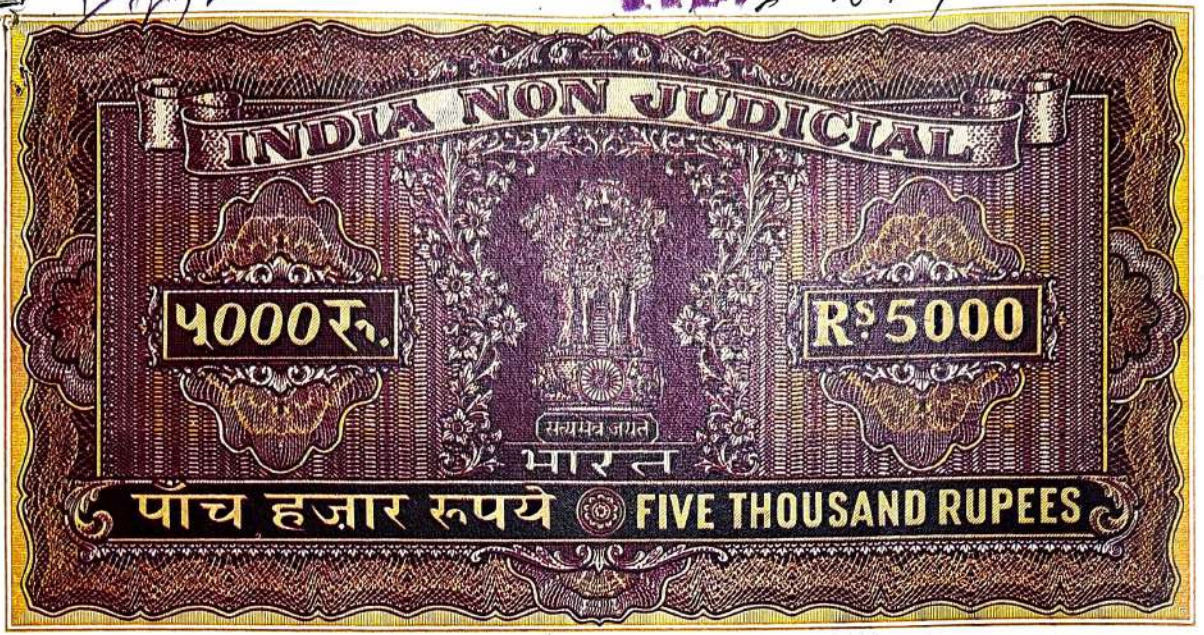


P 2326

62-1679

5000Rs.



2004/09  
13800/-

Admissible under Rule-21 and section 5 of the W.B.L.R. Act duty imposed under Indian Stamp Act required stamp duty under the Income Tax Schedule L.A. No. 23  
 Fee Paid in Cash  
 P. Cons in C.B. No. 1st Khatra  
 M-22-S-08

500/-  
 3400/-  
 8400/-

A 1507-28-4-7-1546-00  
 24-  
 2-  
 4-  
 7-  
 1546-00

*[Signature]*  
 Registrar, Hooghly  
 Sjs-7 (2) of the I. R. Act

**DEED OF SALE**

THIS DEED OF SALE made this the 30th day of April

Two Thousand Eight BETWEEN SRI DEBASISH DAS, Son

of Sri Keshab Chandra Das, by faith - Hindu, by occupation -

Stamp duty required 238500/-  
 Stamp duty paid 143100/-  
 Stamp duty deficit 59100/-

Certified that the deficit Stamp duty of Rs. 6050/-

paid by SBI, Salkia

Draft No. 835548

and the Document is duly stamped

M-22-S-08

Paid by 5038  
 ADB CRB

NO 000453 30/4/08



2567

26/3/08

কর্মিক নং ৫০০৮

মূল্য ৭ টাকা

ক্রেতার নাম শ্রী Bhaumi Enclave (P) Ltd

বিকানা ১০ ৪০ Albari Subbari

স্ট্যাম্প ভেঙার : সৌম্য ব্যানার্জী

Presented for Registration

At 1.4.08 on the 30th day of April

800.8, at the Add.

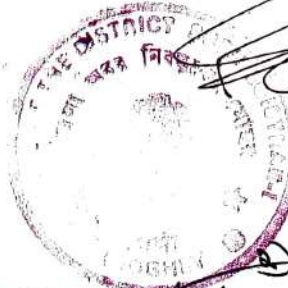
Dist. Sub-Registry Office, Hooghly

Hooghly for Executant/Claimant

Debashish Das



3078



Debashish Das



Registrar, Hooghly

30 APR 2008

3079

Debashish Das 10-Keshab  
Ch. Das of Gore panthanon-  
tola, P. S. Cgn. of Hooghly,  
Aditya Lakhotia & Co  
Directors for Bhaumi-  
Enclave Pvt. Ltd

