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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL V.C.C. No - 994/2022 U 437775
 27⁰³/₂₂ / 11.50 P.M.
 2/ 876896/2022
 M.V. - 10,00,00,000/-
 2.

INDENTURE OF SALE

THIS INDENTURE OF SALE made at A.D.S.R. Janai, Hooghly, on 27th day of March, Two Thousand Twenty Two (2022) BETWEEN

Endorsement & Signature Sheet which are parts of document are attached with the deed

[Signature]
 Addl. Dist. Sub-Registrar
 Janai, Hooghly
 01-04-22

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SUPER FORGINGS AND STEELS LIMITED (PAN: AAEC50764Q), incorporated under The Companies Act, 2013, having its registered office at 6, Lyons Range, Post Office GPO, Police Station Hare street, Kolkata-700001, being represented by its Director, **MR. BALI NATH MODI (B.N.MODI)** (PAN: AEJPM2606R)(Aadhar No 512821891063) son of Late Mahabir Prasad Modi, hereinafter referred to as the "**OWNER/VENDOR**" in pursuance of a resolution of the Board of Directors passed on the 13.02.2021 hereto being duly authorized (which term or expression shall unless excluded by or repugnant to the context or meaning shall include its successors-in-interest, administrators and/or assigns) of **FIRST PART**.

AND

FRONTIER WAREHOUSING LIMITED (formerly Frontier Warehousing Private Limited) (PAN: AAACL5835B), a Company within the meaning of the provisions of the Companies Act, 2013, having its registered office at "East India House" 3rd. Floor, Suit No. 3F, 20B, Abdul Hamid Street, P.S. Hare Street, Kolkata-700069 represented by one of its Director **SRI GAUTAM AGARWALLA** (PAN: ACYPA8906F) (Aadhaar No. 8421 5940 0860), son of Late RadheyShyam Agarwalla, by faith Hindu, by occupation Business, residing at 47 C, Shakespeare Sarani, Kolkata-700017. West Bengal, hereinafter referred to and called as the **PURCHASER** in pursuance of a resolution of the Board of Directors passed on 17.12.2021 hereto being duly authorized (which term or expression shall unless excluded by or repugnant to the context or meaning shall include its successors-in-office, administrators and/or assigns) of the **SECOND PART**.

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WHEREAS:

By several Deeds of Conveyance bearing Deed No.1121 and 1122 both for the year 1972, registered before the office of Registrar of Assurances, Calcutta, AND Deed No.839 and 840 both for the year 1972 registered before the office of Registrar of Alipore, 24-Pargnas, AND Deeds No.1497, 1501, 1505, 1506, 1509, 1511, 1513, 1789, 1790, 1791, 1802, 1803, 1804, 2087, 2170, 2171, 2175, 2176, 2612, 2613, 3092, 3091 and 3102 all for the year 1972 all registered before the office of Sub Registrar, Janai, Hooghly, one Andhra Steel Corporation Limited, (CIN-U28991 WB 1958 PLC 023969) a Company incorporated under the provisions of the then Companies Act, 1956, having its registered office at No.2, Brabourne Road, Calcutta-700001 (hereinafter referred to as the 'Said Company') duly purchased from time to time and acquired several plots of land measuring an area of about 21.00 Acres situate at Mouza- Mrigala, Block- Chanditola-II, J.L.No.102, Dankuni, under Police Station Dankuni within the limits of the then Gram Panchayet now under Dankuni Municipal Ward No. 13 in the District of Hooghly in the State of West Bengal.

AND WHEREAS The said Andhra Steel Corporation Limited since being absolutely seized and possessed of or otherwise well and sufficiently entitled to All Those plots of land measuring about an area of 21.00 Acres pertaining to MouzaMrigala, J.L.No.102, Block- Chanditola-II, under Police Station-Dankuni within the limits of the then Gram Panchayet now under Dankuni Municipal Ward No. 13 in the District of Hooghly in the State of West Bengal; All Those plots of land (hereinafter referred to as the "factory land") mentioned hereinabove situate and lying at Dankuni in the District of Hooghly, West Bengal, the said Andhra Steel Corporation Limited thereafter constructed various structures, buildings and sheds together with boundary walls bounding

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the four corners of said entire purchased plots of land and established a factory, free from all encumbrances, to carry on business thereat.

