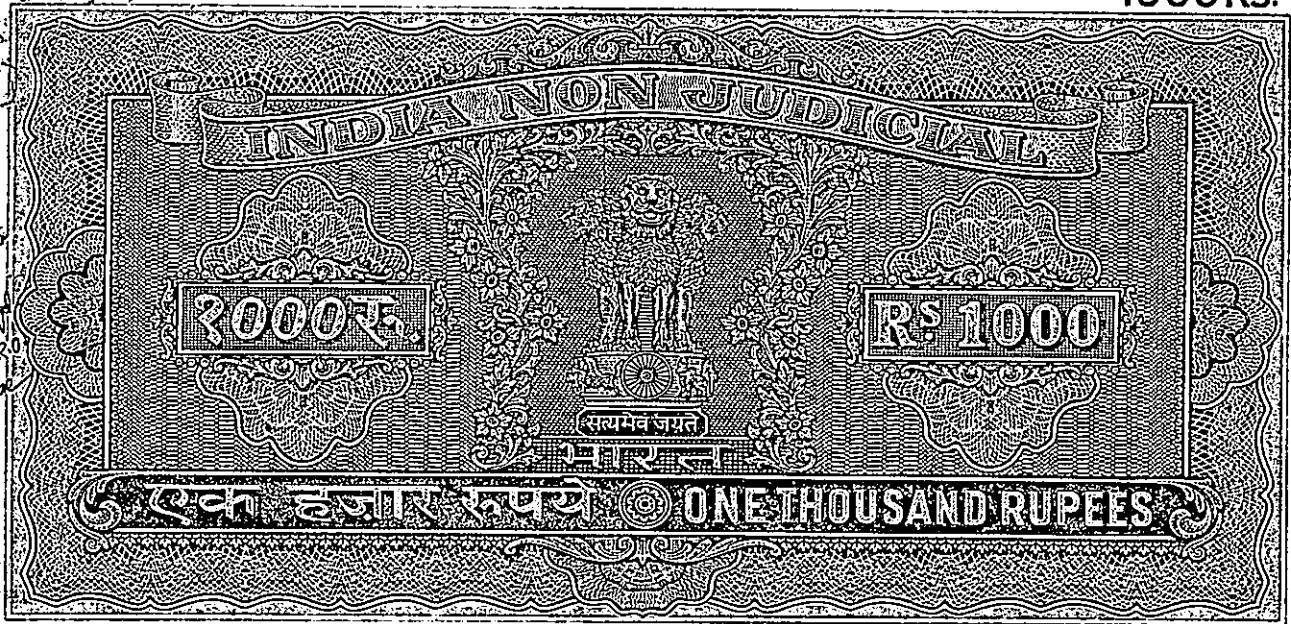


248

I 322

1000Rs.



Verified by
no. 840 dt
17.7.98 regd
at A.S.R.O.
Chandannagar

mm
11/02
2005

Query no. 524 of 2005

4000

Endorsement sheet and Signature
sheet attached with the document
are part of the document.

A. D. S. R.
Chandannagar, Hooghly

11.2.05

DEED OF SALE

Valued Rs. 50,000/-



Dharampal Sharma

THIS DEED OF CONVEYANCE is made this 11th day of February in the year of
Christ Two Thousand Five BETWEEN M/S D. P. SHARMA AND SONS (H U F),
Represented by its Karta S/o Late Khetnam Sharma
DHARAMPAL SHARMA, by faith Hindu, by Nationality Indian,
by occupation Business, residing at 37, Netaji Subhash Road, 2nd Floor, Kolkata-
700001 ; hereinafter jointly and collectively referred to as the VENDOR (which
terms or expression shall unless excluded by or repugnant subject to the context be deemed
to mean and include its heirs executors, administrators, legal representatives, successor
and or assigns) of THE FIRST PART.

