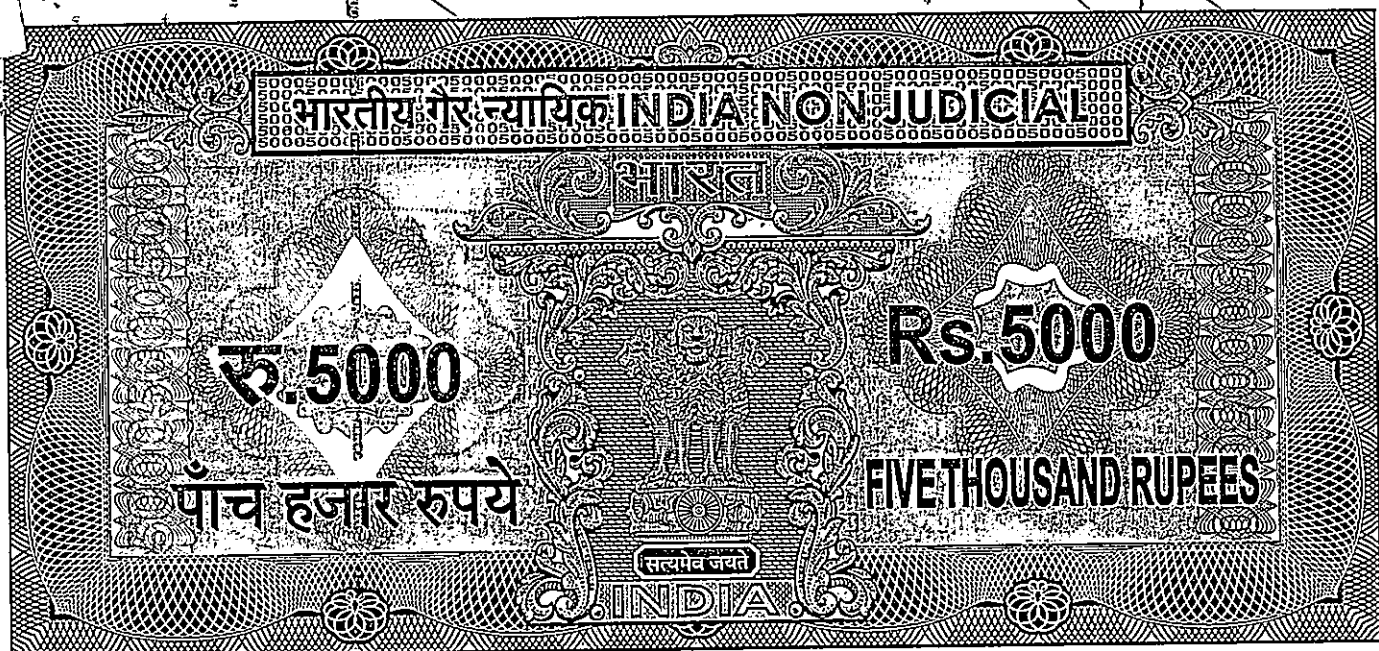


0316/12

8-323/12



W
27-2-12

पश्चिम बंगाल WEST BENGAL

V1-10-82-112

8-694/2012

A 314019

5000

510. 180600

185500

Signature Sheet and
Endorsement Sheet are
the Part & Parcel of the
Document.

[Signature]
District Sub-Registrar-II
Hooghly

Jagai Pal
District Mamo

29 FEB 2012

DEED OF SALE

THIS DEED OF CONVEYANCE is made this 27th
day of February in the year of Chirst Two
Thousand Twelve 2012 B E T W E E N (1) SRI JAGAI
PAL S/o. Late Kabil Pal, Hindu by faith,

Contd.2.

86-250-
80-
87-24-
-354-000

1639

16.01.2012

ক্রমিক নং

তারিখ

মূল্য

5000/-

ক্রেতার নাম

M/s. V.K. Udyog LTD

স্বামির নাম

5/2 Rasal St

পান

Kal 71

জেনা

স্বাক্ষর

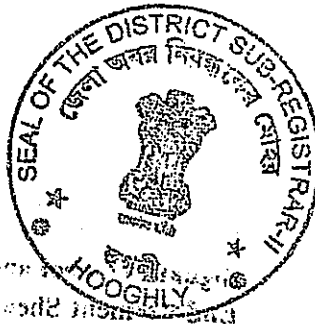
অনুপ কুমার গাঙ্গুলী

অনুপ কুমার গাঙ্গুলী

Jagai Pal(pai)



V.C.T. I
No-184



Jagai Pal.



