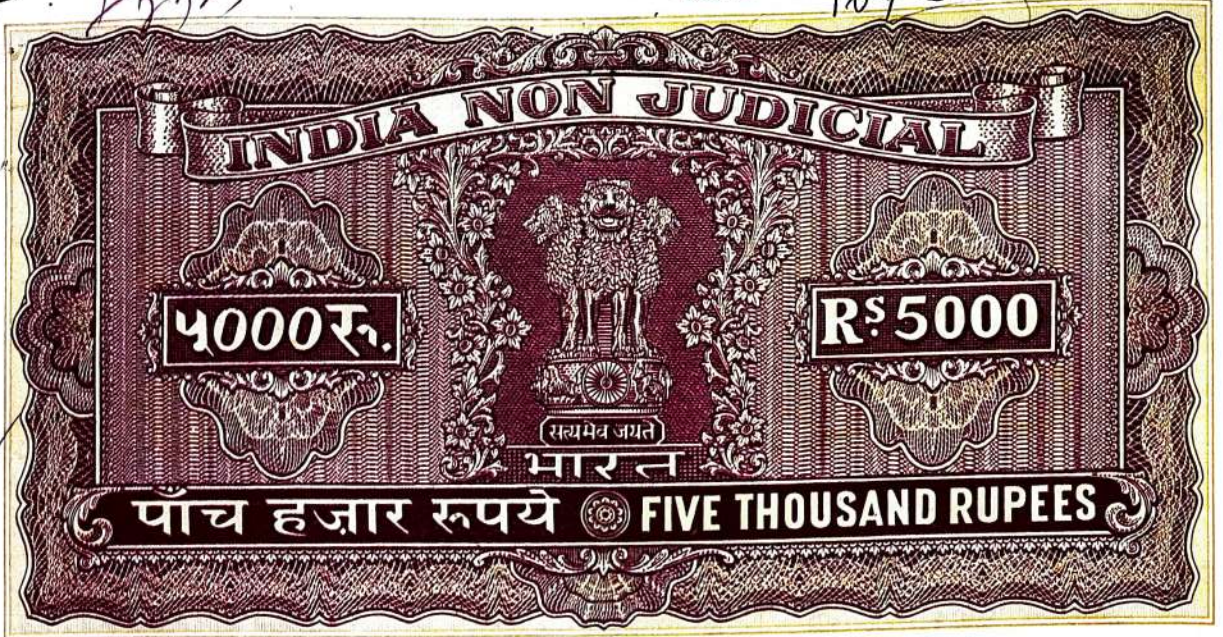


P 2325

1678

5000Rs.



Admission under Rule-21 and under
section 5 of the
W. D. L. Act, 1907, and under
the Indian Stamp Act, 1899,
under the Indian
Schedule L, 1901,
has been paid in
₹. 500 in C. F. No. 101
on 22.5.08
Registrar, Hooghly
1/57 (2) of the I. R. Act.

20050-810
34040/-

A-6115-0
28-0
4-0
7-1
5155-0

DEED OF SALE

THIS DEED OF SALE made this 30th day of April

Two Thousand Eight BETWEEN SRI JUGAL KRISHNA GHOSH, Son of Late Satish Chandra Ghosh, by faith - Hindu,

Market Value Assessed 960000/-
Stamp duty required 57600/-
Stamp duty paid 34040/-
Stamp duty deficit 23560/-

Certified that the deficit
Stamp duty of Rs. 23560/-

paid by SBI, Salkia, 29050/-

Draft No. 835546-101, dated 22.5.08

and the Document is duly
Stamped A-4433-00

on 22/5/08

531. 225248 30/4/08
No. 225248 30/4/08

Collector 1718 43 (10)
of S. B. A. 1/800

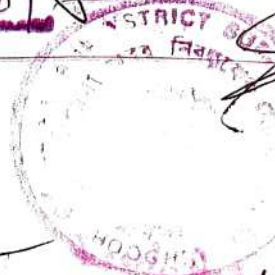
24.3.08
 3304
 ক্রমিক নং 3304
 ক্রেতা জি/ক্রয়তি Bhowani Enclave (P) Ltd.
 ঠিকানা 10, Pr. A. Dutta Road, Howrah.
 মূল্য 5.00 টাকা ৫০ পয়সা
 ট্যাক্স ভেঞ্চারের নাম
 অরুণ সরকার
 হাওড়া কালেক্টরেট
 হাওড়া জেলায় জমা

