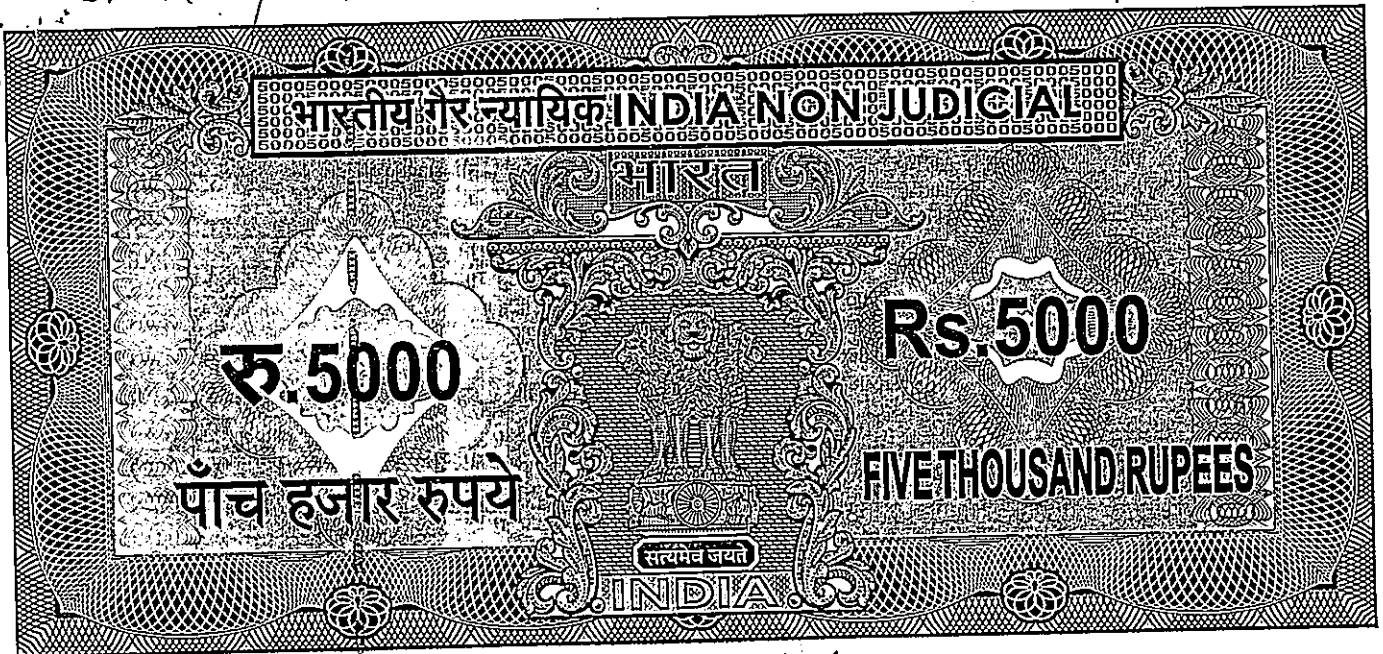


SL-1437/12

Q-1540/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1-11

A 427275

12-10-12
Q-1540/12
V. S. F.
12-10-12

Signature Sheet and
Date & Time Sheet and
the First & Part of the
Contract

5000

510- 29100

34100

Sale

M/V

Not Sub-Registered by
Hooghly.

DEED OF SALE

12 OCT 2012

Valued Rs. 1,54,000/- 18 OCT 2012

6818511

A- 7491-0

14- 22-0

7534

175

7712

10/12

THIS DEED OF SALE is made this 12 th day of October in

the year of Christ Two Thousand Twelve BETWEEN 1) SMT.

KABITA DAS, w/o. Lt. Sunil Das, D/o. Lt. Bijoy Santra,

resident of 139, Shibpur, 2nd Lane, P.O. Bansberia, Magra,

Dist. Hooghly, by faith-Hindu, Bgy- Nationality-Indian,

hereinafter referred to as the V E N D O R S (which terms

or expression shall unless excluded by or repugnant subject

to the context be deemed to mean and include her heirs,

exdcutors, administrators, legal representatives, successor

and or assigns) of the FIRST PART.

