



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 435338

Commission  
on 12-03-13  
at 5-39 P.M.

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the End-  
orsements Attached with this  
Documents are the Part of this  
Document.

A.D.S.R. Durgam  
District

13 MAR 2013

## DEED OF SALE

MARKET VALUE: RS. 10,31,800/-

TRANSACTION VALUE: RS. 10,31,800/-

MOUZA: SUNDIARA

GRAM PANCHAYAT: TRILOCKCHANDRAPUR,

P.S.: KANSHA, DIST.: BURDWAN.

AREA SOLD: 67 DECIMALS

by

12 MAR 2013

Sl. No. 3567 Date  
Name Substans Industrial Infrastructure Pvt Ltd  
Address New Delhi - 19  
Value of Stamp Paper 1500/-  
Date of Purchase of the Stamp Paper from Treasury 11 MAR 2013  
Name of the treasury from where Purchase-Durgapur.

Jitendra Nath Mondal  
Stamp Vender  
Durgapur Court, Durgapur-18  
Licence No-1/00

কাউন্সিল  
বঙ্গোপাধিকার



663

কাউন্সিল  
বঙ্গোপাধিকার



সেপারেশন  
কাউন্সিল  
সেপারেশন  
সেপারেশন - 12

Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

THIS DEED OF SALE IS MADE ON 12<sup>th</sup> DAY MARCH, 2013

**SRI KARTICK CHANDRA MONDAL** [**PAN NOT ALLOTTED**] son of Late Pashupati Mondal, by faith-Hindu, by occupation-Cultivator, nationality-Indian, resident of Keshabpur, PO:- Trilockchandrapur, P.S.: Kanksa, A.D.S.R. Office: Durgapur, District: Burdwan, W.B., hereinafter called as the **VENDOR(S)** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors, and assignees) of the **ONE PART**.

**AND**

**M/s Solitaire Industrial Infrastructure Private Limited**, a company incorporated under the Companies Act, 1956 and having its registered office at 616A (16A, Sixth Floor), Devika Tower, Nehru Place, New Delhi-110019 a Company incorporated under the Companies Act, 1956 having registered office at 6, Dr. Meghnad Saha Sarani (Southern Avenue), 2<sup>nd</sup> Floor, Kolkata 700 026, **PAN: AAMCS8885Q** hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors, and assignees) of the **OTHER PART** represented by its Authorised representative Mr. K. Sivadasan S/o Narayanan Nair, By Faith-Hindu, By Occupation-Serviceman, resident of 14D, Pocket-5, MIG, Mayur Vihar, Phase-III, New Delhi, of the **OTHER PART**

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

1. **Said Property:** Land measuring 67 decimals, more or less, Mouza Sundiara, J.L. No. 67, Police Station Kanksa, within the

by  




Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

jurisdiction of Trilockchandrapur Gram Panchayet, A.D.S.R. Office:- Durgapur, District Burdwan.

2. **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

**A. Ownership of Said Property:**

**That** 183 decimals land of the schedule mentioned plot previously belonged to Pramatha Nath Pal son of Lt. Ramcharan Pal by virtue of Regd. Deed of Partition vide no.3378/1988 of A.D.S.R. Bolpur along with his other properties and after that he has transferred 116 decimals land of the schedule mentioned plot towards the vendor through Regd. Sale Deed vide no.3146/1988 of A.D.S.R. Durgapur and remaining 67 decimals i.e. the schedule mentioned property has been transferred towards the vendor through Regd. Sale Deed vide no.3147 of A.D.S.R. Durgapur and to that effect, the vendor is the rightful owner & possessor of the property more fully mentioned in the schedule hereunder.

**B. Absolute Ownership of Vendors:** In the aforesaid circumstances, the Vendors have become the undisputed and absolute owner of the Said Property, free from all encumbrances.