Ho, W/o, D/o  
of 10, St. Albari Subbari  
P. S. Cgn.  
By Cause of  
Profession Business

For Bhaumi Enclave Pvt Ltd  
Aditya Lakhotia  
Director

Signature of Santanu Paul

Santanu Paul  
Ho, W/o, D/o  
of 10, St. Albari Subbari  
P. S. Cgn.  
By Cause of  
Profession Business

Santanu Paul

Lat. Sanku Shaker Paul

Kendushat

Chandrasekhar  
Hooghly

Signature of Santanu Paul  
30 APR 2008

Business....., residing at Bore Panchanantala, Chandannagar, 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 appertaining to R.S. Dag Nos. 133, 135, 136, 139, 143 and 149 under different Khatians, J.L. No. 20 all lying and situate at Mouza - Chinsurah, P.S. - Chinsurah, District - Hooghly was originally owned and possessed by Debendra Nath Mukhopadhyay who was cultivating the land and harvesting the crops there from.

**WHEREAS** one Jugal Krishna Ghosh son of Late Satish Chandra Ghosh, who was a permanent employee of Triveni Tissue Ltd. was looking after the cultivation of the Sali Land owned by Debendra Nath Mukhopadhyay during his leisure period. But the said land was wrongly recorded in the name of the said Jugal Krishna Ghosh as Bargadar in the R.S. Record of right beyond the knowledge of said Jugal Krishna Ghosh



and said Jugal Krishna Ghosh admitted the fact of wrong recording in the record of right.

**WHEREAS** after the demise of said Debendra Nath Mukhopadhyay, his legal heirs came to know this fact. The legal heirs of Debendra Nath Mukhopadhyay one son namely Dilip Kumar Mukhopadhyay and two daughters namely Dolly Chattopadhyay and Smt. Manimala Bandhopadhyay jointly sold, transferred, assured, assigned and conveyed the entire property by Regd. Deed of Sale registered with the Office of the A.D.S.R., Hooghly vide Deed No. 1198 for the year 1990 in favour of Jugal Krishna Ghosh.

**WHEREAS** thus Jugal Krishna Ghosh became the sole and absolute owner of the aforesaid property having free clear and marketable title therein.

**WHEREAS** said Jugal Krishna Ghosh while fully seized and possessed of the said property sold, transferred and conveyed the aforesaid property along with other properties to Dilip Kumar Mukhopadhyay by Registered Deed of Sale on 14<sup>th</sup> February, 1990 and the Deed of Sale was registered with the Office of the A.D.S.R., Hooghly and was recorded in Book No. I, Volume No. 16A, Pages 256 to 263, Being No. 1200 for the year 1990.

**WHEREAS** while fully seized and possessed of or otherwise well and sufficiently entitled to the property aforesaid said Dilip Kumar Mukhopadhyay sold, transferred and conveyed ALL THAT piece and parcel of Sali Land measuring more or less 03 Cottahs 07 Chittaks 09 sq.ft. to Smt. Kalyani Mondal

and others comprised in R.S. Dag No. 149 under R.S. Khatian No. 4088, L.R. Dag No. 250, L.R. Khatian No. 2939 of Mouza & P.S. – Chinsurah, District – Hooghly by registered Deed of Sale dated 16<sup>th</sup> August, 1992 and was recorded in the Office of the A.D.S.R., Hooghly and was recorded in Book No. I, Being No. 2888 for the year 1993.

**WHEREAS** while fully seized and possessed of or otherwise well and sufficiently entitled to the property aforesaid said Smt. Kalyani Mondal, Sri Pradip Kumar Mondal, Sri Sanjib Kumar Mondal and Sri Bimal Kumar Mondal sold, transferred, assured, assigned and conveyed ALL THAT Sali Land measuring 03 Cottahs 07 Chittaks 09 sq.ft. appertaining to R.S. Dag No. 149, under Khatian No. 4088, L.R. Dag No. 149, under Khatian No. 4088, L.R. Dag No. 250, L.R. Khatian No. 2939, J.L. No. 20, lying and situate at Mouza – Chinsurah, P.S. – Chinsurah, District – Hooghly by virtue of the Registered Deed of Sale which was registered with the Office of the A.D.S.R., Hooghly and was recorded in Book No. I, Volume No. 51, Pages 165 to 174, Being No. 2543 for the year 2006 as fully described in Schedule hereunder and also shown and delineated in the Map or Plan annexed hereto within RED Border and hereinafter referred to as the **SAID PROPERTY** in favour of Debasis Das, the Vendor herein.

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

**WHEREAS** the Purchaser approached and made a proposal to purchase the said property and offered to pay a sum of Rs.1,38,000/- as total consideration money.

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

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

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

**WHEREAS** the name of the Vendor has duly been mutated in the Record of B.L. & L.R.O. and new Khatian No. 11551 was allotted in his favour.

