

247

I 321



02BB 800805

33750

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**

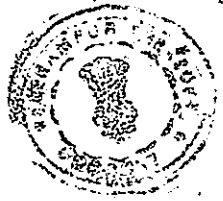
Valued Rs. 4,00,000/-

THIS DEED OF CONVEYANCE is made this 11/2 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 DHARAMPAL SHARMA, S/O Late Khetram 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

1945
DATE 4/2/05
NAME OF PURCHASER Debabrata Das.
Advocate

ADDRESS Serampore Court
S.E. Serampore
DIST Hooagly



07-02-2005
Stamp No. 1945

33,750/-
(Rupees Thirty three thousand Seven hundred Fifty Only)

Stamp Clerk
Serampore Treas.



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-00321 of :2005
(Serial No. 00247, 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 :23.4.5 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) = 6182/- .E = 14/- 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- 562166/-

Certified that the required stamp duty of this document is Rs 33750 /- and the Stamp duty paid as: Impressive Rs- 33750

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

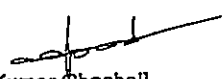
Presented for registration at 13.22 on :11/02/2005, at the Office of the ADSR Chandannagar by Dharampal Sharma, Executant.

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 Moti Lal Serampur Court Dist Hooghly Thana: Serampur, by caste Hindu, By
Profession : Law Clerk.

Certificate of Registration under section 60 and Rule 69.

Registered in ,Book : I , volume number : 1 , Page from : 6192 , Page to : 6217, being number :00321 for the year :2005.


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

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

11-2-05



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 00247 / 2005


Document Number

1 - 00321 , 2005

I . Signature of the Presentant

| Name of the Presentant | Signature with date |
|------------------------|-----------------------------|
| Dharampal Sharma | Dharam Pal Sharma 11.2.2005 |

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

| LTI | SI No | Admission of Execution By | Status | Signature with Date |
|--|-------|--|--------|----------------------------|
|  | 1 | Dharampal Sharma ps - Not Mention 37, Netaji Subhas Road 2nd Floor Kolkata | Self | Dharampal Sharma 11.2.2005 |

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Name of Identifier of above Person(s)