Contd.....2

Dharampal Sharma

11/2/05

ક્ર-૭૦૦૭૬
 નં-૨૦૦૭/૨ (સરકારી)
 જેણે-દરમિયાન દાખલ કરાવ્યા હતા-
 ના-અધિકારી-સરકાર-
 રૂ-૧૨૦૦૦/-
 જેણે-અધિકારી-સરકાર-
 ના-અધિકારી-સરકાર-

2 FEB 2005

certified that a single stamp of the
 value of Rs. 8000/- for
 the document is not available and
 that the smallest number of stamps
 which I can furnish to make up
 the required amount is as follows.

2000 + 2000 + 2000 + 2000 = 8000/-
 અધિકારી-સરકાર-
 Stamp Vender

2 FEB 2005



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

11 FEB 2005

Government Of West Bengal
Office of the ADSR Chandannagar
Chandannagar, Hooghly
Endorsement For deed Number :I-00322 of :2005
(Serial No. 00248, 2005)

On 11/02/2005

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 section 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) = 726/- .E = 7/- on:11/02/2005

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- 66333/-

Certified that the required stamp duty of this document is Rs 3990 /- and the Stamp duty paid as: Impressive Rs- 4000

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

Presented for registration at 13.24 on :11/02/2005,at the Office of the ADSR Chandannagar by Dharampal Sharma,Executant.

Admission of Execution(Under Section 58)


Execution is admitted on :11/02/2005 by

1. Dharampal Sharma,Representative,M/s D. P. Sharma And Sons (H U F),37, Netaji Subhas Road,Kolkata 700001,Kolkata 700001, profession :Business

Identified By Goutam Gayen, son of Late Motilal Serampur Court Hooghly Thana: Serampur, by caste Hindu,By Profession :Law Clerk.

Certificate of Registration under section 60 and Rule 69.

Registered in ,Book : 1 , volume number : 1 , Page from : 6218 , Page to : 6238, being number :00322 for the year :2005.


[Anil Kumar Ghoshal]
A.D.S.R.

Office of the Additional District Sub Registrar, Chandannagar
Govt. of West Bengal



Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the Additional District Sub Registrar, Chandannagar

Signature / LTI Sheet of Serial No 00248 / 2005


Document Number

1 - 00322 , 2005

I. Signature of the Presentant

Name of the Presentant	Signature with date
Dharampal Sharma	<i>Dharampal Sharma</i> 11. 2. 2005

II. Signature of the person(s) admitting the Execution

LTI	Sl No	Admission of Execution By	Status	Signature with Date
	1	Dharampal Sharma ps - Not Mention 37, Netaji Subhas Road 2nd Floor Kolkata	Self	<i>Dharampal Sharma</i> 11. 2. 2005

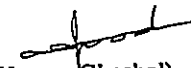
240

Name of Identifier of above Person(s)