**NOW THIS DEED WITNESSETH** that in pursuance of the said Agreement and in consideration of a sum of **Rs.1,38,000/-** (Rupees One Lac Thirty eight Thousand) 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 property 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 03 Cottahs 07 Chittaks 09 sq.ft. of Said property appertaining to R.S. Dag No. 149, under Khatian No. 4088, L.R. Dag No. 149, under Khatian No. 4088, L.R. Dag No. 250, L.R. Khatian No. 2939, J.L. No. 20, lying and situate at Mouza - Chinsurah, P.S. - Chinsurah, District - Hooghly as fully described in SCHEDULE hereunder written and also shown and delineated in the sketch map annexed hereto within RED Border and hereinafter referred to as the SAID PROPERTY OR HOWSOEVER OTHERWISE the said property 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 property 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 property 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 property 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 property 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 property 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 property 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 ABOVE REFERRED TO**

**ALL THAT** undivided piece and parcel of the land measuring **03 Cottahs 07 Chittaks 09 sq.ft.** appertaining to R.S. Dag No. 149, under Khatian No. 4088, L.R. Dag No. 250, L.R. Khatian No. 11551, 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 with RED Border along with all rights of easements and appurtenances annexed thereto which is butted and bounded as follows :

ON THE NORTH	: 16' wide Common Road.
ON THE SOUTH	: L.R. Dag No. 238.
ON THE EAST	: L.R. Dag No. 250.
ON THE WEST	: Municipal Drain and thereafter land of Smt. Shibani Guin.

**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 :**

*Deborah Das*

**SIGNED SEALED AND DELIVERED  
BY ... *Acharya Lakhotia* .....,  
ONE OF THE DIRECTORS  
DULY AUTHORISED AND EMPOWERED TO  
SIGN THE DEED BY VIRTUE OF THE RESOLUTION  
PASSED IN THE BOARD MEETING DATED *18/3/08*  
OF THE BOARD OF DIRECTORS.**

*For Bhawani Enclaves Pvt Ltd*  
*Acharya Lakhotia*  
Director

Drafted by me.

*Nijay Kumar Singh*

Advocate

Printed by me.

*Samir Bhojwala*



**MEMO OF CONSIDERATION**

**RECEIVED** a sum of **Rs. 1,38,000/-** (Rupees One Lac Thirty eight Thousand) only from within named Purchaser being the amount of total consideration money in the manner as follows:

Date	Cheque/Draft No.	Drawn on	Amount(Rs.)
30/4/08	162767	Bank of India	1,38,000

*Deborah Don*  
**Signature of the Vendor**

Sl. No.



Registrar, Hooghly  
No-7 (2) of the I. R. Act



Registrar, Hooghly  
No-7 (2) of the I. R. Act























29/5/08

Book No. 57  
Volume No. 37  
Pages... 82  
Bind No. 1679  
For the Year 2008

*[Handwritten signature]*  
*[Handwritten mark]*



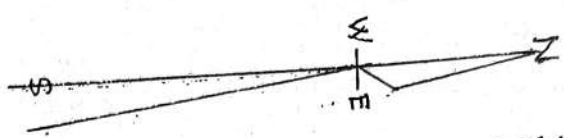
# FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/ Presentants					
	 <p><i>Prashant Singh &amp; Son</i></p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 <p><i>Aditya Lakhotia</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)						

G. T. ROAD

BURDWAN

HOWRAH



LAND OF SMT. SHIBANI GUIN.

MUNICIPAL DRAIN

210'-0"

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

54'-0"  
L.R. DAG NO. 250  
46'-0"  
54'-0"  
L.R. DAG NO. 250

16'-0"  
WIDE COMMON ROAD

MUNICIPAL DRAIN  
LAND OF WRITYUNJOY GHOSH.

92'-6"

215'-0"

115'-0"

177'-0"

DILIP KUMAR MUK

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

250'-5"

250'-5"

115'-0"

LAND OF WRITYUNJOY GHOSH.

130'-0"  
16' FT. WIDE COMMON ROAD

MUNICIPAL DRAIN

523'-0"

ROAD

16' FT WIDE COMMON

Drawn By  
Ankur

Howrah geology's count

SALE DEED PLAN OF R.S. DAG NO. 147 UNDER NO. 1088. ~~DA~~ DAG NO. 250 UNDER L.R. KHATIAN KHATIAN NO. 1151 OF MOUZA-CHINSURAH, SHEET NO. 2, T.L. NO. 20, UNDER HOOGHLY (CHINSURAH) MUNICIPALITY, P.S. CHINSURAH. DIST. HOOGHLY. SCALE :- 1" INCH = 50' FT.

VENDOR :- SRI DEBASIS DAS.

PURCHASER :- BHAWANI ENCLAVE PVT. LTD.

AREA OF SOLD LAND = 3 K-7 CH-9 SFT.

SHOWN WITH RED BORDER.

*Debasish Das*  
*Chairman*  
*Atty. at Law*  
*Directors*