[Handwritten signature]

Presented for Registration

at 1-35 on the 30th day of April

200.5 টাকা
 Dist. Sub-Register Office
 Hooghly for



সুগম হুইচ (১৫৪)



৩০/৪

সুগম হুইচ (১৫৪)



৩০/৪

For Bhowani Enclave Pvt Ltd

Aditya Lakhotia
 Director

Santanu Paul
 Late Sansuk Shakti Paul
 Kumbhghat
 Chaudhury
 Hooghly
 Business

1) Sujoy Krishna Ghosh
 2) Satish Ch. Ghosh
 3) Berodighi Bhat, PS.
 4) Aditya Lakhotia
 Director for Bhowani
 Enclave Pvt. Ltd.
 of 10, Pr. A. Dutta Rd.
 P.S. Hooghly
 By Const. Lr.
 By Profession Landowner

Santanu Paul
 of 10, Pr. A. Dutta Rd.
 P.S. Hooghly
 By Const. Lr.
 By Profession Business

[Handwritten signature]

30 APR 2008

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 0.461 Satak equivalent to 01 Bighas 07 Cottahs 13 Chittaks 03 sq.ft. appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.S. - Chinsurah, District - Hooghly as fully described in **SCHEDULE 'A'** hereunder and hereinafter referred to as the **TOTAL PROPERTY** was owned and possessed by Satish Chandra Ghosh who was cultivating the same and harvesting the crops therefrom.

WHEREAS the total property was acquired by Satish Chandra Ghosh by inheritance and his name was recorded in Revisional Record of Right.

WHEREAS Jugal Krishna Ghosh is the son of Satish Chandra Ghosh who always took much care of his father, Satish Chandra Ghosh in providing him all assistance at his fag end of life.

WHEREAS Satish Chandra Ghosh out of natural love and affection executed a Deed of Gift of the total property appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No. 5472, J.L. No. 20 lying and situate at Mouza - Chinsurah, P.O. & P.S. - Chinsurah, District - Hooghly in favour of Jugal Krishna Ghosh by Registered Deed of Gift registered with the Office of A.D.S.R., Hooghly and was recorded in Book No. I, Volume No., Pages 133 to 135, Being No. 272 for the year 1996.

WHEREAS thus Jugal Krishna Ghosh became fully seized and possessed of or otherwise well and sufficiently entitled to the total property as appearing in SCHEDULE 'A' hereunder by virtue of the Deed of Gift executed by his father Satish Chandra Ghosh in his favour.

WHEREAS Jugal Krishna Ghosh has been cultivating the total property and has been harvesting the crops therefrom.

WHEREAS name of Jugal Krishna Ghosh has been duly recorded in the L.R. Records of Right and L.R.Khatian No. 5472 has been created in his name.

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 undivided half share measuring 13 Cottahs 14 Chittaks 24 sq.ft. out of 27 Cottahs 13 Chittaks 03 sq.ft. appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R.Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.O. & 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. 5,56,335/-** as total consideration money.

WHEREAS the Vendor considering the quantum of consideration money fair and reasonable taking into consideration the location amenities and facilities 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. 5,56,335/-** (Rupees Five Lacs Fifty six Thousand Three Hundred Thirty five) 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 14 Chittaks 24 sq.ft. of Sali Land out of 27 Cottahs 13 Chittaks 03 sq.ft. appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.O. & 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, 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 from 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 0.461 Acre equivalent to 01 Bigha 07 Cottahs 13 Chittaks 03 sq.ft. appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.O. & P.S. - Chinsurah, District - Hooghly along with all rights of easements and appurtenances annexed thereto as shown and

delineated in the Map or Plan annexed hereto within RED Border which is butted and bounded as follows :

ON THE NORTH : Portion of L.R. Dag No. 250.

ON THE SOUTH : Municipal Drain and thereafter land of Mrityunjoy Ghosh.