Goutam Gayen
Serampur Court Hooghly

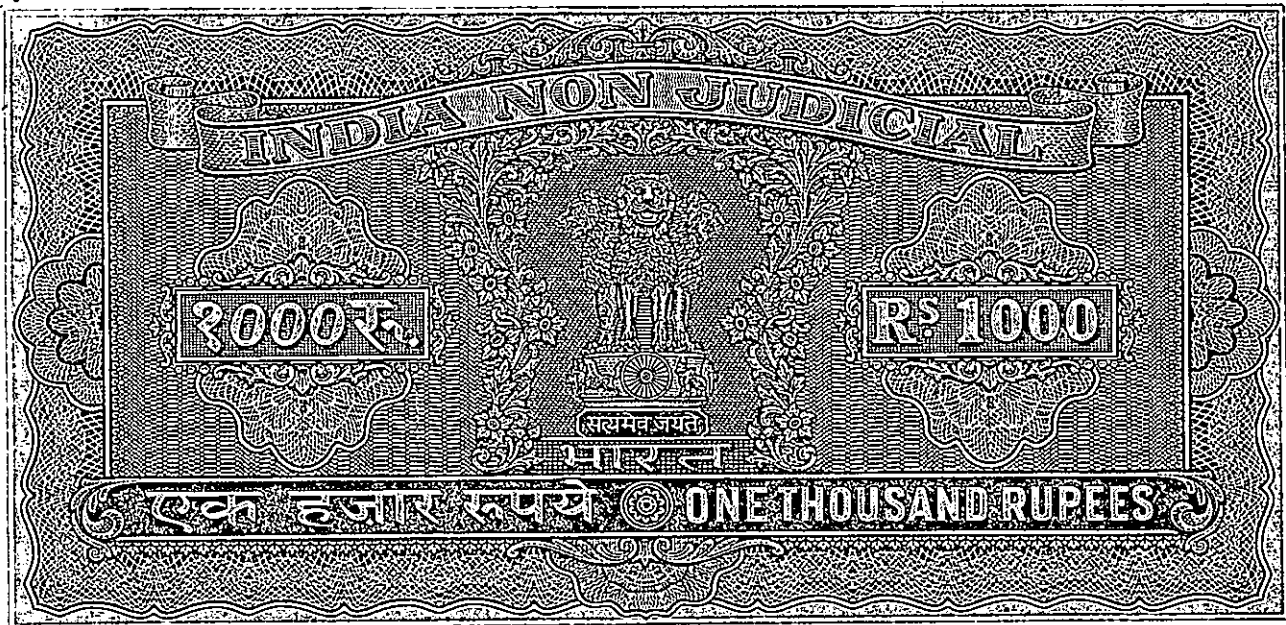
Signature of Identifier with Date

Goutam Gayen
11/2/05


(Anil Kumar Ghoshal)
ADSR Chandannagar

11-2-05





=2=

A N D

M/S V. K. UDYOG PRIVATE LIMITED, a Company registered under the provision of Indian Companies Act 1956 having its registered Office at 5, Russel Street, Kolkata represented by its Director SRI GUPTESWAR PRASAD sons of Late Jatan Prasad, by Nationality Indian, by Faith Hindu, by occupation Business, residing at 25B, Camac Street, 6D, Camac Court, P.S. Park Street, Kolkata- 17 ; herein after referred to as the PURCHASER which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include their heirs executors, administrators , legal representatives and or assigns) OF THE OTHER PART.

WHEREAS ALL THAT piece and parcel of Sali Land measuring an area of 03 (Three) Satak comprised in R.S. Plot. No. 5954, appertaining R.S. Khatian No.2604 under L.R. Plot No. 4674, corresponding to L.R. Khatian No. 537 Kri, lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly ; particulars of which also mentioned in the Schedule hereunder written and also shown and delineated in the Map annexed herewith and bordered Red thereon and hereinafter referred to as the " said property " and which is the subject matter of the sale and transfer herein.