Goutam Gayen
Serampur Court Dist Hooghly

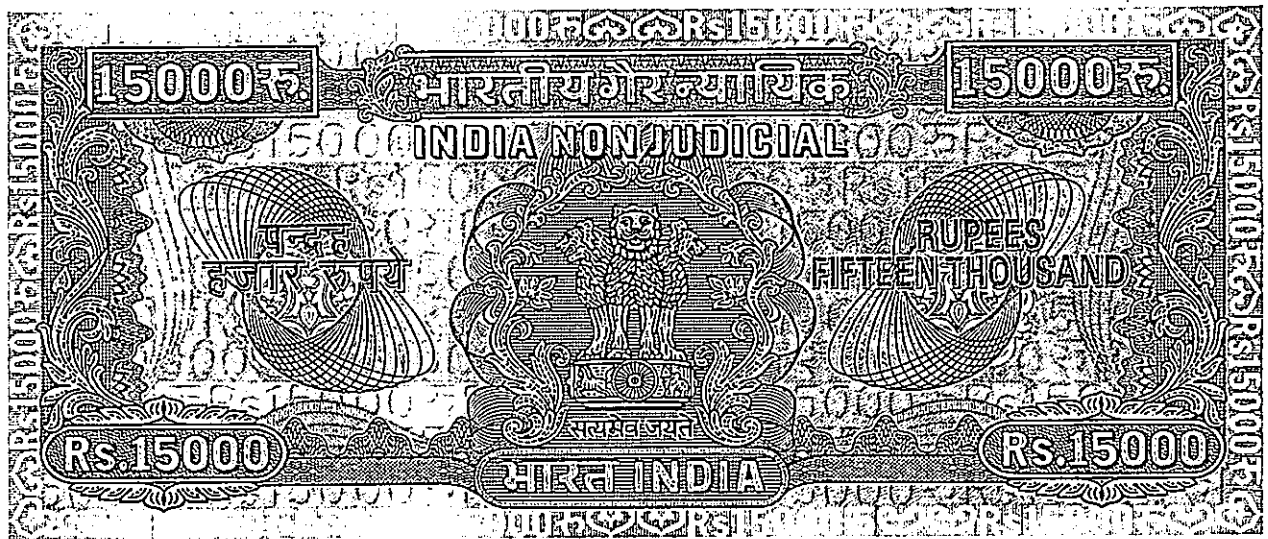
Signature of Identifier with Date

Goutam Gayen
11/2/05

(Anil Kumar Ghoshal)
ADSR Chandannagar
11-2-2005

1944-1945
1946-1947





02BB 800806

=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 53 (fifty Three) Satak comprised in R.S. Plot. No. 5955, appertaining R.S. Khatian No. 1409 under L.R. Plot No. 4672, corresponding to L.R. Khatian No. 1560 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.

Handwritten signature

Contd.....3

Handwritten marks and signature

1945
DATE 4/2/05
NAME OF PURCHASER Debabrata Das
Advocate
ADDRESS Sepampore Court
P.O. Sepampore
Dist. Hooghly

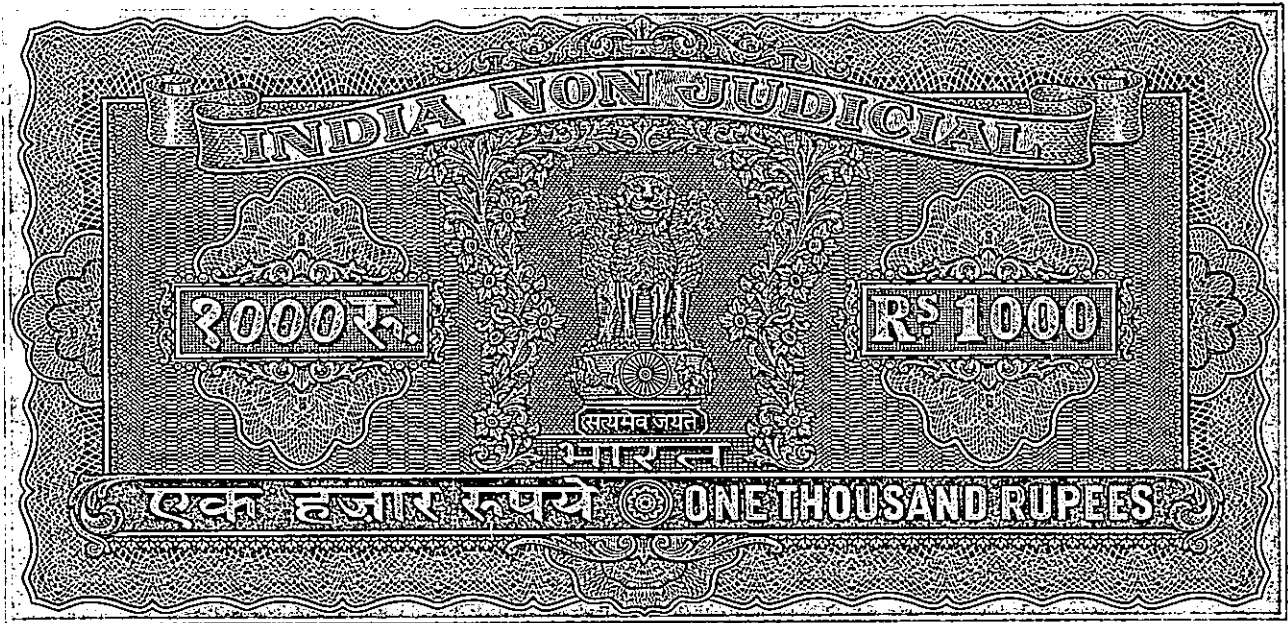


STAMP CLERK
RECEIVED



A. B. S. E.
Chandannagar, Hooghly.

11 FEB 2005



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AND WHEREAS the aforesaid property was originally owned and possessed by Sri Sushil Kumar Roy s/o Late Haridhan Roy 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. 1560 Kri was opened.