V.C.T. I
No-185

District Sub-Registrar-II
Hooghly

Dilip Manna

27 FEB 2012

Biswajit K. R.

Son of: Lef. Ramendra Mohan K. R.
8/2, G.T. Road west
Serampore. Hooghly.

- 2 -

Business by profession, Indian by Nationality, residing
at Vill. Gourangapur, P. S. Bhadreswar, Dist. Hooghly, PAN- AOEP7919D

(2) SRI DILIP MANNA, S/o. Late Subal Chandra Manna,
Hindu by faith, Business by profession, Indian by
Nationality, residing at Vill. Dobapukur, P. O. Bighati,
P. S. Bhadreswar, Dist. Hooghly, ^{and PAN M- AUYPM 8802H} hereinafter jointly and
collectively called the VENDORS (AS SELLERS) , (which
terms to expression shall unless excluded by or
repugnant to the context be deemed to include their
heirs, executors, administrators, and legal representa-
tives, successor, and or assigns) of the FIRST PART.

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-700071,
represented by its Director SRI GUPTESWAR PRASAD,
S/o. Late Jatan Prasad, by Nationality Indian, Hindu
by faith, Business by profession, residing at 25B Camac
Street (6D Camac Court), P. S. Park Street, Kolkata -700017,
^{and PAN M- AABEY0316N} hereinafter referred to as the VENDEE (AS PURCHASER)

(which expression shall unless excluded by or repugnant
to the context be deemed to include his heirs, executors,
administrators, representatives and assigns) of the
SECOND PART.

Contd. 3.

WHEREAS ALL THAT piece and parcel of Sali land measuring area of 0.52 acre(52 Satak) in 16(sixteen) annas Khas possession of the Vendors over the Schedule mentioned below property in C.S. & R.S. Plot No.5847 and C.S. & R.S.Khatian No. 287 corresponding to L.R.Khatian No.2097 and 2098 under L.R.Plot No.4663 and situated at Mouza-Bighati,J.L.No.14,under P.S.Bhadreswar, Dist.Hooghly,within the ambit of Bighati Gram Panchayet, A.D.S.R.O.Chandannagore.

AND WHEREAS the property clearly mentioned in the schedule given below and the property was originally belonged to Zamindar,Bharat Chandra Pal and Others and subsequently to their legal heirs, Shibakali Pal, who used to realise rent from the tenant/Proja.Later on Habul Chandra Pal was ~~tenant~~ tenant /Proja under the Zamindar Bharat Chandra Pal and the Habul Chandra Pal became the direct Rayat under the Govt.of West Bengal by the promulgation of West Bengal Estate acquisition Act,and he began to own and possess the property clearly mentioned in the schedule given below.

AND WHEREAS the said Habul Chandra Pal had been owning and possessing the property clearly mentioned in the schedule given below,he died intestate leaving behind him his wife Smt.Satyabala Pal,Sri Mahananda Pal,

Sri Haradhan Pal, Sri Debabrata Pal as his sole heirs and as such they inherited and they began to own and possess the property clearly mentioned in the schedule given below.

AND WHEREAS the said 1) Smt. Satyabala Pal (2) Sri Mahananda Pal, 3) Sri Haradhan Pal, 4) Sri Debabrata Pal had been owning and possessing the property clearly mentioned in the schedule given below they sold away the property clearly mentioned in the schedule given below by a registered deed of sale being no. 00995 for the year 2005 of the Book No. I, Vol No. 1 Page No. 19760 to 19780 of A.D.S.R.O. Chandannagore, District Hooghly, taking valuable consideration to the present Vendors Viz. 1) Sri Dilip Manna, (2) Sri Jagai Pal.


AND WHEREAS the present Vendors by purchase have become absolute owners and possessors of the schedule below property and have been exercising their ~~right title~~ right title interest and possession by cultivation and harvesting crops therefrom.

AND WHEREAS the present vendors muted their names in B.L. & L.R.O. Singur, Hooghly and they have been owning and possessing jointly by way of cultivation and harvesting crops and taken yields from the schedule below property and the L.R. Khatian No. 2097 and 2098 of L.R. Dag No. 4663, Mouza-Bighati, J.L. No. 14 measuring

area 0.52 acre, Sali land under P.S. Bhadreswar,
Hooghly stands in the names of the Vendors.

AND WHEREAS the present Vendors are the joint owners and possessors of the schedule below property having the proportionate share and the vendors are in acute need of money they declared to sell out the property mentioned in the schedule given below and the Vendee/ purchaser getting the information proposed to purchase the property clearly mentioned in the schedule below at a total consideration price of Rs. 30,92,675/- (Rupees Thirty lacs ninety thousand six hundred seventy five)

AND WHEREAS the Vendors considering the amount of consideration money of the property clearly mentioned in the schedule below is fair, reasonable and in conformity with the market price agreed and accepted the said proposal and offer.

