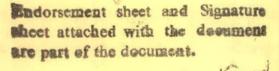


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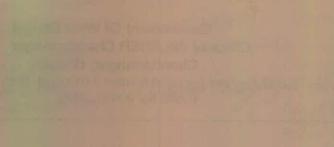
DEED OF SALE

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THIS DEED OF CONVEYANCE is made this 13/2 day of May in the year of Christ Two Thousand Five BETWEEN 1.SMT. BIMALA MANNA w/o Late Krishna Chandra SRI HARISADHAN MANNA Manna, 2/ 3/ SRI SUDARSHAN MANNA 4/ SRI HARADHAN MANNA 5. SRI. TARAPADA MANNA 6. SRI MRITYUNJOY MANNA 7. SRI DHANANJOY MANNA all are sons of late Krishna Chandra Manna, all are by faith Hindu, by nationality Indian, by occupation Cultivation all are residing at Vill. Dhobapukur, P.O. Bighati, Contd....2

SL. NO. 210 DATE 4/5/05 SERAMPORE TREA INV NAME OF PURCHASER



1 and

Government Of West Bengal Office of the ADSR Chandannagar Chandannagar, Hooghly Endorsement For deed Number :I-01025 of :2005 (Serial No. 00888, 2005)

Certificate of Registration under section 60 and Rule 69.

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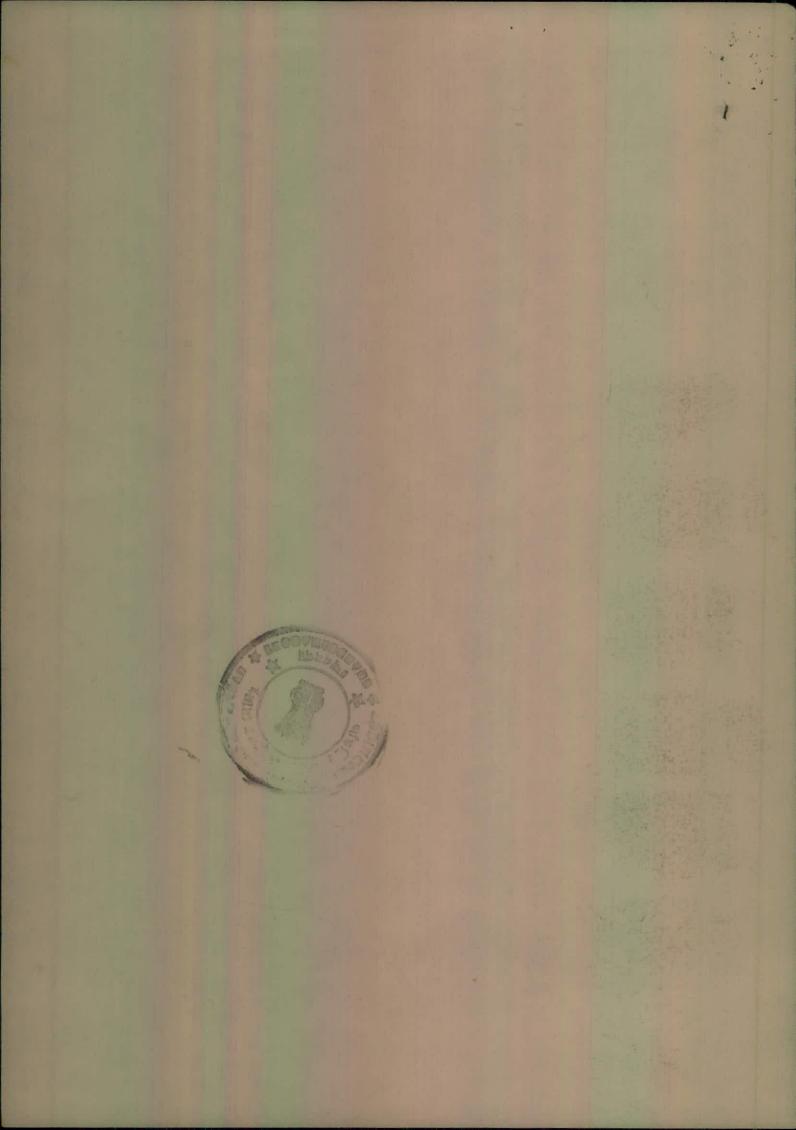
Registered in Book : L. volume number : 1. Page from : 20352 . Page to : 20379, being number :01025 for the year :2005.