AND WHEREAS by a Deed of sale Dated 17th February 1998 registered in Book No. 1, Vol. No. 4, pages from 177 to 182, Being No. 221 for the year 1998 of Chandanagar Sub-Registrar office said Sri Sushil Kumar 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.

Contd.....4

1945
DATE 4/2/05 - SERAMPUR TREASURY
NAME OF PURCHASER Debnagar Des.
ADDRESS Serampore Court
D.S. Serampore
DIST. Hooghly



STAMP CLERK
SERAMPUR TREASURY



A. D. S. R.
Chandannagar, Hooghly

11 FEB 2005



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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. 4,00,000/- (Rupees Four Lakh) only.

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

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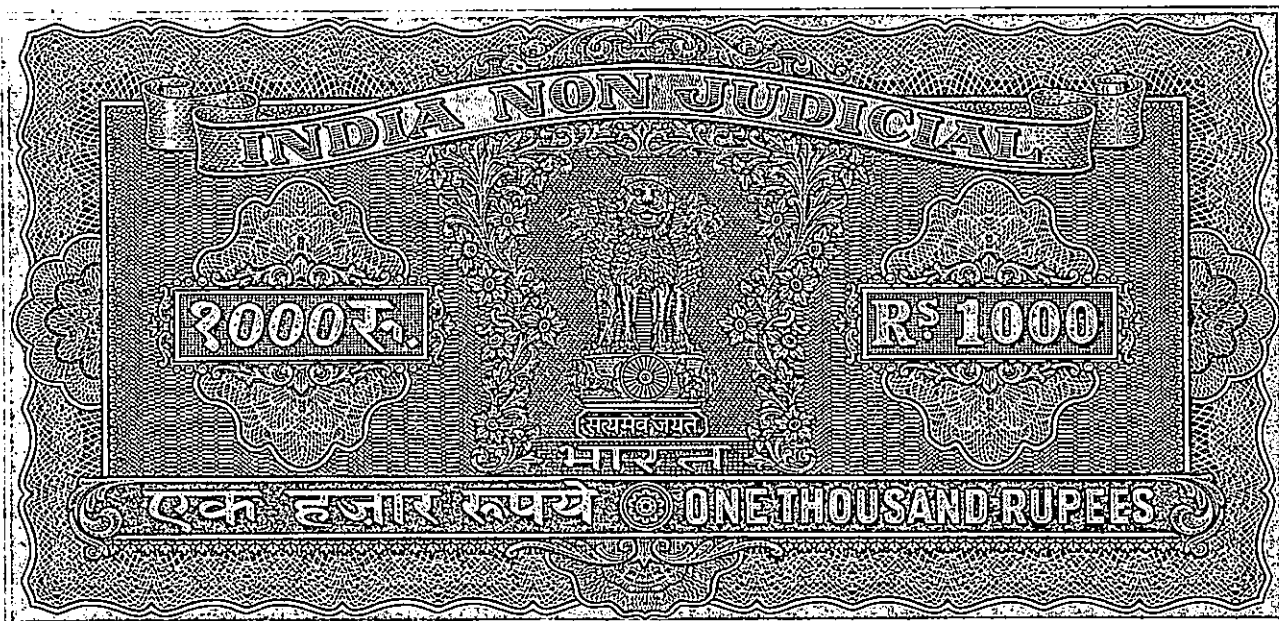
Handwritten signature/initials

Handwritten signature/initials

1945
 DATE 4/2/05 SERAMPUR TREASURY
 NAME OF PURCHASER Debaprat Das,
 Advocate
 ADDRESS Serampore Court
 P.O. Serampore
 DIST. Hooghly
 STAMP GROSS 11/11/05
 SERAMPUR TREASURY



A. P. S. S.
 Chandannagar, Hooghly
 11 FEB 2005



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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.