10 OCT 2012

SL. NO. 37700 DATE.....
NAME..... Gupteshwar. Prasad Gupta.
ADD..... 5/2 Russel. St.
AMT..... 5000/- (Five Thousand only) No 71

Shoh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Debabrata Das
s/o Late Sunil Kr. Das
Tribeni, Shibpur, Hooghly
P.S. Mogra
Business

add
Mr. Debendra Das
Hooghly.

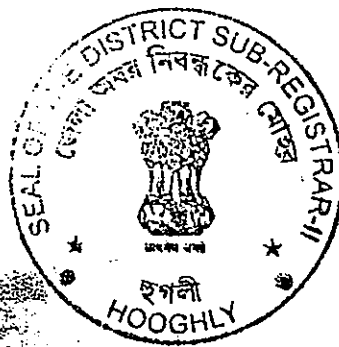
12 OCT 2012

A N D

M/S. V.K. UDYOG LIMITED, a company registered under the provision of Indian Companies Act, 1956 having its registered Office at 5/2, Russel Street, Kolkata represented by its Director SRI GUPTESWAR PRASAD GUPTA, 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 P U R C H A S E R 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 3.17 Satak under R.S.Dag No. 5851 and 7.00 Sataks under R.S.Dag No. 5850 i.e. total 10.17 Sataks under L.R.Khatian No. 874 of Mouza, Bighati, J.L.No.14 under Bighati Gram Panchayet, P.O. 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 herein-after referred to as the "Said Property" and which is the subject matter of the sake and transfer herein.

AND WHEREAS the aforesaid property was originally owned and possessed by the Vendor and her name was duly recorded in the L.R. Record of Right and her L.R.Khatian Bearing No. 874 were opened i.e. the Vendor is the recorded owner of the aforesaid land.



[Signature]
Dist. Sub-Registrar- II
Hooghly.

12 OCT 2012

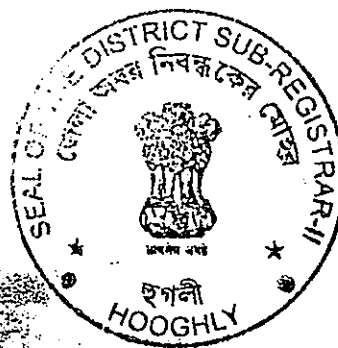
AND WHEREAS by aforesaid land process the present Vendor is the redorded owner of the Schedule property and now in joint khass possession by exercising her absolute right, title and interest by cultivation and harvesting crops there from.

AND WHEREAS the Vendor have decided to dispose off the Schedule property and have agreed to sell her schedule property and was in search of prospective buye who could purchase buyer who could purchase the said property at a time.

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. 1,54,000/- (Rupees One lakh fifty-four thousand) only.

AND WHEREAS the vendor considering the quantum of consideration money fair, reasinable and inconformity with the market price, accepted the offer.

AND WHEREAS the aforesaid Vendor hass made representation to the purchaser that the property described in the Schedule hereunder is free from all encumbrances and the Vendors are competent and lawfully entitled to sell and transfer the said property to the purchaser and thereis no claim lien or attachment over the said property and the Vendors 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




Dist. Sub-Registrar-II
Hooghly.

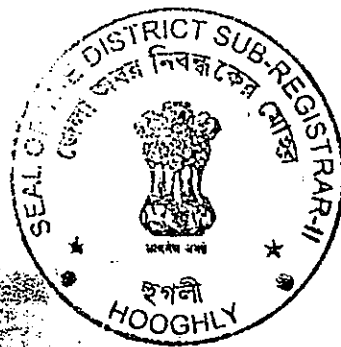
12 OCT 2012

requisition proceedings then the Vendors shall pay damages to the purchaser entire consideration money together with interest cost and damages..

AND WHEREAS THE Vendor also dovenant 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 Vendors or any encumbrances or charges and alignment or any Govt. Scheme or acquition or requisition procees- dings on the same in that event the Vendors shall pay to the purchaser at a time by w 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:-