AND WHEREAS the said Andhra Steel Corporation Limited, for the purpose of its business enjoyed diverse credit facilities from Bank of India, a body corporate, constituted under the Banking Companies (Acquisition and transfer of Undertaking) Act, 1970 having its Head Office at Express Tower, Nariman Point, Bombay-21, inter alia, one of its branch at 23A, B, NetajeeSubhas Road, Calcutta-700001 and thereby hypothecated movable assets, goods and products of the said Andhra Steel Corporation Limited in favour of the said Bank of India;

AND WHEREAS again the said Andhra Steel Corporation Limited further mortgaged All Those factory land of the said company unto and in favour of Dena Bank a body corporate, constituted under the Banking Companies (Acquisition and transfer of Undertaking) Act, 1970 having its Head Office at Express Tower, Nariman Circle, Fort, Bombay inter alia, one of its branch at 41C, Rash Behari Avenue, Calcutta, depositing the title deeds for enjoying diverse credit facilities;

AND WHEREAS the said Andhra Steel Corporation Limited defaulted in repayment of the principal amount of loan together with interest thereof to the Bank of India and Dena Bank And as a result whereof, the said Bank of India and said Dena Bank, therein collectively referred to as the Plaintiffs, instituted a suit before the Hon'ble High Court, Calcutta being Suit No. 295 of 1977 against the said Andhra Steel Corporation Limited and others therein collectively referred to as the Defendants, for a decree for recovery of its dues for a sum of Rs. 4,43,41,209.59 (Rupees Four Crores Forty Three Lac Forty one thousand Two hundred and Nine and Paise Filly Nine only) for interim and

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further interest at agreed rates, for a declaration that the goods mentioned in the Agreements of Hypothecation dated 05.07.1973 and 27.12.1976 and 23.08.1972 stand hypothecated and charged in favour of the Plaintiffs for repayments of the Plaintiffs' dues, for appointment of Receiver over the goods hypothecated and said receiver(s) be directed to sell the said goods and handed over the sale proceeds thereof to the Plaintiffs' dues; for injunction; for costs for further or other consequential reliefs.

AND WHEREAS a second Suit for suit for recovery of Rs. 44,19,994.79 was also filed by the Dena Bank, the Plaintiff against the said Andhra Steel Corporation Limited and Others, collectively, the Defendants and in the said suit M/s. Grand Steel & Alloys Limited was one of the defendant (prior to its liquidation), inter alia, praying for recovery of its dues and for a decree under order 34 of the Code of Civil Procedure 1908 in Form 5 or 5A of Appendix D therein in respect of the properties as per Annexure 'A' for decree for sale of the said properties, for appointment of Receiver, an injunction of costs and other consequential reliefs and the said suit was duly transferred to the Hon'ble High Court, Calcutta and renumbered as Extra Ordinary Suit No.1 of 1980;

AND WHEREAS The Hon'ble High Court at Calcutta, both the said suits treating as appeared on the day's list for final disposal, being Suit No. 295 of 1977 and E.O. Suit No.1 of 1980, were duly heard and on 21st August, 1981 by the consent of the parties of both side the said two consolidated suits thereby disposed under such terms more fully described under "Terms of Settlement" in the Schedule therein and passed a decree in favour of Bank of India against the Andhra Steel Corporation Ltd for a sum of Rs. 505.70 Lac (Decretal dues) which includes interest calculated up to December, 1978 together with further interest as provided in full and final settlement of all claims by the Bank of

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India against the Andhra Steel Corporation Ltd. under all accounts and facilities whether the subject matter of Suit No. 295 of 1977 or not:

AND WHEREAS by a compromise Decree dated 21.08.1981 passed by the Hon'ble Calcutta High Court, in the above referred suit and in terms of clause No. 3, the immovable properties and the movable plant and machinery at Dankuni (hereinafter referred to as the Dankuni Plant) of the Andhra Steel Corporation Ltd thereby sold and conveyed to the said Grand Steel and Alloys Ltd. together with industrial and the benefits thereof for at a consideration mentioned therein discharging all encumbrances created by the Andhra Steel Corporation Ltd. in favour of Bank of India and Dena Bank.