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[Anil Kumar Ghoshal] A.D.S.R. Office of the Additional District Sub Registrar, Chandannagar Govt. of West Bengal

13-5-05

Page: 2 of 2



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 00888 / 2005 Doc

Document Number

01025 2005 1 -

(Anil Kumar Ghoshal) ADSR Chandannagar

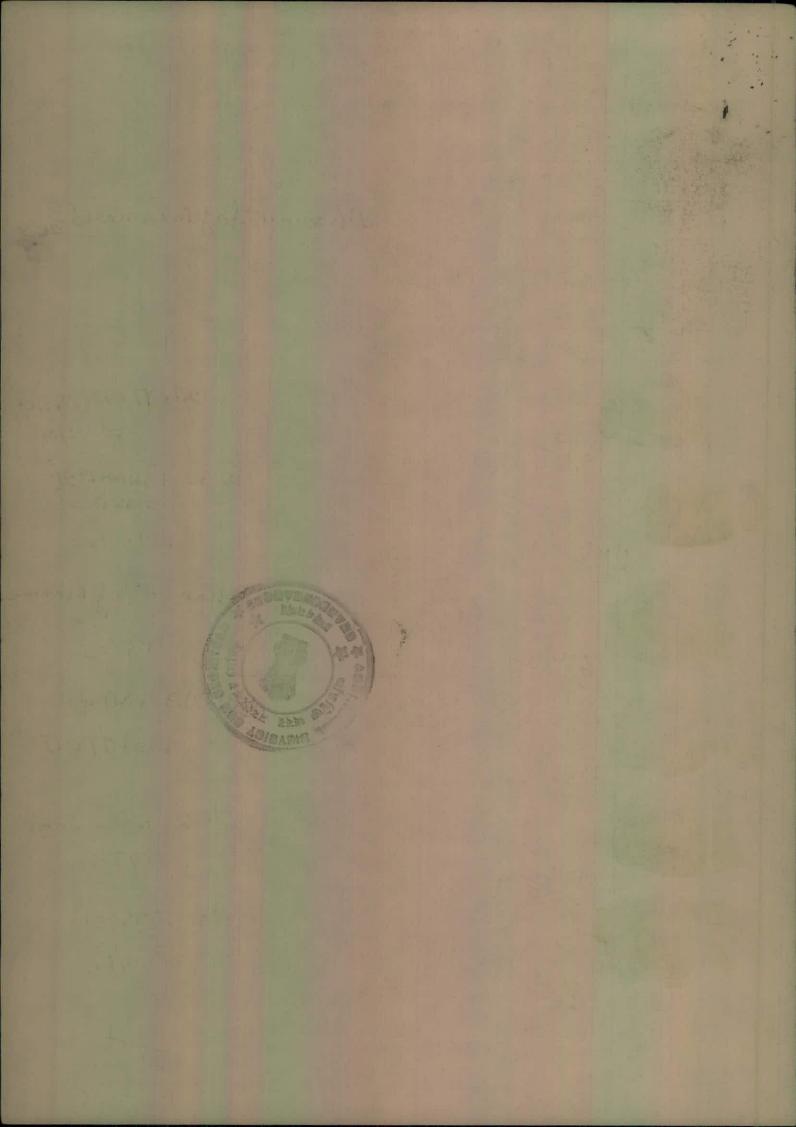
13-5-05

1. Signature of the Presentant

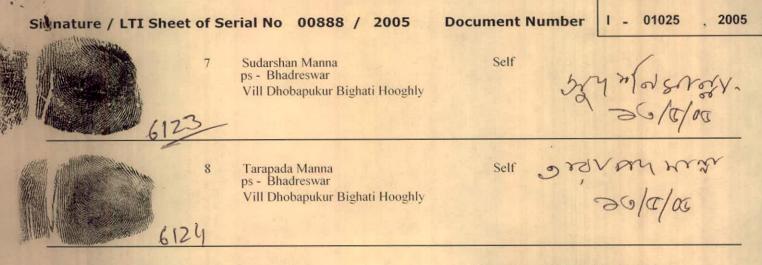
Name of the Presentant Signature with date Dhanan Dhananjoy Manna Manna 13