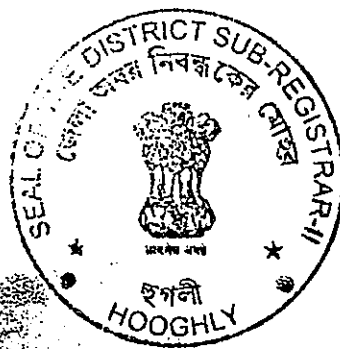
THAT in pursuance of the said Agreement and in consideration of a sum of Rs.1,54,000/-(Rupees One lakh fifty-four thousand only) paid by the purchaser to the Vendor; paid at or before the execution hereof the Vendor doth (the receipt whereof hereby as well as by the memo hereunder written admit and acknowledge) and the Vendor as absolute owner doth hereby convey, transfer, assign and assure unto the Purchaser ALL THAT piece and parel of Sali Land measuring an are of 3.47 Satak under R.S.Dag No. 5851 and 7.00 Sataks under R.S.Dag No.5850 i.e. total 10.17 Sataks under L.R.Khatian No. 874 of Mouza- Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.Q.S.R. Office at Chandannagar, P.S. Bhadreswar, Dist.Hooghly, in the state of West Bengal as fully described in the Schedule hereto and hereinafter called the "said



[Signature]
Dist. Sub-Registrar-II
Hooghly.

12 OCT 2012

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, easments
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 remainder 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 Vendor 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
Vendors are 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 indeveasible 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
Vendors have 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 quitely hold use possess and enjoy the said property
hereditament and premises and receive the Rents issues and profits thereof




Dist. Sub-Registrar. II
Hooghly.

12 OCT 2012

without any lawfully or eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or is trust for them or from or under or 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 Vendors 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 Vendors 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 purchase in the manner aforesaid as shall or may be reasonable required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali land measuring an area of 3.17 Satak under R.S.Dag No. 5851 and 7.00 Sataks under R.S.Dag No. 5850 i.e. total 10.17 Sataks under L.R.Khatian No. 874 of Mouza - Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R.Office at Chhandannagar, P.S.Bhadreswar, Dist. Hooghly, in the State of West Bengal and the said property is butted and bounded as follows:-




Dist. Sub-Registrar - II
Hooghly.

12 OCT 2012

- 3 -

ON THE NORTH : LAND OF L.R. DAG NO. 4670, 4671
ON THE SOUTH : LAND OF L.R. DAG NO. 4672
ON THE EAST : LAND OF L.R. DAG NO. 4669
ON THE WEST : : LAND OF L.R. DAG NO. 4664

The annual rent of Total Rs.2/- is payable to the Govt. of West Bengal.

IN WITNESSES WHEREOF the Vendor put each of her signature the day,
month and the year First Above written.

SIGNED AND DELIVERED BY

THE VENDOR IN PRESENCE OF:-



L.T.9 Kalkita Das.

Pen Through Debobrata Das

1. *[Handwritten signature]*
2. *[Handwritten signature]*

SIGNATURE OF THE VENDOR

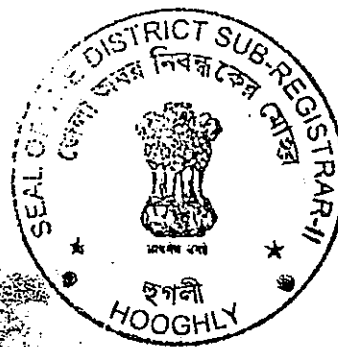
Received of and from the within named

purchaser the within mentioned sum of

Rs.1,54,000/- (Rupees One lakh fifty-

four thousand only) being the considera-

tion in full as per Memo below:-



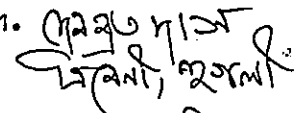
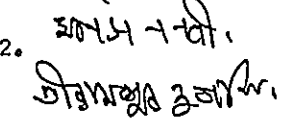

Dist. Sub-Registrar-II
Hooghly.

12 OCT 2012


MEMO OF CONSIDERATION

Received Rs. 1,54,000/- (Rupees One lakh fifty-four thousand) only from
the above named purchaser in cash.

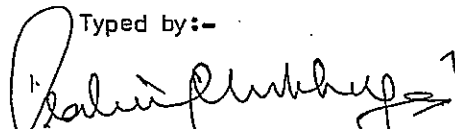
WITNESSES

1. 
দেবব্রত দাস
2. 
দেবব্রত দাস

Drafted by me:


Advocate, Serampore Court.
১২/১১/৮৮

Typed by:-

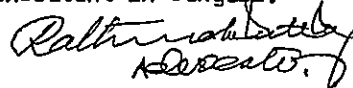

Serampore Court.