AND WHEREAS by the said compromise Decree dated 21.08.1981 which being registered in Book No.1, Volume No. 353, pages from 114 to 135, Being No. 10493 for the year 1982 dated 6.12.1982 at the office of the Additional Registrar of Assurances, Kolkata, the said Grand Steel and Alloys Ltd absolutely seized and possessed of or otherwise well and sufficiently entitle to All Those plots of land together with various plant and machinery within the said plot of land.

AND WHEREAS by the said Decree and in terms of clause No. 4, All That various plots of land in the said Dankuni Plant thereby charged and mortgage by way of First and paramount charge by the said Grand Steel and Alloys Ltd. in favour of Bank of India for repayment of all dues in respect of term loan and interest payable thereof granted by the said Bank of India to the said Grand Steel and Alloys Ltd. on the date thereof under the usual terms and conditions.

AND WHEREAS on or about 4th June, 1991, in winding-up Petition being the Company Petition No. 486 of 1987 the Hon'ble High Court was pleased to pass a winding up order against Grand Steel & Alloys Ltd. hereinafter referred to as

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the said company(In Liquidation), and the official Liquidator High Court Calcutta became the Liquidator thereof. Though the said winding up order was stayed by several subsequent orders of the Hon'ble High Court, Calcutta but ultimately by the Orders of the Hon'ble High Court at Calcutta dated 12.02.1992 and 25.09.1992 the said winding up order survived and the Official Liquidator, High Court, Calcutta being the Liquidator of the company (In Liquidation)took possession of all the assets and properties of the 'Said Company (In liquidation).

AND WHEREAS the said Official Liquidator, in terms of the direction of the Hon'ble High Court, published a sale notice for sale of Assets and properties in the Newspapers and duly mentioned terms and condition therein prior valuation of all the assets and properties of the Said Company (In liquidation);

AND WHEREAS in terms of such sale notice published by the Official Liquidator High Court for sale of assets and properties of the said Company (In Liquidation), on or about 17th September, 1993, an open auction was held before the Hon'ble High Court at Calcutta in which Their Lordship Mr, Justice AjoyNath Ray were pleased to confirm such sale of all the assets and properties of the said Company (In Liquidation) in favour of "SUPER FORGINGS & STEELS LIMITED" (the vendor herein) for or at a consideration of Rs.2,21,21,111/- (Rupees two Crores twenty one Lac twenty one thousand one hundred eleven) only;

AND WHEREAS In terms of the said Order dated 17th September, 1993, said Super Forgings & Steels Limited (the vendor herein) duly paid the entire consideration of such sale in terms of said auction held and took possession of all the assets and properties of the said Company (In Liquidation) from the Official Liquidator of the said company;

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AND WHEREAS on being aggrieved by and dissatisfied with the said order dated 17th September, 1993, one of the secured creditors of the said Company (In Liquidation), Bank of India preferred an appeal before the Hon'ble High Court, Calcutta being Appeal No.786 of 1993;

AND WHEREAS by a Judgment dated 19th May, 1994, their Lordship, Mr. Justice Umesh Chandra Banerjee and Justice Bijitendra Mohan Mitra were pleased to set aside the said order dated 17th September, 1993 thereupon directed the Official Liquidator to re-sell the assets and properties of the said Company (In Liquidation) by publishing fresh sale Notice on all-India basis without dispossessing the said purchaser Super Forgings & Steels Limited (the Vendor herein) from the assets and properties of the said Company (In Liquidation);

AND WHEREAS in terms of publication of said fresh Sale Notice on all India basis in respect of sale of moveable and immovable assets and properties of the said Company was taken place on 19th July, 1994 before the Hon'ble Mr. Justice Umesh Chandra Banerjee and the Hon'ble Mr. Justice S. N. Mallick and their Lordships were pleased to confirm the sale of all the moveable and immovable assets and properties of the said Company (In Liquidation), in favour of Super Forgings & Steels Limited (the Vendor herein) for or at Rs.3,25,00,000/- (Rupees three Crores twenty five Lac).