Contd.....6

1. FEB 1945
DATE 4/2/05 - SERAMPUR TREASURY
NAME OF PURCHASER *Debabrata Das*
ADDRESS *Serampore Cantt*
DIST *Hugly*

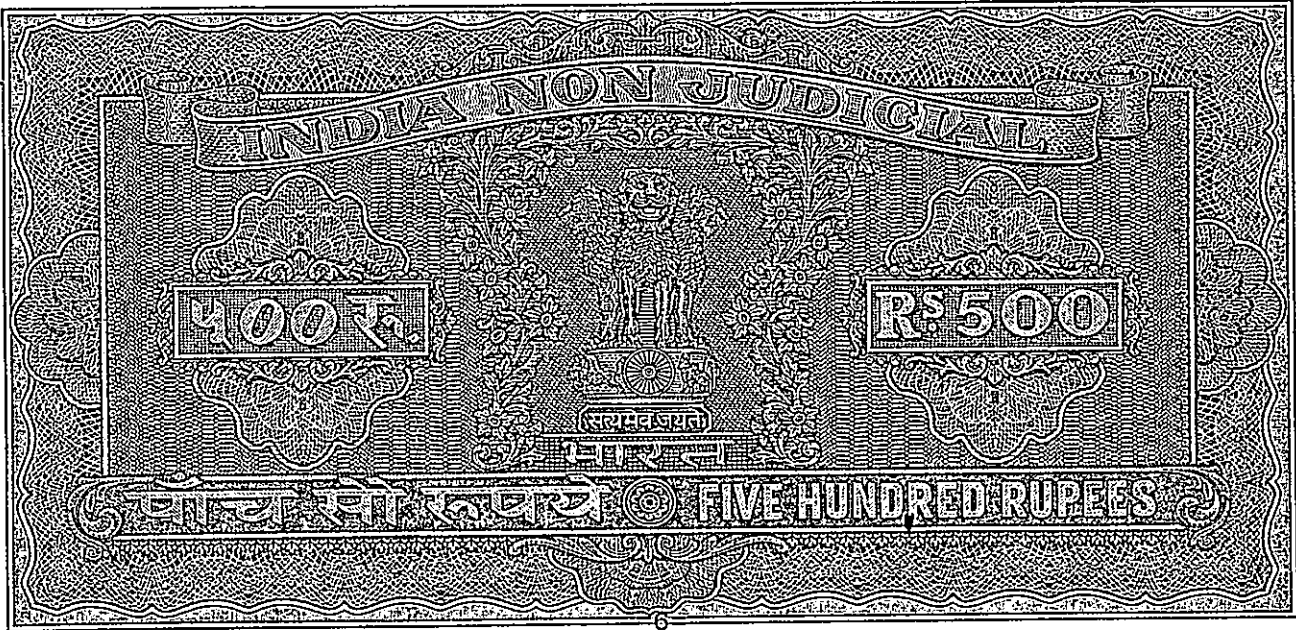


STAMP CLERK
SERAMPUR TREASURY



A. F. S. R.
Chandannagar, Hooghly

11 FEB 2005



NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of a sum of Rs. 4,00,000/- (Rupees Four Lakh) 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 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 53 (fifty Three) Satak comprised in R.S. Plot. No. 5955, appertaining R.S. Khatian No.2604 under L.R. Plot No. 4672, corresponding to L.R. Khatian No. 1560 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

Contd . . . 7

1945
DATE 4/2/05 SERAMPUR TREASURY
NAME OF PURCHASER Debabrata Das,
Associate
ADDRESS Serampore Cantt.
P.O. Serampore
DIST Hoochly