Contd.....3

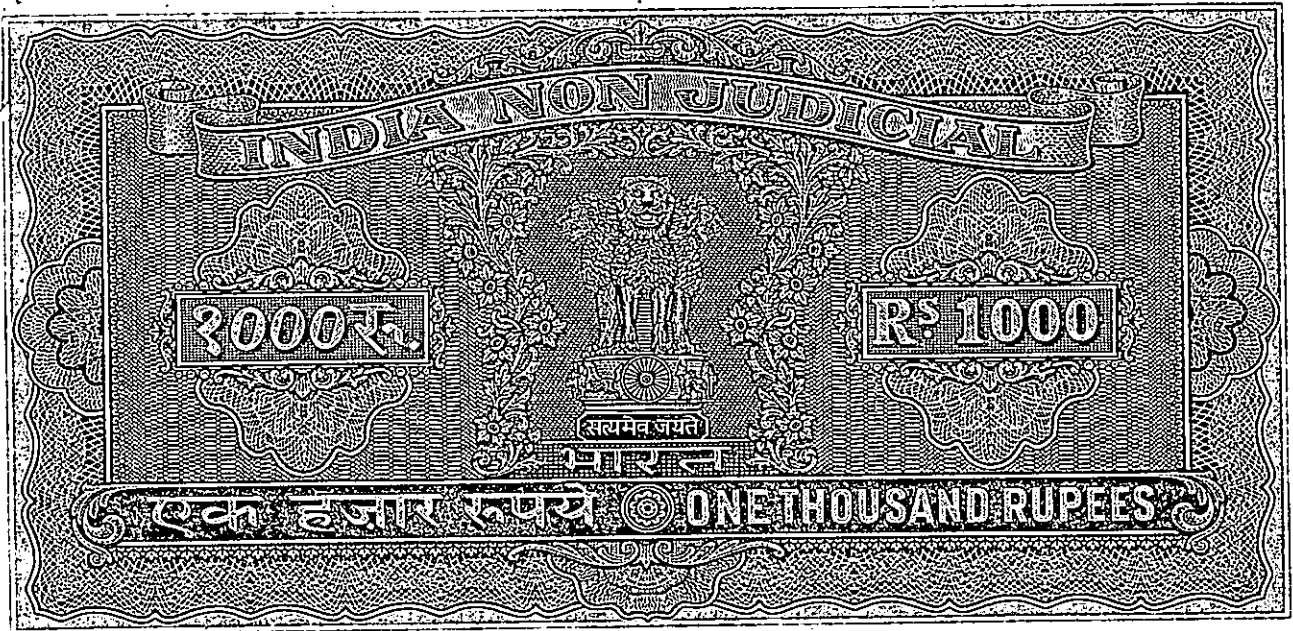
୩-୭୦୯୬
 ୩-୨୦୦୭/୨ (ଅନୁମତି)
 ୩-୩-୬୫୫୫୫ ହାତୀ ମୋଡ଼ାଲେଟ୍-
 ୩-୩-୩୩୩୩୩ (ଅନୁମତି)
 ୩-୩-୩୩୩୩୩ (ଅନୁମତି)
 ୩-୩-୩୩୩୩୩ (ଅନୁମତି)
 ୩-୩-୩୩୩୩୩ (ଅନୁମତି)

2 FEB 2005



A. D. S. R.
 Chandannagar, Hooghly

11 FEB 2005



=3=

AND WHEREAS the aforesaid property was originally owned and possessed by Late Dulal Chandra Das s/o Srinibas Das of Village Bighati, P.S. Bhadreswar, dist. Hooghly and his name was duly recorded in the R.S. and L.R. Record of Right and separate L.R. Khatian Bearing No. 537 Kri was opened.

AND WHEREAS said Dulal Chandra Das left this mortal world intestate leaving behind his sons and daughters Sri Amarendra Nath Das and others as his legal heirs after passing the Hindu Law of Succession as such all the right title and interest in respect of the said property in favour of the aforesaid legal heirs equally.

AND WHEREAS said Sri Amarendra Nath Das and others by made an amicable and mutual partition amongst themselves and the said property together with some other properties was devolved upon Sri Amarendra Nath Das absolutely.

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A.V.