AND WHEREAS by a subsequent Order dated 20th July, 1994 in the said Appeal No.786 of 1993, the Hon'ble Mr. Justice Umesh Chandra Banerjee and the Hon'ble Mr. Justice S. N. Mallick were pleased to record that the sale of the entire moveable and immovable assets of the said Grand Steel and Alloys Ltd. (In Liquidation) is free from all encumbrances whatsoever and the purchaser shall not be liable for any past liability of the said Grand Steel and Alloys Ltd.

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(In Liquidation) at any nature whatsoever and all the charges claim and liens will be shifted to sale proceeds and were further pleased to direct the Official Liquidator, to apportion the value of the movable and immovable properties of the said Company (In Liquidation).

AND WHEREAS their Lordships were further pleased to direct that the purchaser would be entitled to registration of the Conveyance and/or Conveyances in its name and the Registrar of Assurance, Calcutta was directed to register the conveyance and/or conveyances without production of any certificate or permission under Section 230(A) and 269 of the Income Tax, 1961 and from the competent Authority under the Urban Land Ceiling Act, 1976 or any other permission required under any other provisions of Law;

AND WHEREAS in the mean time Bank of India further preferred a Special Leave Petition before the Hon'ble Supreme Court of India against the said order dated and 20th July, 1996 and it was dismissed by the Hon'ble Supreme Court of India.

AND WHEREAS certain discrepancy cropped up with regard to actual measurement of the land within the boundary wall of the said company (In Liquidation) mentioned in the said registered Decree dated 21.08.1981 duly registered with the valuation report submitted by the Learned Valuer, S. N. M. Consultant Private Limited, appointed by the Hon'ble High Court Calcutta for valuation of the moveable and immovable properties;

AND WHEREAS on or about 3rd May, 1996 a joint meeting was held amongst the representative of the Official Liquidator and Mr. K.K. Agarwal, Advocate representative of M/S Choudhury & Co. Advocates and Advocate-on Record of the Super Forgings & Steels Limited (the Vendor herein) and others and it was recorded and decided to appoint Mr. ParthaPratim Chatterjee,

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(Licentiate in Civil Engineer) plan Maker and Surveyor, to have an actual measurement of the land within the boundary wall of the said company (in Liquidation) and to submit a report thereof to the official Liquidator by 6th May, 1996;

AND WHEREAS Pursuant to the said minutes of the meeting dated 3rd May, 1996 the said Sri ParthaPratim Chatterjee, Plan Maker & Surveyor by his covering letter dated 6th May, 1996 submitted his report to the Advocate-on-Record of the Official Liquidator;

AND WHEREAS in terms of the said report dated 6th May, 1996 submitted by the said ParthaPratim Chatterjee, Plan Maker and Surveyor, the actual measurement of the land within the boundary wall of the said Company (in Liquidation) came to 9,07,200 sq. ft. or 2100 satak or 21 acres, equivalent to 63 (sixty three) Bighas more or less together with building, sheds and structures standing there in at Rs. 1,90,00,000/- (Rs. One Crore Ninety Lac) Only, pertaining to Mouza- Mrigala, P.S. Chanditala J. L. No 102, under various Dag Nos. in the District of Hooghly more fully described therein;

AND WHEREAS in terms of the said order dated 17th September, 1993 of the Hon'ble High Court Calcutta the said Super Forgings & Steels Limited (the Vendor herein) already paid a sum of Rs.2,21,21,111/- only and the balance amount of Rs.1,03,78,889/- only has duly been paid aggregating to Rs.3,25,00,000/- (Rs. Three Crores Twenty five Lac) Only in terms of the Hon'ble Appellate Court's order dated 26th July, 1994 and subsequent order dated 6th February, 1996;

AND WHEREAS by a Deed of Conveyance dated 16th May, 1996, Grand Steel & Alloys Limited (in Liquidation) represented by the Official Liquidator, High Court, Calcutta, having its office at 9, Old Post Office Street, Kolkata-