ON THE EAST : Partly land of Dilip Kr. Mukhopadhyay and partly land of R.S. Dag No. 133(P) .

ON THE WEST : Municipal Drain and thereafter land of Smt. Shibani Guin.

SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT undivided piece and parcel of the Sali property measuring **13 Cottahs 14 Chittaks 24 sq.ft.** out of 27 Cottahs 13 Chittaks 03 sq.ft. being out of 'A' Schedule Property appertaining to R.S. Dag No. 132, R.S. Khatian No. 49, L.R. Dag No. 238, L.R. Khatian No. 5472, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.O. & P.S. - Chinsurah, District - Hooghly.

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 :

[Handwritten signature]

① Santanuland
Kundlughat
Chandannagore
Hooghly

② Poronab Koo Surul
Boro Diglur Dhar
chandannagore.

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. 12/3/08
OF THE BOARD OF DIRECTORS.

For Bhawani Enclaves Pvt. Ltd.
Aditya Lakhotia
Director

① Poronab Koo Surul
Boro Diglur dhar
chandannagore

② Santanuland
Kundlughat
chandannagore
Hooghly

Drafted by me.

Vijay K. Singh
Advocate *5485/907*

Saman Bhawmik
Printed by me.

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs. 5,56,335/-** (Rupees Five Lacs Fifty six Thousand Three Hundred Thirty five) only from within named Purchaser being the amount of total consideration money in the manner as follows :



Signature of the Vendor



Registrar, Hooghly
Sls-7 (2) of the A. R. Act.

2.0 APR 2008

Book No. 1
Volume No. 37
Pages 67 to 68
Serial No. 1675
For the Year 2008























5
18



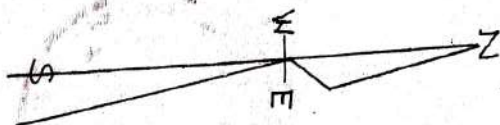
Sls-7 (2) of the A. R. Act.
Registrar, Hooghly

29/5/08

FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/ Presentants					
	 <p><i>Handwritten signature in purple ink</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 <p><i>Handwritten signature in purple ink: Aditya Singh</i></p>					
		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)						

BURDWAN



LAND OF SMT. SHIBANI GUIN

MUNICIPAL DRAIN

R.S.DAG NO. 132
L.R.DAG NO. 238

TOTAL AREA = 1B-7K-13 CH-
3 SFT

54-6
L.R.DAG

No. 250

L.R.DAG

NO. 250

WIDE COMMON ROAD

LAND OF MRITYUNJOY GHOSH

GR-6"

MUNICIPAL

525' 0"

6' FT	WID	C O	M M	C	2	
<u>Drain</u>						

Drawn By

50'-0"

16' FT

LAND OF
MRITYUNJOY
GHOSH

115'-0"

215' 0"

DILIP KUNDA M

250'-5"

R. S. DAC NO. 133 (P)
L. R. DAC NO. 239 (P)

TOTAL AREA = 2 BIGHAS.

115-0

250-5

130' - 0"

50'-0"

SALE DEED PLAN OF R.S.DAG NO. 132, UNDER R.S. KHATIAN NO. 49, L.R.DAG NO. 238, UNDER L.R. KHATIAN NO. 5472, 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 ENGLAVE PVT. LTD.

R.S.DAG NO.	L.R.DAG NO.	TOTAL AREA OF LAND	SHOWN WITH COLOUR
132	238	18-7K-13 CH - 3 SFT.	RED

AREA OF SOLD LAND = UNDIVIDED 1/2 SHARE EQUIVALENT TO 13K-14CH-24 SFT. OUT OF 18-7K-13CH-3 SFT.

1028.11

RECEIVED

Amoy.
Howard Hughes' Court

4751

37

57

68

1675

2014

141 MB 10A 2012 TIME 30

210-2-1
 R. E. DAD NO. 174
 L. R. DAD NO. 172
 TOTAL ALEX #14-10-14
 3 210

$$V_0 = \bar{C} + \bar{A}$$

Chad

29/5708

CHINA
T-2
D-1
OF

W. H. & C. Co.

328-26

1840 1841 1842 1843 1844 1845

[illegible]