 AND WHEREAS the present vendors on receipt of the total money of Rs. 30,92,675/- (Thirty lacs ninety two thousand six hundred seventy five) only as consideration price of the property clearly mentioned in the schedule below are executing the sale deed in favour of the present purchaser in respect of the property mentioned in the schedule below along with all of rights, title interest and possession, attached thereto and the present purchaser are being put into khas possession of the said property.

AND WHEREAS the aforesaid vendors have made representation to the purchaser that the property described in the schedule below hereunder is free from all encumbrances and the vendors are competent and lawfully entitled to

sell and transfer right, title, possession of the schedule mentioned property to the purchaser and there is no claim lien or attachment over the schedule below property and the vendors also represented to the purchaser that the said schedule mentioned property is not affected with any road alignment or Govt. acquisition or requisition proceedings and if it is found that the said property is affected by any road alignment or any Govt. acquisition or requisition proceedings then the Vendors shall pay to the purchaser entire consideration money together with interest, cost and damages.

AND WHEREAS the Vendors also covenant with the purchaser that in case the purchaser is deprived from khas possession of the whole or any part of the schedule below property and hereby sold by reasons of any defect found in the title of the Vendors or any encumbrances or charges and alignment or any Govt. acquisition or requisition proceedings on the same in that event the vendors shall pay to the purchaser at a time 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.

AND WHEREAS the Vendors are absolute owner of the schedule below property and the Vendors handed over their all rights, and khas possession to the present purchaser ~~and broker~~ and established him in the khas possession of the schedule below property and vendors

Tagai Pol.

are released and extinguished of all rights, title, interest and khas possession of the schedule below property by taking consideration money in favour of the purchaser AND the legal representative, legal heirs of the Vendors shall have got no claims regarding title, rights, interest and possession of the schedule below property and shall not disturb the purchaser regarding title, interest and khas possession of the schedule below property henceforth.

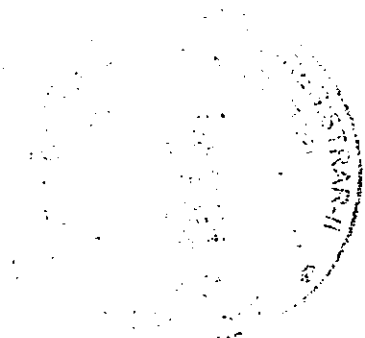
NOW THIS DEED WITNESSETH AS FOLLOWS :-

That in pursuance of the said agreement and in consideration of a sum of Rs. 30,92,675/- (Thirty lacs Ninety two thousand six hundred ^{Seventy five} only) paid by the purchaser to the Vendors before the execution hereof the Vendors doth the receipt whereof hereby as well as by the memo hereunder written and admit and acknowledge and the vendors as absolute owner doth hereby convey, transfer the right, title interest and khas possession of the schedule below property to the purchaser/Vendee and assign and assure unto the purchaser ALL THAT piece and parcel of sali land, measuring 0.52 acre (52 satak) comprised in C.S. & R.S. Plot No. 5847 and C.R. & R.S. Khatian No. 287 corresponding L.R. Khatian No. 1068, 1587 and 547 of L.R. Dag No. 4663 and present vendors L.R. Khatian Nos. 2097 and 2098 under L.R. Dag No. 4663 lying and situated at Mouza-Bighati, J.L. No. 14 under P.S. Bhadreswar, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office Chandannagar, Dist. Hooghly in the State of West Bengal, as fully described in the schedule below hereto and hereinafter

called schedule below property, OR HOWSOEVER OTHERWISE
the said numbered described distinguished TOGETHER
WITH all and signature the 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
remainder or reminders and the rents issues and profits
thereof and all 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 for ever 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 schedule
below property hereditament 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 vendors 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 purchaser shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the said property hereditament and receive the rents issues and profits thereof 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 in trust for them or from or under any of their ancestor or predecessors and title AND that free from all encumbrances or any of their ancestors or predecessor-in-title or any persons lawfully or equitably claiming any estate or in the property hereditament or any of them or any part of from under or in trust for them the vendors or from or under any of their ancestors 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.

THAT, if subsequently any defect arising in this deed and if it is defected, the same will be removed by the



Q

For the State of California
200207

23 FEB 2012

Vendors by executing and by registering any deed of rectification in case of necessity.