**C. Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances that (1) the Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the

by  




Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2018

Panchayet Authority or Government or any Statutory Body (2) the Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 (3) the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title (4) the Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser (5) no tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors (6) no person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof (7) no mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof (8) the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendors to the Said

by  




Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

Property is free, clear and marketable (9) the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation (10) there is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

3. **Basic Understanding:-**The basic understanding between the Parties is that Purchaser is in search of Industrial Land at Durgapur Sub-Division in West Bengal for establishing Solar Power Plant and for that they will send the money through normal banking channels to Prajan Trading Private Limited (PTPL) and further authorize (PTPL) vide Power of Attorney Deed No. IV-00087 for the year 2013 of A.D.S.R. Durgapur, (Authorized representative) to pay payment to the Seller(s) on Behalf of the purchaser for purchase the land in Durgapur Sub- Division, in Mouza-Keshabpur and Sundiara.

That price mentioned in this instrument is being accepted by the Vendor(s) as the Highest Consideration for Schedule mentioned property at the prevalent market rate.

That the Vendor(s) will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 2 and 3 and their sub-clauses mentioned above (collectively Representations).

by  




৷

Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

**4. Transfer:-**

A. Hereby Made: The Vendors hereby sell, conveys and transfer to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever in nature in the Said Property more fully described in the Schedule below together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever in nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

**B. Consideration:**

**Vendors** sold their share of property at a price of Rs. 10,31,800/- (Rupees Ten Lakhs Thirty One Thousand Eight Hundred) only out of which Rs. 6,03,500/- (Rupees Six lakhs three thousand five hundred) only has been paid by the Purchaser's authorized representative vide cheque / Demand Draft No 000084- dated 12.3.2013 On Bank of India Payable at Durgapur to the Vendor and the balance amount has been paid to the Vendors in cash, on request of the Vendor.

**5. Terms of Transfer:-**

**Salient Terms:** The transfer being effected by this Conveyance is:

**Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

**Absolute:** absolute, irreversible and perpetual.

**Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars

by  




Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

**Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

**Subject to:** The transfer being effected by this Conveyance is subject to:

**Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

**Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

**Delivery of Possession:** Khas, vacant peaceful and physical possession of the Said Property have been handed over by the Vendor to the Purchaser.

**Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

**Holding Possession:** The Vendor hereby covenants that the Purchaser and its successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said

b4





Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

**Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.

**No Objection to Mutation:** The Vendor declares that the Purchaser's shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect for causing mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchasers.

**Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

by  




Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

## SCHEDULE

In the District: Burdwan, P.S.: Kanksha, A.D.S.R. Office:  
Durgapur, Gram Panchayat: Trilockchandrapur, Mouza:  
Sundara, J.L. No.: 67, Khatian No-133, 177, 219, Plot  
No(Sabek)-89, Plot No(Hal)-107, (Classification - Baid) area of  
land transferred **67 decimals** out of 356 decimals, Land used for  
:-Industrial Purpose. Entire land Butted and bounded as Follow:-

North :- Plot No-80, 81, 106, 105, 108, 100, 110, 111, 112

South:-Plot No-Land of Keshabpur Mouza plot no.844, 983, 984

East:- PlotNo-159, 160

West:-PlotNo-843, 80

Payable Rent to be paid to the Collector, Burdwan through B.L.  
and L.R.O., Kanksha, in the district of Burdwan, West Bengal.

The sold area is shown in the sketch map, which is considered to  
be part & parcel of this deed.

That the transferred area of land is not within the acquired land  
of D.S.P., A.D.D.A. or any Govt. Authority.

It is hereby declared that the full name, colour passport size  
photograph, and fingerprints of each finger of both the hand of  
Vendors, and representative of Purchaser is affixed herewith,  
which is considered as a part and parcel of this Deed.

  
64



Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

IN WITNESS WHEREOF the Vendor(s) put his/her/ their signature(s) on the day, month and year above written in presence of witnesses in this Deed of Sale after receipt of Sale Consideration as full and final above described.