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700001 therein referred to as the Vendor of the One Part sold, transferred, conveyed and assigned ALL THAT piece and parcel of land measuring about an area of 9,07,200 square feet i.e. 2100 satak or 21 acres equivalent to 63 Bighas, be the same a little more or less, portion of R.S. Dag Nos.1545, 1581, 2049, 1597, 2045, 2048/3054, 2047/3353, 2051, 1582, 2053, 2054, 2119/3592, 3590, 3591, 1549, 1545, 1546, 2033, 1547, 1546, 2054, 2052, 2029, 2053/3352, 1508, 2029/3426, 2054/3428, 1598, 1576/1577, 1575, 2047, 2048, 2059, 2038, 2039, 2037, 2060, 2032, 2063 & 1030 under various R.S. Khatians pertaining to Mouza-Mrigala, J.L. No. 102 under Police Station-Chanditala in the District of Hooghly under Dankuni Municipal Ward No.13, together with building/structure/factory sheds standing thereon and bounded by walls unto and in favour of Super Forgings & Steels Limited therein referred to as the Purchaser of the Other Part absolutely and forever free from all encumbrances and charges and registered in Book No. I, Volume No. 45, pages 64 to 146, Being No. 2589 for the year 1996 at the office of Additional Registrar of Assurances-III, Kolkata more fully mentioned therein;

AND WHEREAS after such purchase the said Super Forgings and Steels Ltd., being the vendor herein now absolutely seized and possessed of or otherwise well and sufficiently entitled to All Those plots of land measuring about an area of 9,07,200 square feet i.e. 2100 satak or 21.00 Acres equivalent to 63.00 Bighas, be the same a little more or less pertaining to Mouza-Mrigala, J.L. No. 102 under Police Station Chanditala in the District of Hooghly under Dankuni Municipal Ward No.13, together with building/structure/factory sheds standing thereon and bounded by walls free from all encumbrances whatsoever;

AND WHEREAS the said Super Forgings & Steels Limited, factually, upon further measurement the aggregate area of land comes to 22.15 acres free from

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all encumbrances and under the physical possession of the Vendor, bounded by four corners;

AND WHEREAS the Vendor herein applied for recoding of its name in the present L.R. operation and the B.L. & L.R.O. Chanditala-II, who has inspected, searched and investigated the deeds and documents filed by the said Super Forgings & Steels Limited and before effect mutation has also inspected the concerned land being possessed by the applicant viz. Super Forgings & Steels Limited and thereafter the B.L. & L.R.O. Chanditala-II has found the property possessed by said Super Forgings & Steels Limited comes under Hal/L.R. Dag Nos. 2330, 2331, 2332, 2333, 2334, 2532, 2534, 2328, 2329, 2533, 2535, 2697, and bestowed a separate and independent Hal/L.R. Khatian No. 11282 P.S. Chanditola, Block- Chanditola-II, L.R. Khatian No. 11282 in the District of Hooghly and in the manner aforesaid the vendor seized and possessed of and well and sufficiently entitled to ALL THAT piece and parcel of the property in the manner stated herein above.

AND WHEREAS the Vendor herein represented to the Purchasers that (a) the Vendor is the absolute owner of the said property free from all encumbrances, (b) the Vendor has not entered into any agreement or agreement for sale or created any mortgage or encumbered with anybody in respect of the said property (c) the said property is free from all encumbrances, charges, liens, suits, lispendences, attachments, trust whatsoever (d) the said property is not affected by any attachment including attachments under any Certificate Case or any proceedings started at the instance of the Income Tax and Wealth Tax Authorities or Government Authorities under the Public Demand Recovery Act or otherwise whatsoever, (e) The said property is not affected by any attachment by Income Tax Department, or government authorities under the Public Demand Recovery Act or otherwise whatsoever, (f) the said property is

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not affected by any notice or scheme of the concerned municipality or any other authority, Metropolitan Development Authority or the Government or any other public body or bodies, (g) neither requisition nor declaration has ever been made or published for the acquisition of the said property or any part thereof under the Land Acquisition Act for the time being in force for the acquisition of the said property, (h) there is no impediment under provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for transferring and conveying the said property by the Vendor in favour the Purchaser as there is no excess vacant land, (i) there are no other adjacent plot owner/s or any other person/s having any pre-emptive right to purchase the said property, (j) there is no lease or tenancy in the said property and the said property is in khas possession of the Vendor measuring an area of 22.15 Acres, (k) there is no order of any Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the said property or any part thereof, (l) the Vendor hereby ensures that the purchasers can make use of the common passage through the proper connectivity of the main road to access /reach his/her/their schedule-property, (m) the Vendor hereby declares that the schedule property has been converted from present nature of land i.e., Karkhana land to Commercial Bastu land vide conversion certificate with memo no. IX - 2/ 130 (comm)/ 663/ 1(9)/s/ dated 03.02.2022.