2 FEB 2005



1 1 FEB 2005



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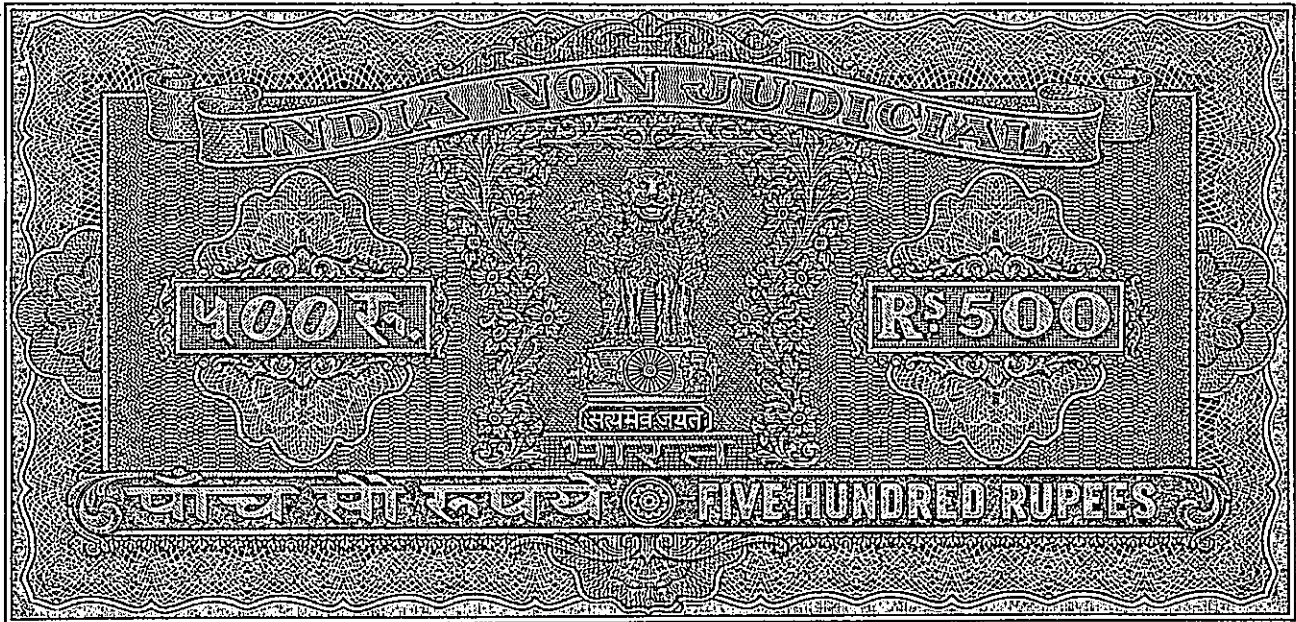
AND WHEREAS by aforesaid inheritance and aforesaid amicable partition said Sri Amarendra Nath Das became the absolute owner of the schedule property and was in absolute khass possession by exercising his absolute right title and interest by cultivation and harvesting crops there from.

AND WHEREAS by a Deed of sale Dated 12th July 1985 registered in Book No. 1, Vol. No. 25, pages from 192 to 195, Being No. 1402 for the year 1985 of Chandanagar Sub-Registrar office said Amarendra Nath Das sold, transferred and delivered possession of the said property in favour of Sri Dinabandhu Das of Dhobapukur, Bighati, Hooghly.

AND WHEREAS by a Deed of sale Dated 23rd August 1994 registered in Book No. 1, Vol. No. 67, pages from 209 to 216, Being No. 3294 for the year 1994 of Serampore ADSR office said Sri Dinabandhu Das sold, transferred and delivered possession of the said property in favour of of Sri Kalipada Roy of Serampore, Hooghly.

Contd.....5

4
7/10/1
HAL



AND WHEREAS by a Deed of sale Dated 17th July 1998 registered in Book No. 1, Vol. No. 14, pages from 283 to 288, Being No. 840 for the year 1998 of Chandanagar ADSR office said Sri Kalipada Roy sold, transferred and delivered possession of the said property in favour of of M/S D. P. SHARMA & SONS (HUF) the present Vendor herein.

AND WHEREAS by aforesaid purchase the present Vendor become the absolute owner of the schedule property and now in absolute khass possession by exercising its absolute right title and interest by cultivation and harvesting crops there from.

AND WHEREAS the Vendors by a resolution of their family meeting have decided to dispose off the schedule property and have agreed to sell their schedule property and was in search of prospective buyer who could purchase the said property.

AND WHEREAS the purchaser through its principal agent approached the Vendor and made a proposal to purchase the said property and offered to pay a sum of Rs. 50,000/- (Rupees Fifty Thousand) only.