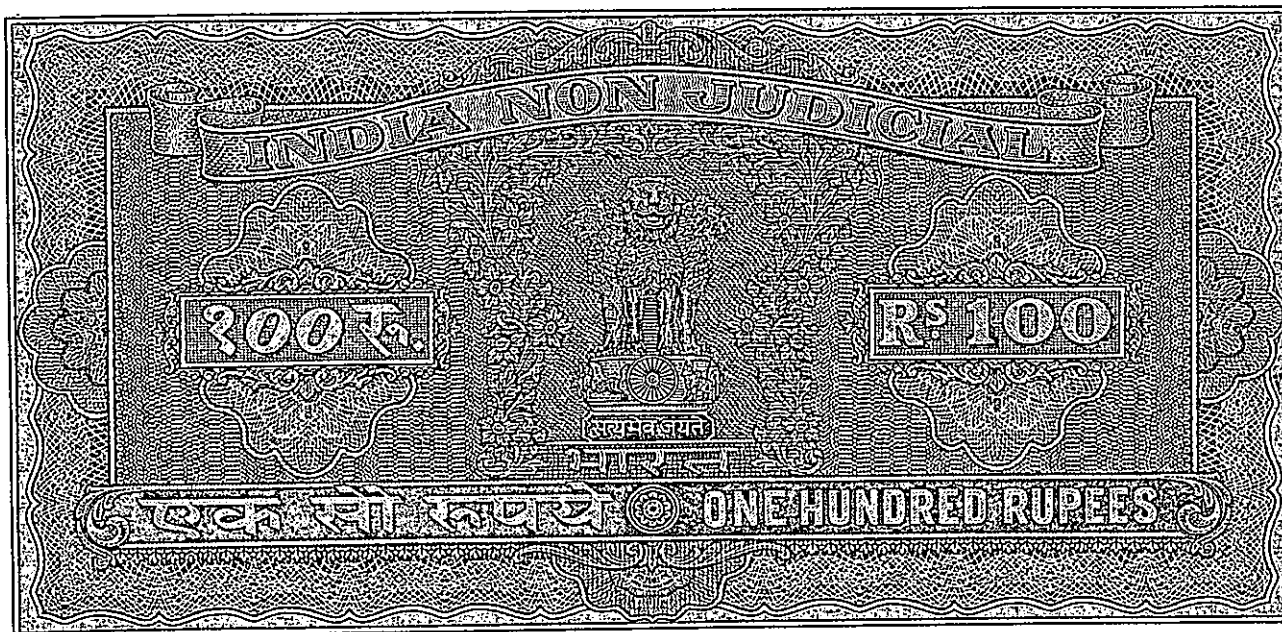
STAMP GIVER
SERAMPUR TREASURY

4/2/05



A. P. S. R.
Chandannagar, Hoochly

11 FEB 2005



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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