AND WHEREAS the Vendor has subdivided his purchased Plot of land of diverse measurements and out of which one Plot No. R-1 is lying vacant which the vendor decided and approached to the Purchaser for sale of ALL THAT plot of land measuring about an area of 181.82 Cottahs equivalent to 300.00 Decimals, Plot No. R-1, particularly mentioned and described in the SCHEDULE hereunder written (herein after referred to as the said property) at or for the price of Rs. 10,00,00,000/- (Rupees Ten Crores only) be the same or

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little more less being a portion (289 decimal) of L.R. Dag No. 2534(P) and a portion (11 decimal) of L.R. Dag No. 2532 (P), J.L. No.102, L.R. Khatian No.11282, Mouza -Mrigala. Block- Chanditola-II, P.S. Dankuni, District-Hooghly, PIN-712311.

AND WHEREAS as per said understanding and faith the Purchaser has accepted the said offer of the Vendor and has agreed to purchase the said property measuring about an area of 181.82 Cottahs equivalent to 300.00 Decimals, Plot No. R-1, be the same or little more less being a portion (289 decimal) of L.R. Dag No. 2534(P) and a portion (11 decimal) of L.R. Dag No. 2532 (P), J.L. No.102, L.R. Khatian No.11282. Mouza -Mrigala, Block-Chanditola-II, P.S. Dankuni, District-Hooghly, Pin-712311 being free from all encumbrances and as per said understanding and faith as the purchasers have paid the entire sum of consideration money amounting to Rs. 10,00,00,000/- (Rupees Ten Crores only) to the owner/Vendor hence it has become expedient on the part of the vendor to execute a proper Deed of Sale in favour of purchaser in order to keep their earlier mutual discussion and deliberations, terms, condition and stipulations mutually agreed governing their relations, inter se, and also to avoid any doubts, disputes or ambiguities in future hence this Indenture of Sale exist in between the parties;

NOW THIS DEED WITNESSES that in consideration of the said agreement and in consideration of the sum of Rs. 10,00,00,000/- (Rupees Ten Crores only) paid by the Purchaser to the Vendor on or before the execution of this property (the receipt whereof the Vendor doth hereby sell, grant and transfer and convey unto the Purchaser ALL THAT the property particularly mentioned and described in the SCHEDULE hereunder written and delineated in the Map or Plan hereto thereon shown with its boundaries coloured "RED" OR

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HOWSOEVER OTHERWISE the said property or any part thereof now is or at any time heretofore was situated butted bounded called known numbered described or distinguished or reputed so to be TOGETHER WITH undivided un-demarcated proportionate share of right to use all the ways paths passage common passages advantages of the ancient lights liberties easement appendages and appurtenances whatsoever to said plot of the land belonging or in any way appertaining thereto or known as part or parcel or number thereof AND ALL the estate right title interest claim or demand whatsoever of the Vendor into upon and out of the said property and every part thereof TO HAVE AND TO HOLD the said property with all right member and appurtenances hereby sold transferred and conveyed or expressed on intended so to be to the Purchaser absolutely free from all encumbrances charges attachments liens lispendens whatsoever absolutely and forever A N D the Vendor doth hereby covenants with the Purchasers that the absolute interest which the Vendor proposes doth hereby transfer subsists A N D that notwithstanding any act made done executed or suffered to the contrary the Vendor has good right full power and absolute authority to sell transfer and convey the said property and every part thereof unto and to the Purchasers in manner aforesaid AND THAT the Vendor has not done any act or thing whereby the said property hereby sold transferred and conveyed or expressed or intended so to be has been encumbered or whereby is hindered from sellingtransferring and conveying the same unto and to the Purchaser in the manner aforesaid A N D that the Purchaser shall or may at all times hereinafter peaceably and quietly enter into and upon the said property and holds possess and enjoy the said property and every part thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for his/her heirs and predecessors-in-title A N D that free and clear and freely and clearly and absolutely acquitted exonerated