Witnesses:

1. Hardar Singh.  
s/o Harjinder Singh.  
Durgapur-16.  
Pvt. Employee



Handwritten signature in Hindi script

Signature of Vendor-1

2. Sunderam Pal  
Keshab Pal

3. Handwritten signature in Hindi script  
-12

Drafted and Typed by me&I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Krishnendu Paul  
Krishnendu Paul(Advocate)  
Durgapur Court





Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013



L.						
R.H.						

ATTESTED :-

काठिक चन्द्र  
व. जोषावठकर

काठिक चन्द्र  
व. जोषावठकर

PHOTO	L.H.					
	R.H.					

ATTESTED :-

PHOTO	L.H.					
	R.H.					

ATTESTED :-

PHOTO	L.H.					
	R.H.					

ATTESTED :-

PHOTO

Handwritten text in Bengali script, likely a signature or name.

Handwritten text in Bengali script, likely a signature or name.

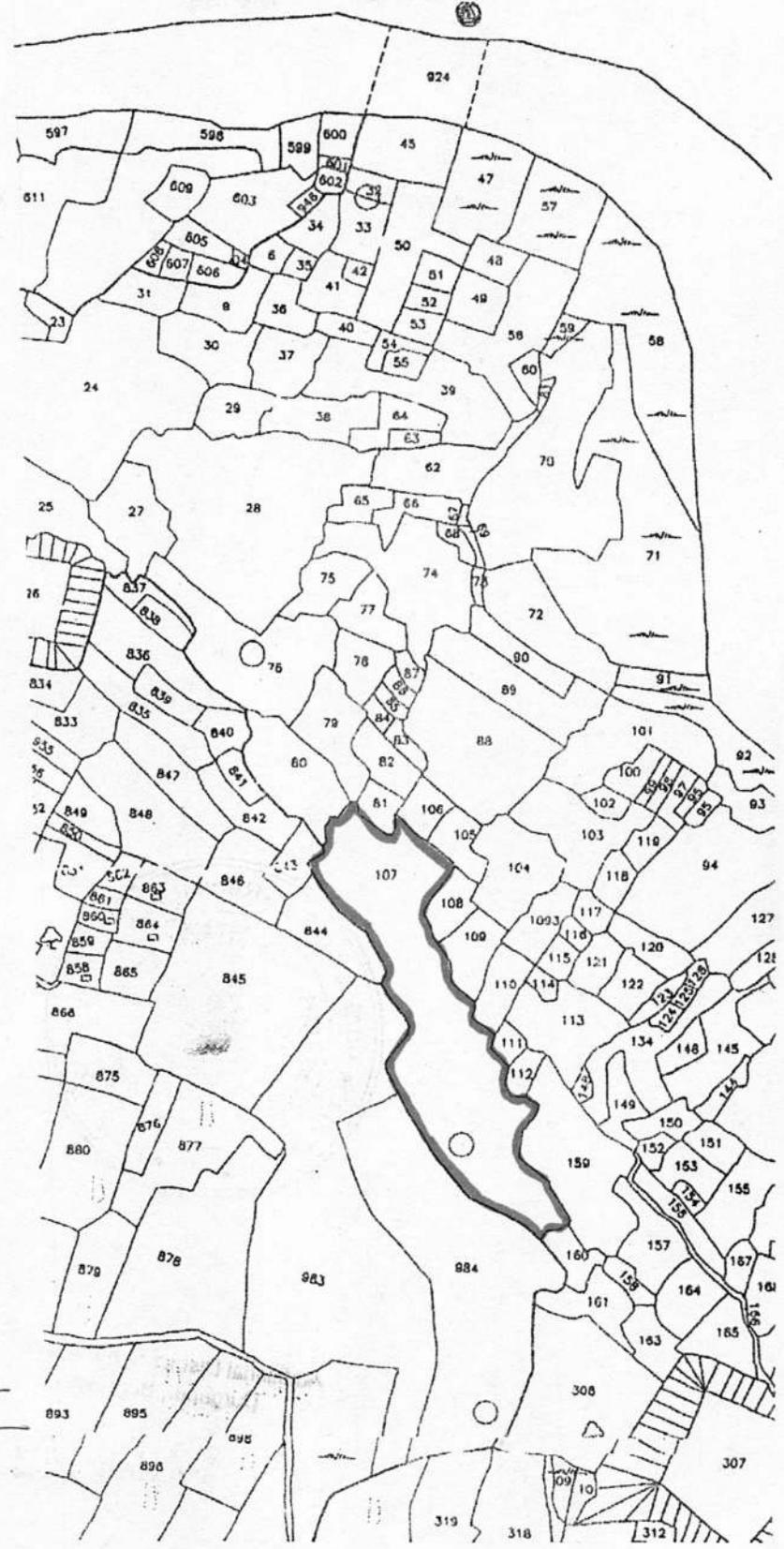


Additional District Sub-Registrar  
Durgapur, Burdwan

12 MAR 2013

ROUGH SKETCH MAP OF PLOT NO:-.....<sup>107</sup>.....OF JL NO-67 (Mouza-Sundiara), UNDER POLICE STATION-KANKSA  
DIST:- BURDHWAN, WEST BENGAL WITH RED MARK, TRANSFERRED TO M/s SOLITARE INDUSTRIAL INFRASTRUCTURE (P) LTD.  
OF 616A(16A, SIXTH FLOOR) DEVIKA TOWER NEHRU PLACE, NEW DELHI-110019

N  
↑  
NOT TO SCALE



Handwritten signature and text, possibly a date or reference number.

*Pintu Paul*  
**PINTU PAUL**  
Regd. Amin  
L No. WB-F-455/1996  
Bahula, Burdwan

12 MAR 2013

Additional District Sub-Registrar  
Durgapur, Burdwan



100/1000

	Thumb	Point	Middle	Ring	Small
Left Hand					
Right Hand					

Photo



Signature.....  
*For Sphitite Industries*  
*(K-SIV'S-A-S-A-R-V)*

Left Hand					<i>Authorised S.I.</i>
Right Hand					

Signature.....

Left Hand					
Right Hand					

Signature.....

Left Hand					
Right Hand					

Signature.....

12 MAR 2013

Additional District Sub-Registrar  
Durgapur, Burdwan





-14-

Government Of West Bengal  
Office Of the A.D.S.R. DURGAPUR  
District:-Burdwan

Endorsement For Deed Number : I - 02006 of 2013  
(Serial No. 02113 of 2013 and Query No. L000003817 of 2013)