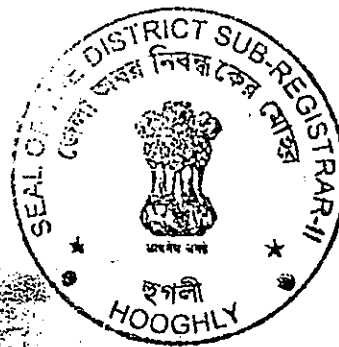


L.T. 9. of Kabita Das
Pen through Debabrata Das

SIGNATURE OF THE VENDOR

Read over and explain to the
executant in Bengali.


১২/১১/৮৮



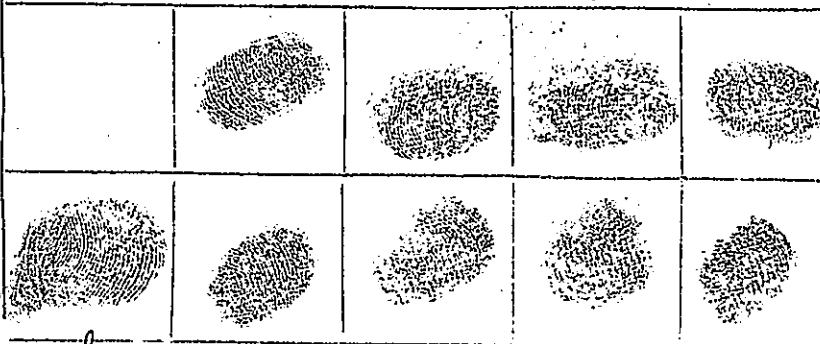

Dist. Sub-Registrar- II
Hooghly.

12 OCT 2012

FINGER PRINTS OF BOTH HANDS



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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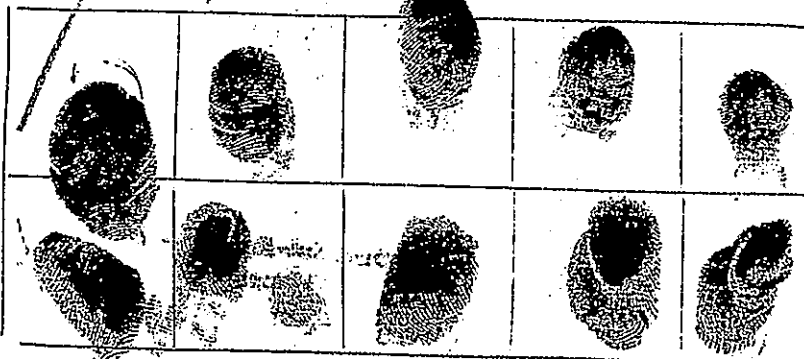


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Gubteshwar Prasad.
(Purcher)



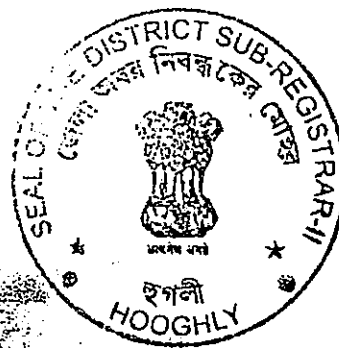
THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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L.T.S. Kabita Das
Purcher Debobrata Das





[Signature]
Dist. Sub-Registrar. II
Hooghly.


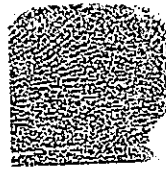
12 OCT 2012

Government of West Bengal
Department of Finance (Revenue) ; Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II HOOGHLY, District- Hooghly
Signature / LTI Sheet of Serial No. 01437 / 2012

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kabita Das 139 Shibpur 2nd Lane, Thana:-Magra, P.O. :-Bansberia ,District:-Hooghly, WEST BENGAL, India,	 12/10/2012	 LTI 12/10/2012	কবিতা দাস ১২/১০/১২

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

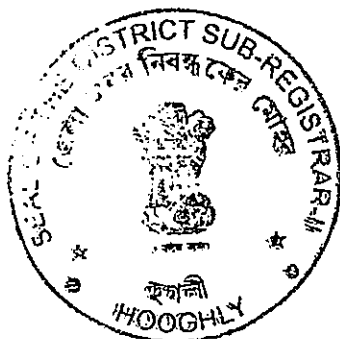
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kabita Das Address -139 Shibpur 2nd Lane, Thana:-Magra, P.O. :-Bansberia ,District:-Hooghly, WEST BENGAL, India,	Self	 12/10/2012	 LTI 12/10/2012	কবিতা দাস ১২/১০/১২

Name of Identifier of above Person(s)

Debabrata Das
Tribeni Shibpur, Thana:-Magra, P.O. :-
,District:-Hooghly, WEST BENGAL, India,

Signature of Identifier with Date

১২/১০/১২



Dist. Sub-Registrar- II
Hooghly.

