrears as well as current to the concerned Authority and also the Land Revenue to the Collector, Hooghly upto the date of execution and registration of Deed of Sale.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of the property measuring a little more or less 02 Bighas appertaining to R.S. Dag No. 133, L.R. Dag No. 239, R.S. Khatian No. 43, L.R. Khatian No. 8263, Sheet No. 2, J.L. No. 20, lying and situate at Mouza -

Chinsurah, P.S. – Chinsurah, District – Hooghly along with all rights of easements and appurtenances annexed thereto butted and bounded as follows

ON THE NORTH : Portion of R.S. Dag No. 133.
 ON THE SOUTH : Partly Dag No. 125 & Partly Dag No. 126.
 ON THE EAST : Portion of Dag No. 134.
 ON THE WEST : Portion of Dag No. 132.

SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT undivided piece and parcel of the Sali property measuring **13 Cottahs 05 Chittaks 15 sq.ft.** out of 40 Cottahs being out of 'A' Schedule appertaining to R.S. Dag No. 133, L.R. Dag No. 239, R.S. Khatian No. 43, L.R. Khatian No. 8263, Sheet No. 2, J.L. No. 20, lying and situate at Mouza – Chinsurah, P.S. – Chinsurah, District – Hooghly as shown and delineated in the Map or Plan annexed hereto within RED Border along with all rights of easement and appurtenances annexed hereto butted and bounded as follows :

ON THE NORTH : Portion of R.S. Dag No. 133.
 ON THE SOUTH : Partly Dag No. 125 & Partly Dag No. 126.
 ON THE EAST : Portion of Dag No. 134.
 ON THE WEST : Portion of Dag No. 132.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED
BY THE VENDOR ABOVE NAMED
IN PRESENCE OF :**

- ① Santanubant
Kunduslat
Chandnagar
Hoochy
- ② Poonab Koo Sunul
Borro Digliro dhar
chandannagore

[Signature]
signature of the vendor

**SIGNED SEALED AND DELIVERED
BY ... Aditya Lakhotia ...
ONE OF THE DIRECTORS
DULY AUTHORISED AND EMPOWERED TO
SIGN THE DEED BY VIRTUE OF THE RESOLUTION
PASSED IN THE BOARD MEETING DATED 18/3/2008
OF THE BOARD OF DIRECTORS.**

For Bhawani Enclaves Pvt. Ltd.

Aditya Lakhotia
Director

- ① Santanubant
Kunduslat
Chandnagar
Hoochy
- ② Poonab Koo Sunul
Borro Digliro dhar
Chandannagore.

Drafted by me.

Vijay Koo Singh
Advocate

Samar Bhattachik
Printed by me.

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs. 5,33,333/-** (Rupees Five Lacs Thirty three Thousand Three Hundred Thirty three) only from within named Purchaser being the amount of total consideration money in the manner as follows :

<u>Cheque / Draft</u>	<u>Date</u>	<u>Amount</u>	<u>Bank</u>
008173	24/3/08	5,33,333.00	Bank of India Branch - Ghuxori Howrah.

[Handwritten signature]

Signature of the Vendor

As a director of the company i am giving by Pan card.
as soon as i get company pan card i will deposit it.

Aditya Lakshmi

























Registrar, Hooghly
u/s-7 (2) of the L.R. Act 2008

Book No. 1
Volume No. 29
Pages 383 to 398
Bend No. 1355
For the Year 2008

স্বাক্ষরিত (2) of the L.R. Act
Registrar, Hooghly

24/4/08

FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/ Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SALE DEED PLAN OF R.S.DAG NO. 133 (P) UNDER R.S. KH.
 No. 43, L.R.DAG NO. 239 (P), UNDER L.R. KHATIAN NO. 826
 OF MOUZA-CHINSURAH, SHEET NO. 2, J.L. NO. 20, UNDER
 HOOGHLY (CHINSURAH) MUNICIPALITY, P.S. CHINSURAH.