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

LTI	SI No	Admission of Execution By	Status	Signature with Date
	6118	Ashalata Sar ps - Khardaha Khardaha Sukchar Khardaha 24 Parganas North	Self	ONDET AT 68 5010 DG/0/00
611	2	Bimala Manna ps - Bhadreswar Vill Dhobapukur Bighati Hooghly	Self II	2: 2: 1322 Mar 21 21- 2: 1200 2 20 10 6 2 0 0 0 0 0 0 0
	3617	Dhananjoy Manna ps - Bhadreswar Vill Dhobapukur Bighati Hooghly	Self D	hanan JoJ Manna 13-55
	4	Haradhan Manna ps - Bhadreswar Vill Dhobapukur Bighati Hooghly	Setter	うらいののの
	5	Hari Sadhan Manna ps - Bhadreswar Vill Dhobapukur Bighati Hooghly	Self	20/0/00 ho
	6	Mrityunjoy Manna ps - Bhadreswar Vill Dhobapukur Bighati Hooghly	Self	2)2222424 CMAN
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Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the Additional District Sub Registrar, Chandannagar



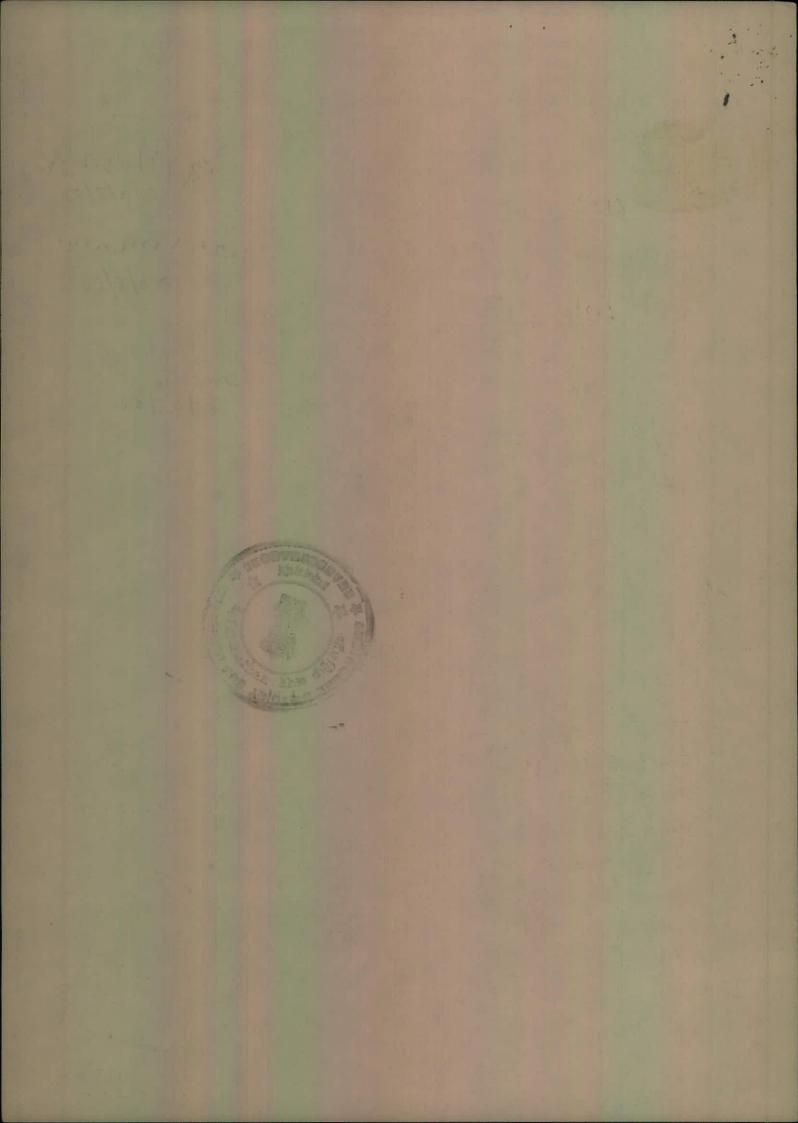
Name of Identifier of above Person(s)