(Debasis Chakrabarty)
DISTRICT SUB REGISTRAR-II OF HOOGHLY
Office of the D.S.R. - II HOOGHLY



Government Of West Bengal
Office Of the D.S.R. - II HOOGHLY
District:-Hooghly

Endorsement For Deed Number : I - 01540 of 2012
(Serial No. 01437 of 2012)

On 12/10/2012

Payment of Fees

Amount By Cash

Rs. 7537.00/-, on 12/10/2012

(Under Article : A(1) = 7491/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 12/10/2012)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,81,851/-

Certified that the required stamp duty of this document is Rs.- 34113 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 29100/- is paid, by the draft number 439886, Draft Date 12/10/2012, Bank Name State Bank of India, SERAMPORE, received on 12/10/2012

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 15.15 hrs on :12/10/2012, at the Office of the D.S.R. - II HOOGHLY by Kabita Das ,Executant.

Admission of Execution(Under Section 58, W.B.Registration Rules, 1962)

Execution is admitted on 12/10/2012 by

1. Kabita Das, wife of Lt Sunil Das , 139 Shibpur 2nd Lane, Thana:-Magra, P.O. :-Bansberia ,District:-Hooghly, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
Identified By Debobrata Das, son of Lt Sunil Kumar Das, Tribeni Shibpur, Thana:-Magra, P.O. :- ,District:-Hooghly, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Debasis Chakrabarty)
DISTRICT SUB REGISTRAR-II OF HOOGHLY

On 18/10/2012

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

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, 1955; Court fee stamp paid Rs.10/-

Deficit stamp duty

(Debasis Chakrabarty)
DISTRICT SUB REGISTRAR-II OF HOOGHLY

18/10/2012 14:16:00

EndorsementPage 1 of 2

18 OCT 2012



Government Of West Bengal
Office Of the D.S.R. - II HOOGHLY
District:-Hooghly

Endorsement For Deed Number : I - 01540 of 2012
(Serial No. 01437 of 2012)

Deficit stamp duty Rs. 20/- is paid, by the draft number 440103, Draft Date 17/10/2012, Bank Name
State Bank of India, SERAMPORE, received on 18/10/2012

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 18/10/2012

(Debasis Chakrabarty)
DISTRICT SUB REGISTRAR-II OF HOOGHLY




Sub-Registrar-II
Hooghly.

(Debasis Chakrabarty)
DISTRICT SUB REGISTRAR-II OF HOOGHLY
Endorsement Page 2 of 2

18/10/2012 14:16:00

13 OCT 2012

SALE DEED PLAN.

DIST.- HOOGHLY, P.S.- BHADRESWAR,

MOUZA- BIGHATI, J.L. NO.-14,

L.R. DAG NO.- 4670, 4671, R.S. DAG NO.- 5851, 5850

L.R. KHATIAN NO.- 874,

UNDER BIGHATI GRAM PANCHAYET.

Scale = 1" = 50'0"

AREA OF LAND:

L.R. Dag no:- 4670 = 3.17 Satak.

4671 = 7.00 Satak.

Total : 10.17 Satak.