On 12/03/2013

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

Presented for registration at 17.39 hrs on :12/03/2013, at the Private residence by Kartick Chandra Mondal ,Executant.

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

Execution is admitted on 12/03/2013 by

1. Kartick Chandra Mondal, son of Late Pashupati Mondal , Village:Keshabpur, Thana:-Kanksa, P.O. :-Trilockchandrapur ,District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Gopal Mondal, son of Kartick Mondal, Village:Keshabpur, Thana:-Kanksa, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste: Hindu, By Profession: Others.

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

On 13/03/2013

**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, 5 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. 11348.00/-, on 13/03/2013

( Under Article : A(1) = 11341/- ,E = 7/- on 13/03/2013 )

**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.-10,31,800/-

Certified that the required stamp duty of this document is Rs.- 51600 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 50620/- is paid , by the Bankers cheque number 313610, Bankers Cheque Date 12/03/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 13/03/2013



( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

13/03/2013 12:09:00

EndorsementPage 1 of 2



- 15 -

**Government Of West Bengal**  
**Office Of the A.D.S.R. DURGAPUR**  
**District:-Burdwan**

---

**Endorsement For Deed Number : I - 02006 of 2013**  
**(Serial No. 02113 of 2013 and Query No. L000003817 of 2013)**

---

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR



( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

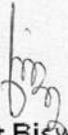
13/03/2013 12:09:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 2468 to 2484  
being No 02006 for the year 2013.



  
(Satyajit Biswas) 13-March-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A.D.S.R. DURGAPUR  
West Bengal