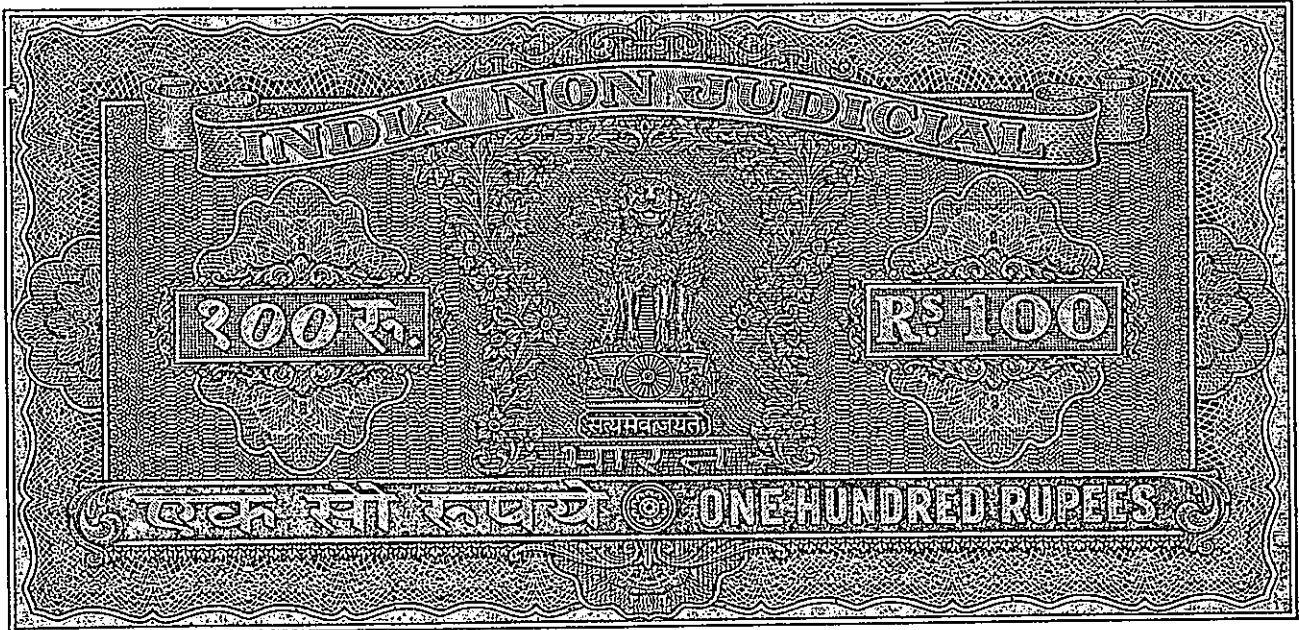
7
7/29
8/20

D. No. 1945
 DATE 4/2/05 ~~SECRETARY TREASURY~~
 NAME OF PURCHASER Debabrata Des.
Advocate
 ADDRESS Sehampore Court
 R.S. Sehampore
 DIST Hugally
 STAFF CLERK N/4/2/05
 SECRETARY TREASURY



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

11 FEB 2005



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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.

Contd.....9

43
A. J.

22 FEB 1945
DATE 4/2/05
NAME OF PURCHASER Debaraj Das
ADDRESS Serampore Cant
DIST Serampore
Hugly

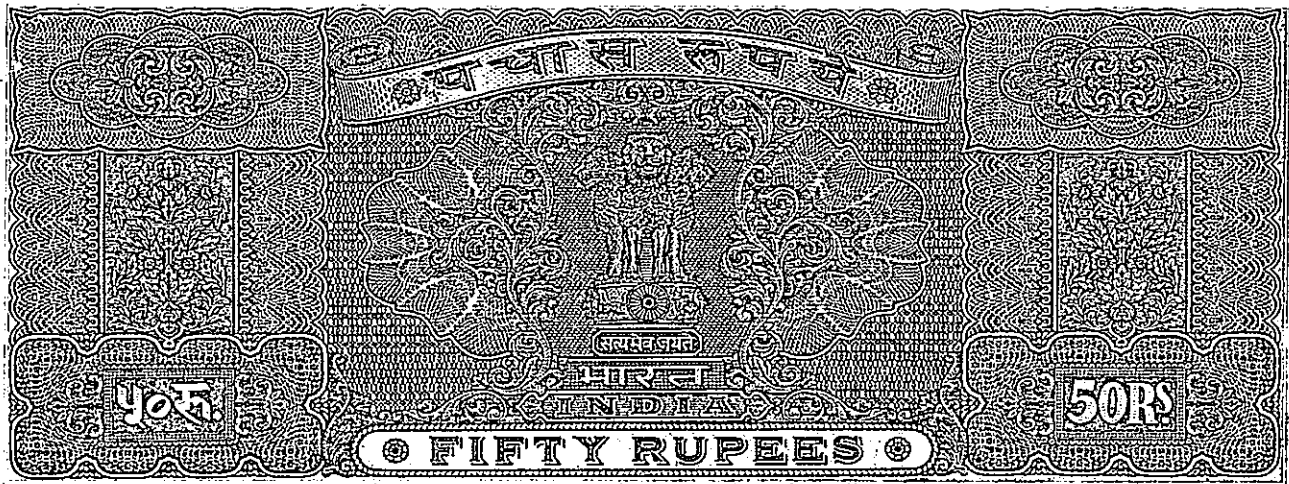


STAMP SERAM
SERAMPORE HOUGHLY



A. D. S. R.
Chandannagar, Hooghly

11 FEB 2005



=9=

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali Land measuring an area of 53 (fifty Three) Satak comprised in R.S. Plot. No. 5955, appertaining R.S. Khatian No. 1409 under L.R. Plot No. 4672, corresponding to L.R. Khatian No. 1560 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 :-