Contd.....6

20/7/98
HUF

ଓଡ଼ିଶା
 2004/2 ମସିହା
 ଡିଭିଜନାଲ ମ୍ୟାନେଜିଂ ଡିପାଣ୍ଟମେଣ୍ଟ -
 ମାଟ୍ରିଆଲ୍ ଡିଭିଜନ -
 ପୁରୀ - ଲାଗୁନାଥ ପାଖ
 ଡିଭିଜନାଲ ମ୍ୟାନେଜିଂ ଡିପାଣ୍ଟମେଣ୍ଟ
 ମନ ଶ୍ରୀନାଥ

2 FEB 2005



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

11 FEB 2005

AND WHEREAS the vendors considering the quantum of consideration money fair, reasonable and in conformity with the market price, accepted the offer.

AND WHEREAS the aforesaid Vendor has made representation to the purchaser that the property described in the Schedule hereunder is free from all encumbrances and the Vendor is competent and lawfully entitled to sell and transfer the said property to the purchaser and there is no claim lien or attachment over the said property and the Vendor also represented to the purchaser that the said property is not affected with any road alignment or Govt. Scheme or acquisition or requisition proceedings and if it is found that the said property is affected by any road alignment or any Govt. Scheme or acquisition or requisition proceedings then the Vendor shall pay damages to the purchaser entire consideration money together with interest cost and damages.

AND WHEREAS the Vendor also covenant with the purchaser that in case the purchaser is deprived of the whole or any part of the property hereby sold by reasons of any defect found in the title of the Vendor or any encumbrances or charges and alignment or any Govt. Scheme or acquisition or requisition proceedings on the same in that event the Vendor shall pay to the purchaser at a time by way of damages the whole amount of the sale price with interest from the date of payment of sale price together with cost, expenses, damages and mesne profits.

NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of a sum of Rs. 50,000/- (Rupees Fifty Thousand) only, paid by the purchaser to the Vendor paid at or before the execution hereof the Vendor doth (the receipt whereof hereby as well as by the memo hereunder written admit

Contd . . . 7

2/9/4
B.N.



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

1 FEB 2006

=7=

and acknowledge) and the Vendors as absolute owner doth hereby convey, transfer, assign and assure unto the purchaser ALL THAT piece and parcel of Sali Land measuring an area of 03 (Three) Satak comprised in R.S. Plot. No. 5954, appertaining R.S. Khatian No.2604 under L.R. Plot No. 4674, corresponding to L.R. Khatian No. 537 Kri , lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly; in the state of West Bengal, as fully described in the Schedule hereto and hereinafter called the " said property " OR HOWSOEVER OTHERWISE the said numbered described distinguished TOGETHER WITH all and signature the intangible asset, edifices, fixture, courtyard, compound walls, swears, drains water, courses, right,ways, paths, passages fences, hedges, ditches, trees water benefit liberties, easements and privileges belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all reversion or reversions reminder or reminders and the rents issues and profits thereof and all and every part thereof and the estate right, title, interest claim and demand whatsoever of the Vendors into upon the said property or any part thereof TO HAVE AND TO HOLD the said property or hereditament and premises hereby granted sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser forever free from all encumbrances and the Vendors doth hereby covenant with the purchaser that notwithstanding any Act Deed or thing by the Vendors or executed or knowingly suffered to the contrary the Vendor is lawfully and sufficiently entitled to the said property hereditament and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defect or encumber or make void the said and that notwithstanding any such Act Deed or thing as aforesaid the Vendor has good, right, full power, absolute authority and perfect title to sell the said property hereditament and premises hereby granted, sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser in manner aforesaid and the purchasers shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the said

contd . . . 8

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2/3
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A. D. S. R.
Chandennagar, Hoosur.