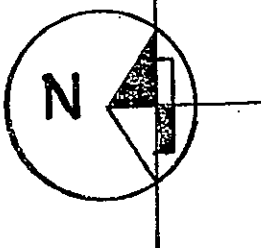
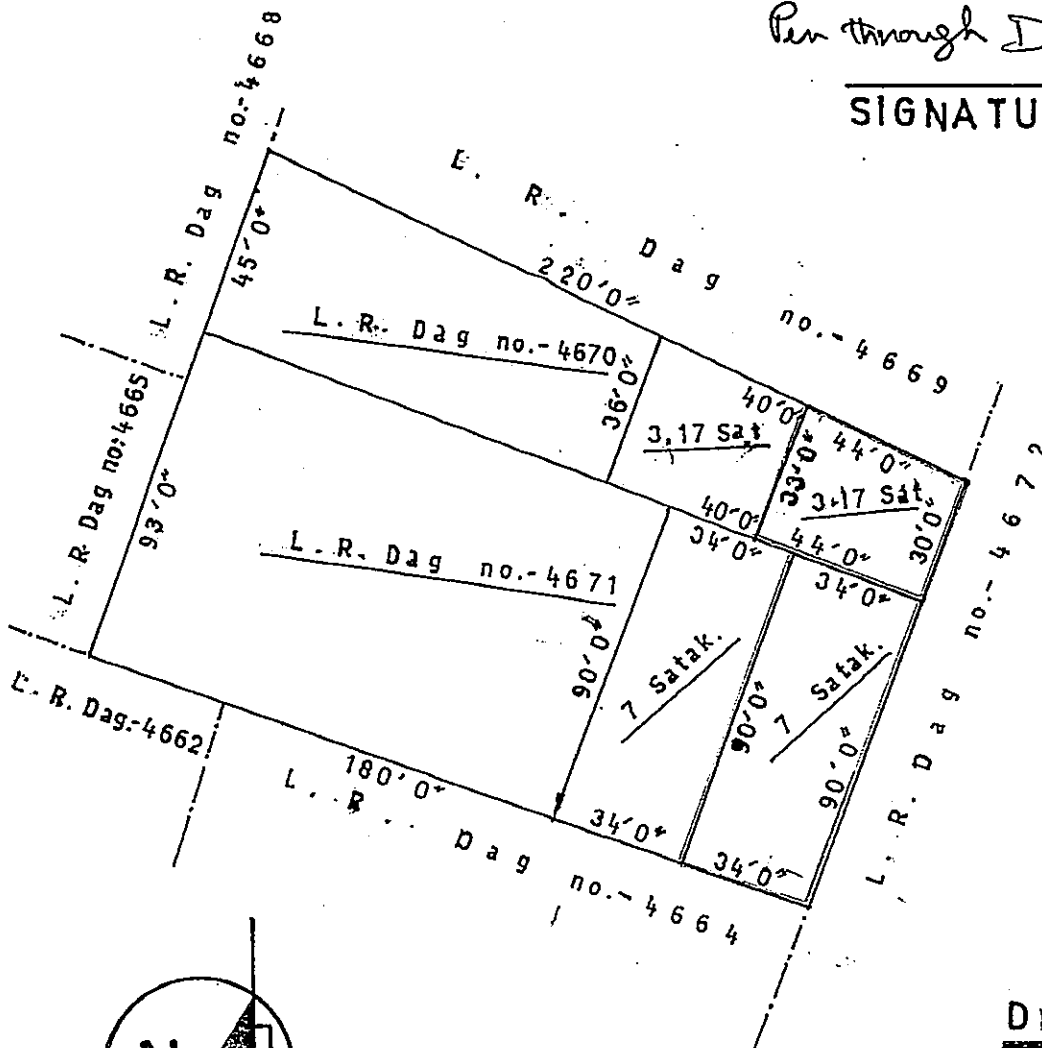
SHOWN BY RED BORDER.

VENDEE :

V. K. UDYOG LIMITED.

*L.T.G. Kabita Das
Per through Debnath Das*

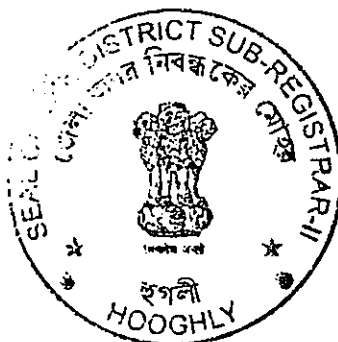
SIGNATURE OF VENDOR.



Drawn by.:

Ranada Prasad Debnath
Surveyor, Planer & Estimator

Serampore, Hooghly
Enlistment No. *RCPA 084*




Dist. Sub-Registrar- II
Hooghly.

12 OCT 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 4191 to 4206
being No 01540 for the year 2012.



19487. *[Signature]*
Sub-Registrar - II
Hooghly.

(Debasis Chakrabarty) 19-October-2012
DISTRICT SUB REGISTRAR-II OF HOOGHLY
Office of the D.S.R. - II HOOGHLY
West Bengal