Shonold Sharma

ON THE NORTH : LAND OF L.R.DAG NO. 4664, 4671, 4670, 4669.
 ON THE SOUTH : LAND OF L.R DAG NO. 4676, 4675
 ON THE EAST : LAND OF L.R. DAG NO. 4674.
 ON THE WEST : LAND OF DAG NO. 4663.

Contd.....10

2/10/11

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The property is situated within the Panchayet area for which annual rent of Total Rs. 12/- 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. *Goutam Sanyal*
Seagram

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

Sharma-Pal Sharma

Kario

SIGNATURE OF THE VENDOR

2. *Bijoy Chakraborty*
Serenbut

RECEIVED of and from the within
named purchaser the with in mentioned
sum of Rs. 4,00,000/- (Rupees Four
Lakh) only, being the consideration
in full as per Memo below :-

Contd.....11



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

11 FEB 2005

=11=

MEMO OF CONSIDERATION

Received Rs. 4,00,000/- (Rupees Four Lakh) from the above named purchaser in cash.

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

Sherru Pal Sharma

Kartar

SIGNATURE OF THE VENDOR

WITNESSES

1. Goutam Sanyal
Serampore Court

2. Bijay Chandra Das
Serampore

Drafted by me :-

Debabrata Das
(DEBABRATA DAS) 232/221/41

Advocate. Serampore Court.

Typed by :- S. Singh

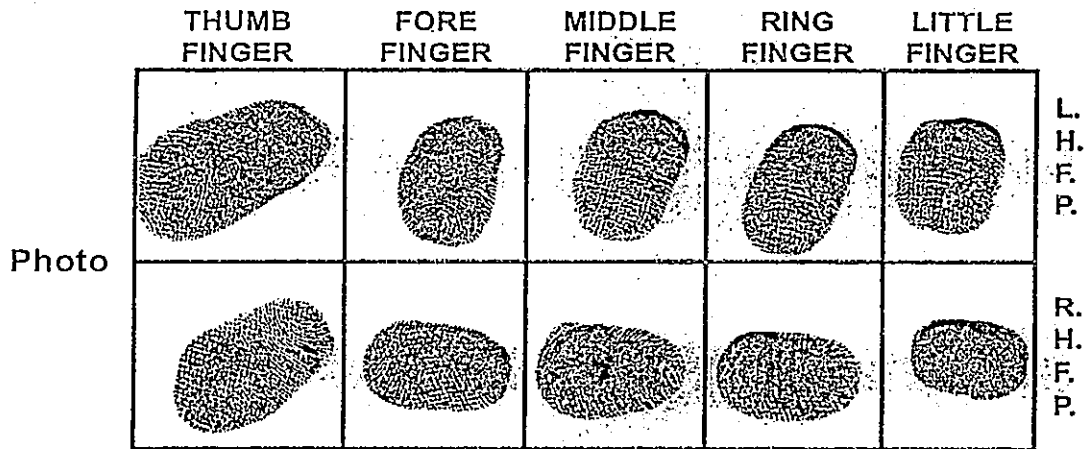
Serampore Court.