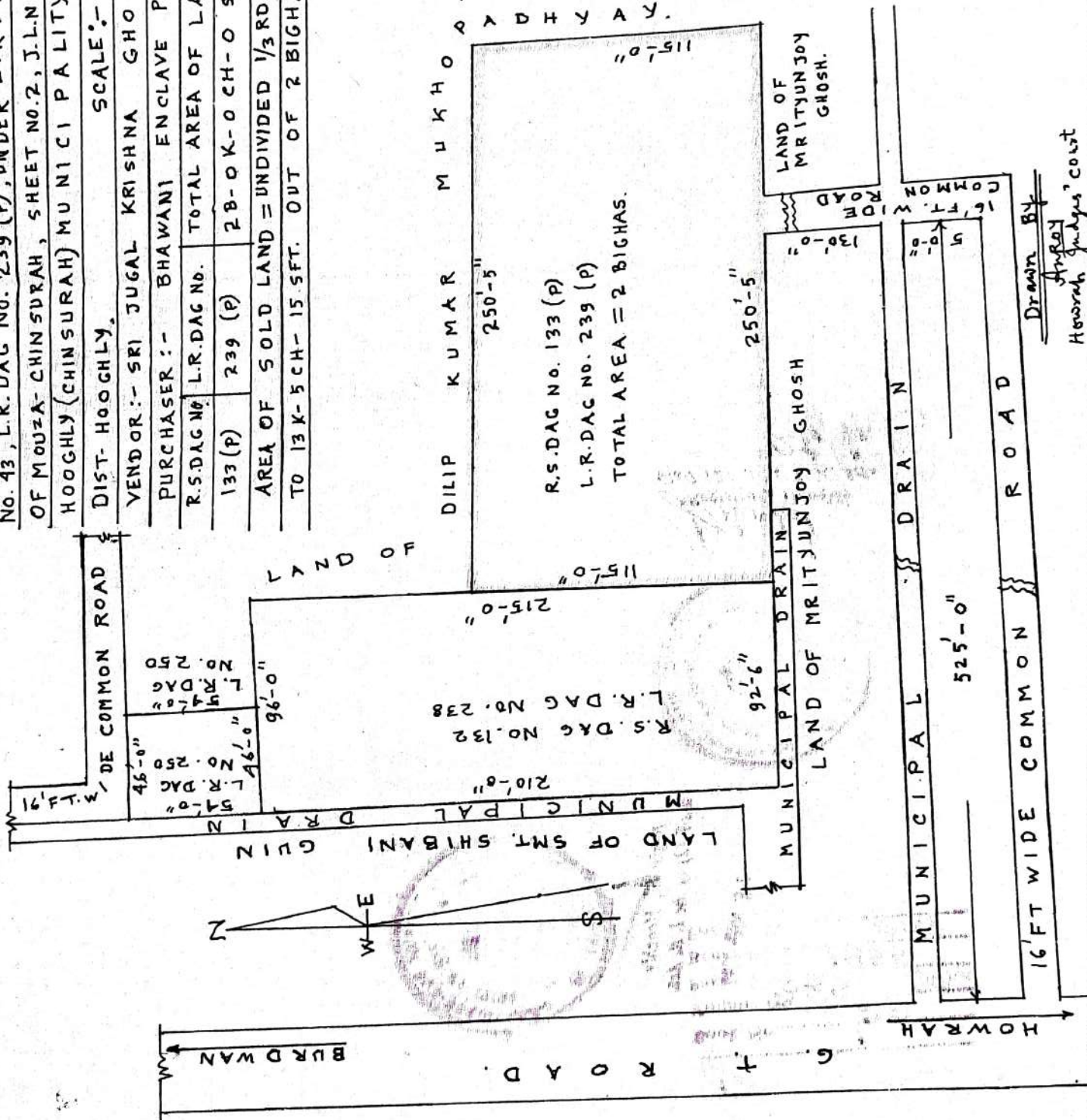
DIST- HOOGHLY. SCALE:- 1" INCH = 50' FT.

VENDOR:- SRI JUGAL KRISHNA GHOSH.

PURCHASER:- BHAWANI ENCLAVE PVT. LTD.

R.S.DAG NO.	L.R.DAG NO.	TOTAL AREA OF LAND	SHOWN WITH COLOUR
133 (P)	239 (P)	28-0 K-0 CH-0 SFT.	RED

AREA OF SOLD LAND = UNDIVIDED $\frac{1}{3}$ RD. SHARE EQUIVALENT
 TO 13 K-5 CH-15 SFT. OUT OF 2 BIGHAS.



See District Enclaves Map, 1960.
 District

Drawn By
 Anil
 Hoorah Judges' court