Shiba Prasad Khara Vill Champsara Baidyabati Hooghly

Signature of Identifier with Date

Do to cloc

(Anil Kumar Ghoshal) **ADSR Chandannagar** 13-5-05





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P.S. Bhadreswar Vill. Dhobapukur, P.O. Bighati, P.S. Bhadreswar, Dist. Hooghly 8 <u>SMT. ASHALATA SAR</u> w/o Sri Anath Sar by faith Hindu, by nationality Indian, by occupation House hold duties, residing at Khardaha, Sukchar, P.O. & P.S. Khardah, Dist. North 24 Paraganas ; hereinafter jointly or collectively referred to as the <u>VENDO</u> <u>R S</u> (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 <u>THE FIRST PART.</u>

<u>Contd.....3</u>

ADDRESS Begannyogie Coust P.S. _____egampoore STAMP CLERK Hooghly DIST.



A. D. S. N. Ebandannagar, Hoostay 7 3 MAY 2005



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SREE ENTERPRISES a Partnership Firm registered under the provisions of Indian Partnership Act 1932, having its office at 67/22 Strand Road, Kol-6, represented by its Partners <u>1</u>. <u>SRI DHIRAJ PANDEY</u> soh of Sri Ram Darshan Pandey, <u>2</u>. <u>SRI RAM PROKASH PANDEY</u> s/o Sri Murlidhar Pandey, both are by Nationality Indian, by Faith Hindu, by occupation Business, both are residing at 7B, Raja Brojendra Street, P.S. Posta, Kolkata- 7 ; herein after referred to as the <u>PURCHASERS</u> (which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and includes its successor or successors-in office/Firm and/or assigns) <u>OF THE OTHER PART.</u>

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DATE 4/5/05 SERAMPORE TREA RY "BL NO 210 Debaborata Das, Advocate ADDRESS Segempose Court P.S. Depampogue SERAMPORE TREASURY Houghly DIST.



A. B. S. M. Chandannagar, Hoogta

1 3 MAY 2005



WHEREAS ALL THAT piece and parcel of Sali Land measuring a total area of 35 (Thirty Five) Satak comprised in R.S. (Plot. No. 5779, appertaining R.S. Khatian No. 334 and 1423, under L.R. Plot No. 4699, corresponding to L.R. Khatian No. 292 and 1530, 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 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.

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SL. NO. 210 Date 4/5/05 DERAMPORE TREA RY Debabrata Das, Achocate exampose Gast ADDRESS Segampore P.S Hosphly Fos STAMP CLERK SERAMPORE TREASURY DIST.



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A. B. S. S. Chandannagar, Hoogaap 1 3 MAY 2005



AND WHEREAS out of the said property land measuring 17 Satak land was originally owned and possessed by Subal Chandra Manna s/o Chaturam Manna of Bighati, P.S. Bhadreswar, Dist. Hooghly, and he was in absolute Khass possession by exercising his absolute right title and interest by paying Tax to the Panchayet and ground rent to the Govt. of West Bengal in his own name and his name was duly recorded in the L.R. Record of right and separate L.R. Khatian bearing No 1530 Kri was opened.

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AND WHEREAS said Sri Subal Chandra Manna left this mortal world intestate leaving behind his Widow Smt. Durgabala Manna and only son Sri Panchugopal Manna as his only legal heirs and representatives after passing the Hindu Succession Act 1956.

AND WHEREAS said Sri Subal Chandra Manna at the time of his death was a Hindu and was governed by the provisions of The Hindu Succession Act 1956. as such all his right title and interest in respect of the Schedule property was devolved upon his aforesaid legal heirs equally ½ share each.



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AND WHEREAS by a Deed of sale dated 25/01/1988 registered in Book No. I, Being No. 271 for the year 1988 of Serampore ADSR office said Smt. Durgabala Manna and only son Sri Panchugopal Manna sold, transferred and delivered possession of the said 17 Satak of land in favour of Sri Haradhan Manna, Sri Tarapada Manna, Sri Dhananjoy Manna and Sri Mrityunjoy Manna the present Vondors No. 4 to 7 herein.

सित्यमेव जयते ।

AND WHEREAS out of the said property land measuring 18 Satak land was originally owned and possessed by Sri Krishna Chandra Manna s/o Manmatha Nath Manna of Bighati, P.S. Bhadreswar, Dist. Hooghly and he was in absolute Khass possession by exercising his absolute right title and interest by paying Tax to the Panchayet and ground rent to the Govt. of West Bengal in his own name and his name was duly recorded in the L.R. Record of right and separate L.R. Khatian bearing No 292 Kri was opened.