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

11 Feb 2005

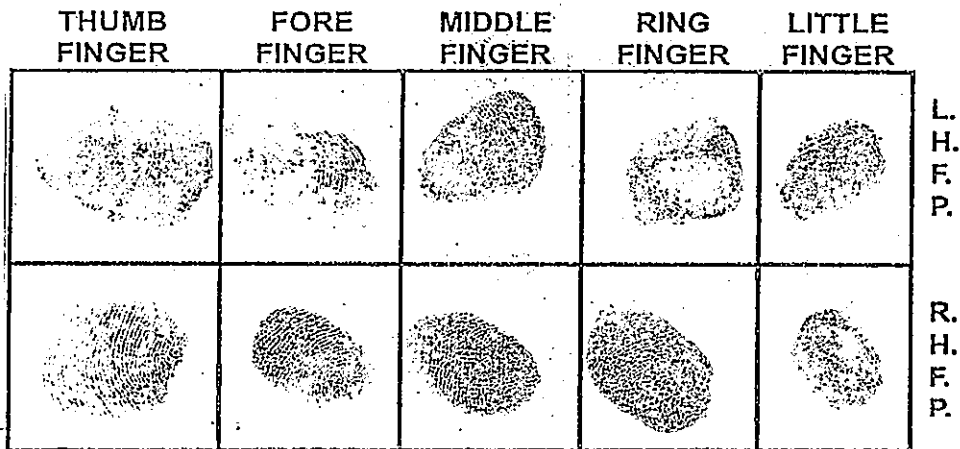
FINGER PRINTS OF BOTH HANDS



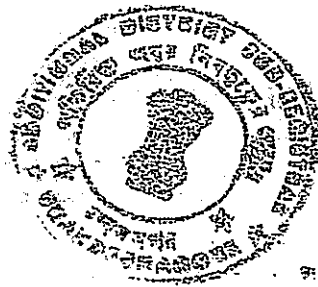
✓ D. P. SHARMA & SONS (P.U.F.)

Sharma Pat Sharma

Left



4-61 Sharma



A. P. S. R.
Chandannagar, Hooghly.

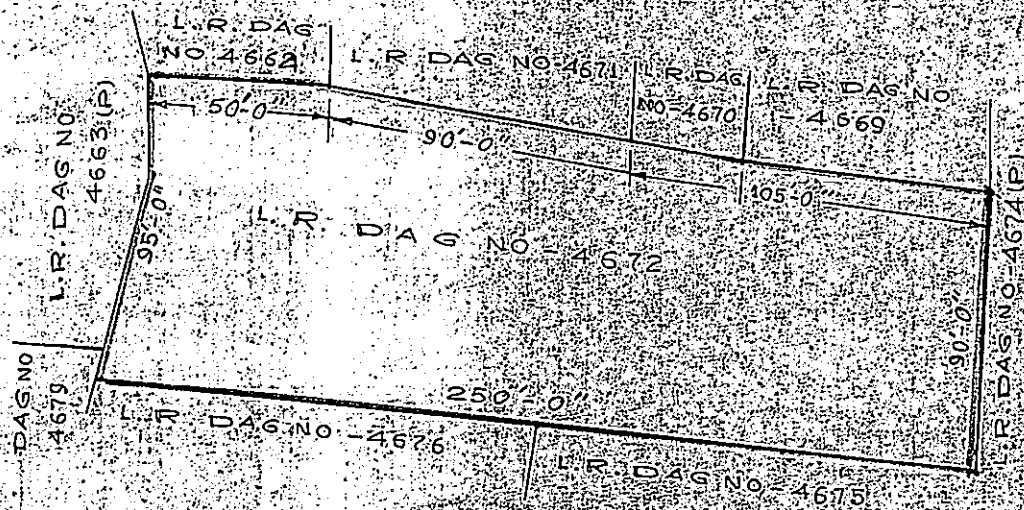
11 FEB 2005

SALE DEED PLAN OF L.R. DAG NO-4672 L.R. KH NO
 1560 KEI OF MOUZA-BIGHATI JI NO-14 R.S. NO-899
 P.S. BHADRESVAR DIST-HOOGHLY SCALE 1:50
 AREA-53 SATAK (MORE OR LESS)
 BOUNDARY LINE OF THE PURCHASED LAND SHOWN
 BY RED LINE

N

NAME OF VENDEE:-

V. K. UDYOG



SIGNATURE OF VENDOR

D. P. SHARMA & SONS (HUF.)

By *[Signature]* D. P. Sharma

[Signature]



2008 11 11

DRAWN BY:-

[Signature]

D.C.E

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