11 FEB 2005

property hereditament and premises and receive the Rents issues and profits thereof without any lawfully or eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming through under or is trust for them or from or under any of his ancestor or predecessors in title AND that free from all encumbrances or any of his ancestor or predecessor-in-title or any person lawfully or equitably claiming as aforesaid and further that the Vendor and all persons having lawfully or equitably claiming any estate or in the Property hereditament and premises or any of them or any part thereof from under or in trust for them the Vendor or from or under any of his ancestor or predecessor-in-interest shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such Act Deeds and things whatsoever for further and more perfectly assuring the said property hereditament and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali Land measuring an area of 03 (Three) Satak comprised in R.S. Plot. No. 5954, appertaining R.S. Khatian No.2604 under L.R. Plot No. 4674, corresponding to L.R. Khatian No. 537 Kri, lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly and the said property is butted and bounded as follows :-

ON THE NORTH : LAND OF L.R.DAG NO. 4673.
ON THE SOUTH : LAND OF L.R DAG NO. 4674(p).
ON THE EAST : LAND OF PWD.
ON THE WEST : LAND OF DAG NO. 4672.

Contd.....9

23/12/82



2
A. D. S. R.
Chandannagar, Hooghly.

11 FEB 2005

=9=

The property is situated with in the Panchayet area for which annual rent of Total Rs. 2/- is payable to the Govt. of West Bengal.

IN WITNESSES WHEREOF the Vendor put his seal and signature the day, month and the year First Above written.

SIGNED AND DELIVERED BY

THE VENDOR IN PRESENCE OF :-

1. *Bijay Chakrabarty*
Sesampore.

D, P, SHARMA & SONS (H.U.F.)
D. P. Sharma.

— *Dharamlal Sharma* ^{Karto}
SIGNATURE OF THE VENDOR

2. *Goutam Rayen*
Sesampore Court

RECEIVED of and from the within
named purchaser the with in mentioned
sum of Rs. 50,000/- (Rupees Fifty
Thousand) only, being the consideration
in full as per Memo below :-

Contd.....10

1
12/12
12/12



A. D. S. N.
Chandannagar, Hooghly.

11 FEB 2005

MEMO OF CONSIDERATION

Received Rs. 50,000/- (Rupees Fifty Thousand) from the above named purchaser in cash.

D, P, SHARMA & CONS (H.U.F.)
Sharan Pal Sharma.

Esato

SIGNATURE OF THE VENDOR

WITNESSES

1. *Bijoy Chakraborty*
Serampore
2. *Goutam Sanyal*
Serampore Court

Drafted by me :-

Debabrata Das
(DEBABRATA DAS)

Advocate. Serampore Court.

Typed by :- *S. Majumdar*

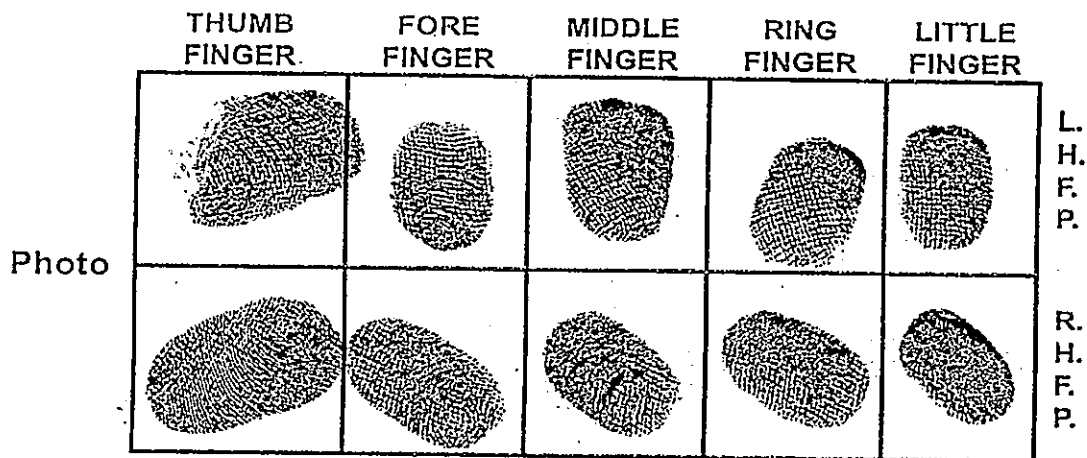
Serampore Court.