IN WITNESS WHEREOF the Vendors after going through the contents of the Deed and on receipt of the consideration money are putting their hands and seals on the day, month and year first above written.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of sali land measuring 0.52 acre (52 Satak) comprised in C.S. and R.S. Plot No. 5847 appertaining ~~W.A. & R.S. Khatian~~ ~~Mr. XXX~~ and C.S. & R.S. Khatian No. 287, corresponding to L.R. Khatian No. 2097 and 2098 under L.R. Plot No. 4663 of Mouza Bighati, J.L. No. 14, with in ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandannagar, P.S. Bhadreswar, Dist. Hooghly and the said property is butted and bounded in red mark. The annexed map will be treated as a part of this deed.

Jagaj Pal.

ON THE NORTH : Land of L.R. Dag No. 4662
On THE SOUTH : Land of L.R. Dag No. 4679
ON THE EAST : Land of L.R. Dag No. 4664 and 4672
ON THE WEST : Land of L.R. Dag No. 4654, 4655, 4656

The property is situated within the panchayet area for which annual rent of Total Rs. 12/- is payable to the Govt. of West Bengal.

স্বাক্ষর ও মোহর সহিত
স্বাক্ষর ও মোহর সহিত

SIGNED AND DELIVERED BY
THE VENDORS IN PRESENCE OF
WITNESSES:

1) *স্বাক্ষর ও মোহর সহিত*
28. H.M. GOSWAMI ST.
Sempore, Hooghly.

2) *Biswajit K.*
Sempore.

1) Jagai Pal.

2) *Debi Manna*

SIGNATURE OF THE VENDORS.

Read over & explained the contents of the deed to the vendors by me and the deed drafted by me.

Anjan K. Bhowmick
Advocate,
(ANJAN KUMAR BHOWMICK)
W.B. 2006/2001
Judges Court, Hooghly.

Typed by me.

Champaklal
Typist,
Judges Court, Hooghly.

MEMO OF CONSIDERATION.

Received of Rs. 30,92,675/- (Thirty lacs ninety thousand six hundred seventy five) only.
above named purdaser in cash and draft.

I.C.I.C.I. Draft no-	242948 dt. 24.2.12	Rs 14,64,000.00
"	" 242927 dt. 24.2.12	Rs 16,28,675.00
		<u>30,92,675/-</u>

WITNESSES

~~Parjit Chatterjee~~
22/2/12
Secunder. Hooghly.

Biswajit Kd.
Serampore, Hooghly.

1) Jagai Pal.

2) Dilip Manna

Signature of the Vendors.

Drafted by

~~Anjan Bhowmick~~
Advocate

(ANJAN KUMAR BHOWMICK)

WB. 2006/2001

Judges Court, Hooghly.











Typed by me.

~~Swapankal~~
Typist,

Judges Court, Hooghly.

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

জোতা / বিক্রেতা / দাতা / গ্রহীতা

বাম হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) শুক্রাঙ্গুলী	(২) শুক্রাঙ্গুলী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) আনামিকা	(৪) আনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



Jagai Pal,

Jagai Pal.

স্বাক্ষর

যে ব্যক্তির দুই হাতের আঙ্গুল-এর ছাপ (টিপ) লওয়া হইল













Q

District Sub-Registrar-II
Hooghly

27 FEB 2012

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

জ্যেষ্ঠ / বিজ্ঞেতা / দাতা / গ্রহীতা

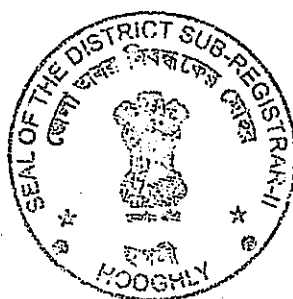
বাম হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) শুক্রাঙ্গুলী	(২) শুক্রাঙ্গুলী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) আনামিকা	(৪) আনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	



Dilip Manna

স্বাক্ষর

যে ব্যক্তির দুই হাতের আঙ্গুল-এর ছাপ (টিপ) লওয়া হইল













Q

District Sub-Registrar-II
Hooghly

27 FEB 2012

ହୈ ହାତେର ଆଙ୍ଗୁଳ-ଏର ଛାପ (ଟିପ)