AND WHEREAS said Sri Krishna Chandra Manna left this mortal world intestate leaving behind his Widow Smt. Bimalala Manna, six sons Sri Haradhan Manna, Sri Tarapada Manna, Sri Dhananjoy Manna, Sri Mrityunjoy Manna, Sri Harisadhan Manna, Sri Sudarshan Manna and only married daughter Smt. Ashalata Sar i.e. the present Vendors herein as his only legal heirs and representatives after passing the Hindu Succession Act 1956.

SL. NO. 210 DATE 4/5/05 SERAMPORE TREA IRY Debabrada. N.J. Das. Advocate ADDRESS Senampose Guit Hoog DIST. STAMP CLERK THINK I DOG



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AND WHEREAS said Sri Krishna Chandra Manna at the time of his death was a Hindu and was governed by the provisions of The Hindu Succession Act 1956 as such all his right title and interest in respect of the Schedule property was devolved upon his aforesaid legal heirs i.e. the present Vendors herein equally 1/8th share each.

AND WHEREAS by aforesaid inheritance and aforesaid purchase the present Vendors become the joint owners of the said property in respect of their share and now in Joint khass possession by exercising their Joint right title and interest by cultivation and harvesting crops there from.

AND WHEREAS the Vendors jointly have agreed to sell their schedule joint property and were in search of prospective buyer who could purchase the said property.

AND WHEREAS the purchasers through its principal agent approached the Vendors and made a proposal to purchase the said property and offered to pay a sum of Rs.6,36,364/- (Rupees Six Lacs Thirty Six Thousand Three Hundred Sixty Four) only.

"SL. 10. 210 Debaborata Das, Advocatie ADDRESS Segampose Court P.S. Sogampose Hooghly DIST. 105 STAMP CLERK 0



A. D. B. M. Chandannagar, Hoog30,

1 3 MAY 2005

AND WHEREAS the vendors considering the quantum of consideration money fair, reasonable and inconformity with the market price, accepted the offer and entered in to an agreement dated 29th March 2005 with the Purchaser and have taken an advance amount of Rs. 5,72,000/- (Rupees Five Lakh Seventy Two Thousand) only from the purchaser.

AND WHEREAS the aforesaid Vendors have 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 there is 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 requisition proceedings then the Vendor shall pay damages to the purchaser entire consideration money together with interest cost and damages.

AND WHEREAS the Vendors covenant with the purchasers that in case the purchasers are 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 acquisition or requisition proceedings on the same in that event the Vendors shall pay to the purchasers 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.

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A. D. S. M. Chandannagar, Booghip

1 3 MAY 2005

NOW THIS DEED WITNESSETH AS FOLLOWS :

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THAT in pursuance of the said Agreement dated 29th March 2005 and in consideration of a sum of Rs. 6,36,364/- (Rupees Six Lacs Thirty Six Thousand Three Hundred Sixty Four) only paid by the purchasers to the Vendors paid at or before the execution hereof as per memo of consideration below the Vendors doth (the receipt whereof hereby as well as by the memo hereunder written admit and acknowledge) and the Vendors as joint owners doth hereby convey, transfer, assign and assure unto the purchaser ALL THAT piece and parcel of Sali Land measuring a total area of 35 (Thirty Five) Satak comprised in R.S. Plot. No. 5779, appertaining R.S. Khatian No. 334 and 1423, under L.R. Plot No. corresponding to L.R. Khatian No. 292 and 1530, lying and situate at Mouza 4699. 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 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 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

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A. B. S. N. Chandannagar, Hoosay. 7 3 MAY 2005 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 quietly hold use possess and enjoy the said property hereditament and premisesand 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 equitable 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 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 predecessorin-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 a total area of <u>35 (Thirty Five)</u> Satak comprised in R.S. Plot. No. 5779, appertaining R.S. Khatian No. 334 and 1423, 1= under L.R. Plot No. 4699, corresponding to L.R. Khatian No. 292 and 1530, 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 :-

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A. B 8. 8 Chandannagar, Hooghin

1 3 MAY 2005

ON THE NORTH	:	LAND OF DAG NO. 4695.
ON THE SOUTH	:	LAND OF DAG NO 4700
ON THE EAST	:	LAND OF R.S. DAG NO. 4708
ON THE WEST	:	LAND OF DAG NO. 4698 AND 4701.
The annual rent	of Rs.	2/- is payable to the Govt. of West Bengal.