2
A. D. S. R.
Chandannagar, Hooghly.

11 FEB 2005

FINGER PRINTS OF BOTH HANDS



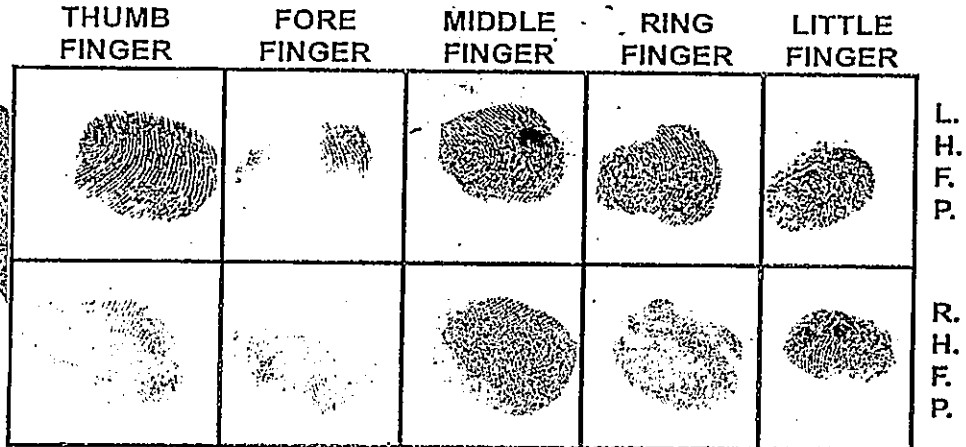
D, P, SHARMA & SONS (H.U.F.)

Sherran. P. / Sharma

Karto



4-41 Sharma

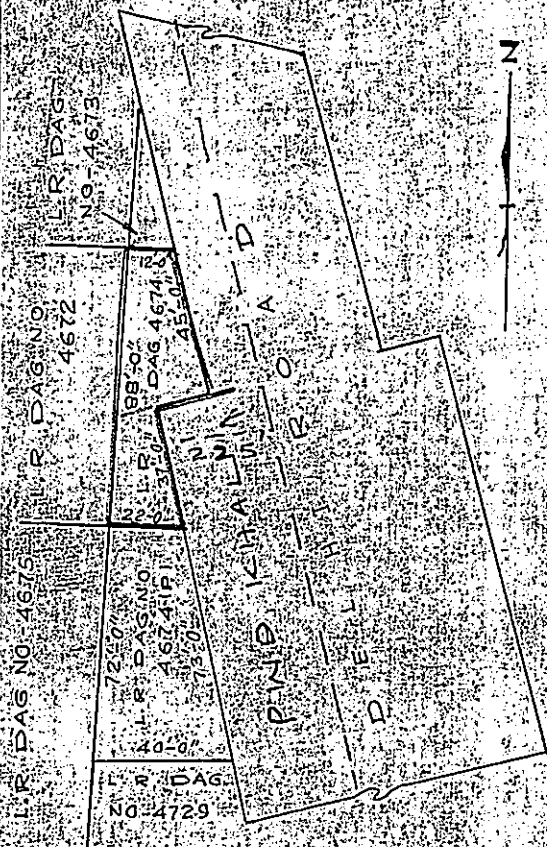




A. D. S. R.
Chandannagar, Hooghly.

11 FEB 2005

V. K. LUDYOG



UNIVERSITY OF TORONTO

SIGNATURE OF VENDOR

© 1995 SHIMAZU & SONS LTD.

Chenmupal Shesim

535

DRAWN BY

De
P.C.

MADE THIS DAY OF FEBRUARY 2005

DEED OF CONVEYANCE

BETWEEN

M/S D.P. SHARMA

VENDORS.

A N D

M/S V. K. UDYOG

PURCHASER

Prepared by:-

Debabrata Das

Advocate Serampore Court

9831066785

PHONE/FAX-26224284