ଜେତା / ବିଜେତା / ନାଜା / ଗ୍ରହୀତା

ବାମ ହାତେର ଆଙ୍ଗୁଳ-ଏର ଛାପ (ଟିପ)		ଡାମ ହାତେର ଆଙ୍ଗୁଳ-ଏର ଛାପ (ଟିପ)	
	(୧) ବୃହଦ୍‌ଆଙ୍ଗୁଳୀ	(୧) ବୃହଦ୍‌ଆଙ୍ଗୁଳୀ	
	(୨) ଅର୍ଦ୍ଧାଙ୍ଗୁଳୀ	(୨) ଅର୍ଦ୍ଧାଙ୍ଗୁଳୀ	
	(୩) ମଧ୍ୟାଙ୍ଗୁଳୀ	(୩) ମଧ୍ୟାଙ୍ଗୁଳୀ	
	(୪) ଆନାମିକା	(୪) ଆନାମିକା	
	(୫) କନିଷ୍ଠା	(୫) କନିଷ୍ଠା	



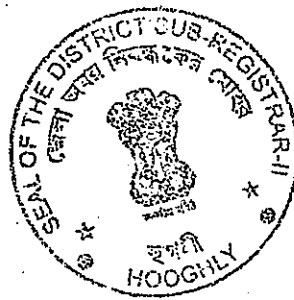
Handwritten signature of the man in the portrait.

Handwritten signature of the man in the portrait.

GUPTESHWAR PRASAD

ସାକ୍ଷର

ଏକ ବାକ୍ସର ଦ୍ଵୟ ହାତେର ଆଙ୍ଗୁଳ-ଏର ଛାପ (ଟିପ) ଲଗାୟା ହେଉଅଛି



[Handwritten signature]

District Sub-Registrar-II
Hooghly

27 FEB 2012



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

Endorsement For Deed Number : I - 00323 of 2012
(Serial No. 00316 of 2012)

On

Payment of Fees:

On 27/02/2012

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

Presented for registration at 16.40 hrs on :27/02/2012, at the Private residence by Jagai Pal , one of the Executants.

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

Execution is admitted on 27/02/2012 by

1. Jagai Pal, son of Late Kabil Pal , Gourangapur, Thana:-Bhadreswar, District:-Hooghly, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
2. Dilip Manna, son of Late Subal Chandra Manna , Dobapukur, Thana:-Bhadreswar, District:-Hooghly, WEST BENGAL, India, P.O. :-Bighati , By Caste Hindu, By Profession : Business

Identified By Biswajit Kar, son of Late Ramendra Mohon Kar, 86/2 G T Rd. West, Serampore, Thana:-Serampur, District:-Hooghly, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Debasis Chakrabarty)
 DISTRICT SUB REGISTRAR-II OF HOOGHLY

On 29/02/2012

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/-

Payment of Fees:

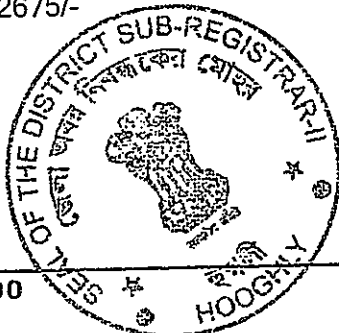
Amount By Cash

Rs. 34058/-, on 29/02/2012

(Under Article : A(1) = 34012/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 29/02/2012)

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.-3092675/-



District Sub-Registrar-II
 Hooghly
 (Sudarshan Bramhachari)
 DISTRICT SUB REGISTRAR-II OF HOOGHLY

EndorsementPage 1 of 2

29/02/2012 14:46:00

29 FEB 2012



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

Endorsement For Deed Number : I - 00323 of 2012

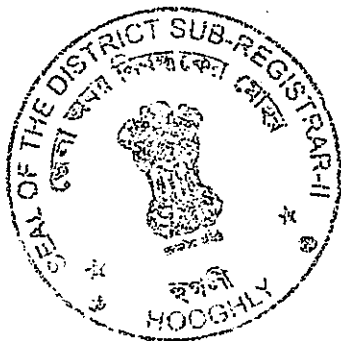
(Serial No. 00316 of 2012)

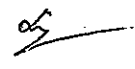
Certified that the required stamp duty of this document is Rs.- 185581 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 180600/- is paid, by the draft number 339572, Draft Date 24/02/2012, Bank Name State Bank of India, Sp.ins.bkg Kolkata, received on 29/02/2012

(Sudarshan Bramhachari)
DISTRICT SUB REGISTRAR-II OF HOOGHLY




District Sub-Registrar-II
Hooghly

(Sudarshan Bramhachari)
DISTRICT SUB REGISTRAR-II OF HOOGHLY

29/02/2012 14:46:00

EndorsementPage 2 of 2

29 FEB 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4713 to 4733
being No 00323 for the year 2012.



[Handwritten signature]

District Sub-Registrar-II
(Sudarshan Brahmachari) 29-February-2012
DISTRICT SUB REGISTRAR-II OF HOOGHLY
Office of the D.S.R.-II HOOGHLY
West Bengal