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

SIGNED AND DELIVERED BY THE VENDORS IN PRESENCE OF :-1} Shiba brasad Khara. Champsara. Hooghly,

2) Ashitosh Santra Chapsana, 100ghly

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SIGNATURE OF THE VENDORS

RECEIVED of and from the within named purchaser the with in mentioned sum of Rs. 6,36,364/- (Rupees Six Lacs Thirty Six Thousand Three Hundred Sixty Four)only, being the consideration in full as per Memo below :-

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A. B. S. N. Chandannagar, Hooght 1 3 MAY 2005

Received full Consideration in Cash

Read over and explain to The executant poth in Bengalt. For gran wor

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WITNESSES 1. Shibu forasad Khara. Champsore. Hooghy.

2. Ashutosh Santra vill-champsarra, Hoogly

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- सी हार्डिंग स्प्रे

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SIGNATURE OF THE VENDORS

Drafted by me :-232/221/91 (DEBABRATA DAS)

Advocate.Serampore Court.

Typed by :- s. may

Serampore Court.

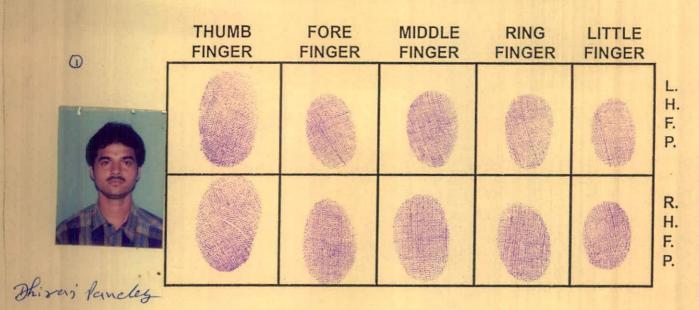
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A. D. S. M. Chandannagar, Hooght,

1 3 MAY 2005



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FINGER PRINTS OF BOTH HANDS

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A. D. S. M. Chandannagar, Hooghi, 13 MAY 2005

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A. D. S. R. Chandannagar, Hoogas, 13 3 MAY 2005

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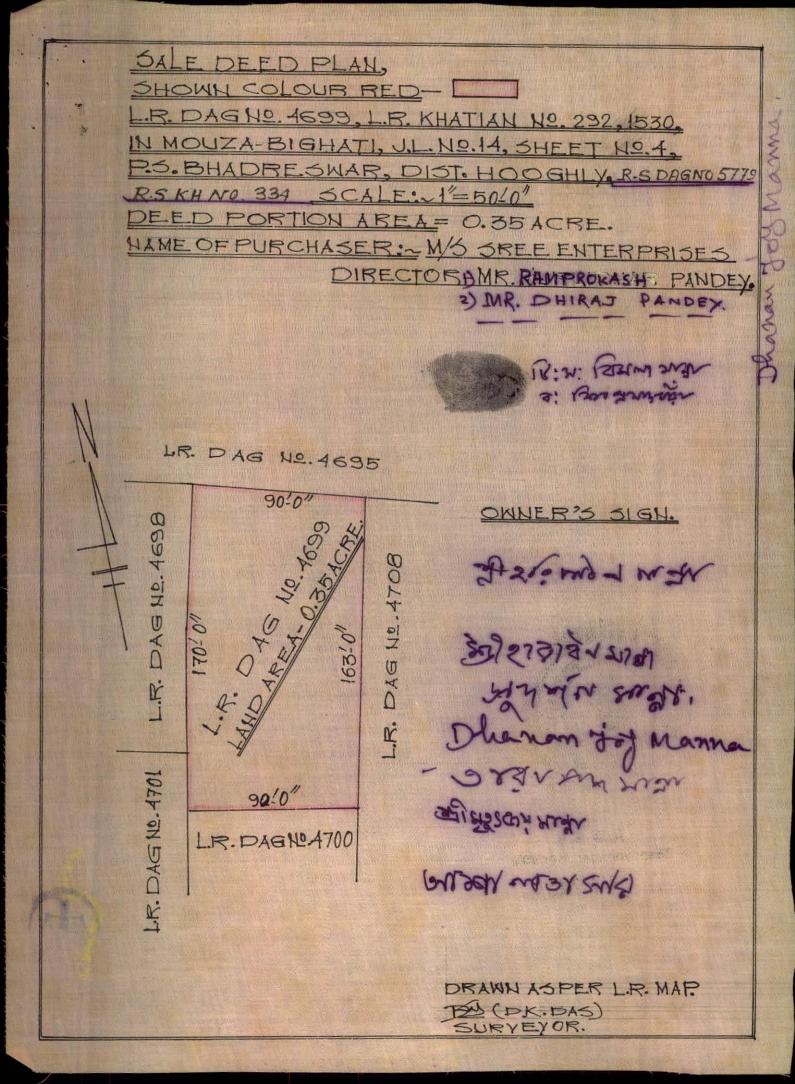
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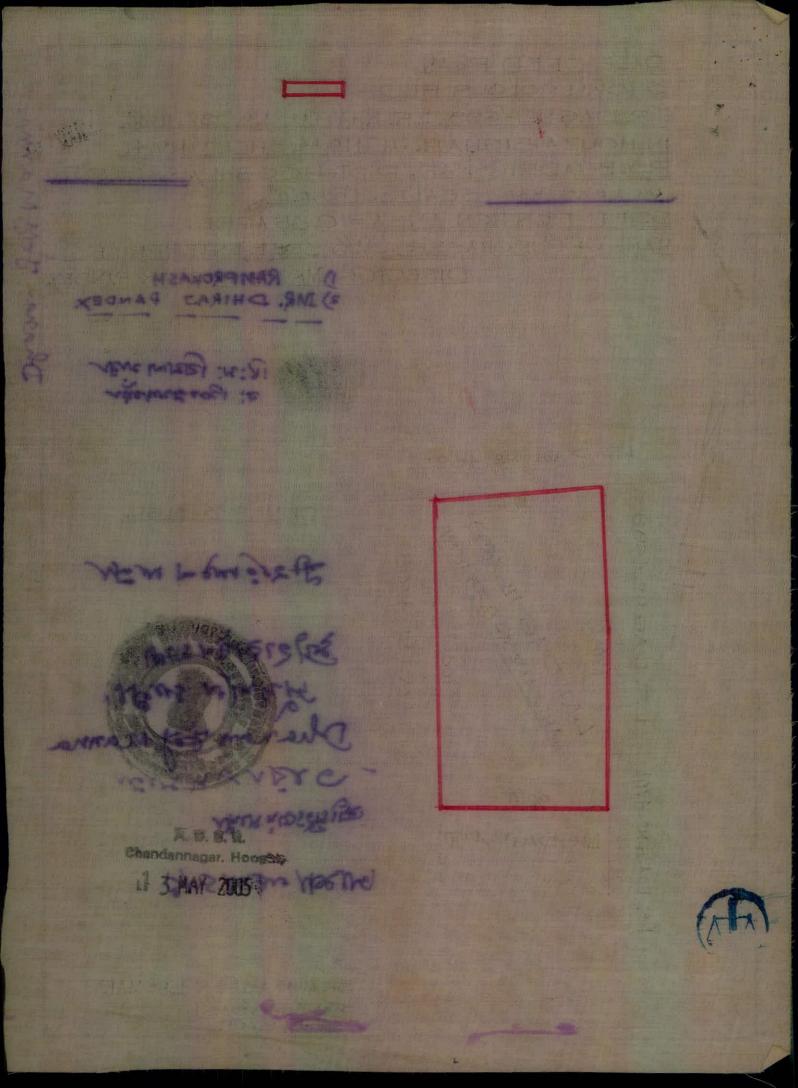
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A. D. S. H. Shandannagar, Hooghi,

1 3 MAY 2005







MADE THIS DAY OF MAY 200

DEED OF CONVEYANCE

BETWEEN

HARISADHAN MANNA AND ORS. VENDORS.

A N D

SREE ENTERPRISE PURCHASER

Prepared by:-Debabrata Das Advocate Serampore Court Ph/Fax-26224284 9831066785

email-advddas@yahoo.co.in