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and discharged from or by the Vendor and well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former and other estates rights titles interests claims liens charges encumbrances whatsoever created or suffered by the Vendor or any person rightfully claiming as aforesaid AND FURTHER THAT the Vendor and all person or persons having or lawfully or equitably claiming any estates or interest in the said property any part thereof from under or in trust for the Vendor shall from time to time and at all times hereinafter at the request and cost of the Purchaser or any person or persons claiming from under or in trust for the Purchaser make do acknowledge execute and perfect with all proper dispatch and cause to be made done acknowledge executed and perfected with all paper dispatch all such costs deeds matter and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required. THIS DEED FURTHER WITNESSETH and it is further recorded, confirmed and declared that the purchaser has purchased and acquired the said land (as more fully and particularly mentioned in the SCHEDULE below at the foot of these presents), absolutely relying on the assurances, warranties and representations as recited all over in these presents assured by the vendor and in the event of any of the said representations and/or any part of it being found to be untrue and/or incorrect and/or misleading and consequent to which the purchasers suffer any loss and/or incur any liability then and in that event the Owner/Vendor shall be severally or jointly liable and responsible and the Owner/vendor has/have unqualifiedly agreed to keep the purchaser saved harmless and fully indemnified from and against all pecuniary loss, costs, charges, expenses, claims, actions, suits, proceedings and demands, including litigation costs and other expenses.

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SCHEDULE
(Above referred to)

ALL THAT piece and parcel of a definite and demarcated Commercial Bastu Land measuring about an area of 181.82 Cottahs equivalent to 300.00 Decimals, Plot No. R-1, be the same a little more or less attributed to and recorded in a portion (289 decimal) of L.R. Dag No. 2534(P) and a portion (11 decimal) of L.R. Dag No. 2532 (P), under L.R. Khatian No. 11282 at Mouza-Mrigala, J.L. No. 102, under Police Station-Dankuni, Block-Chanditola-II, under Dankuni Municipal Ward No.13, Pin: 712311, in the District of Hooghly, West Bengal, which also under the ambit of ADSR, Janai and DSR- Hooghly. The land hereby conveyed is delineated in a Map/Plan bordered in Colour 'Red' which would hence forth be treated as integral part and parcel of this deed, and the same is butted and bounded as under:-

- On the North : By Internal Path
- On the East : Partly by Plot No. R-1/A, Boundary Wall, and then Land of Others
- On the South : By Boundary Wall, and then land of others
- On the West : By Plot No. C-1, C-6/A, E-1, E-6, G-1/A and Internal Paths

TOTAL area sale by this Deed is 300.00(Three Hundred) Decimal Only.

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IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their hands and seals on the day, month and year first above written.

EXECUTED AND DELIVERED BY THE within named Parties in the presence of:

1. Anwar ul Feroz
810 Lt. Jawahar Road
High Court, Calcutta

For SUPER FORGINGS & STEELS LTD.

Manoj Kumar

Managing Director

Signature of the Owner/Vendor

2. Dilip Mandal
810 Lt. B. Mandal
25/1 B. B. Chatterjee Road
Calcutta

FRONTIER WAREHOUSING LIMITED

Gandau Singh

Director

Signature of the Purchaser

Drafted by
S. Chandra
Anand Kumar
High Court, Calcutta
F/1002/832/11

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MEMO OF CONSIDERATION

PAID by within mentioned the Purchaser a sum of Rs. 10,00,00,000/- (Rupees Ten Crores only) towards the full and final consideration money for the sale of the said property in following manners:

SL	Date	RTGS/Cheque No.	Amount	Drawn on
1	15.02.2021	DD No. 798073	1,00,00,000.00	Indusind
2	15.02.2021	DD No. 798074	1,00,00,000.00	Indusind
3	15.02.2021	DD No. 798075	2,00,00,000.00	Indusind
4	15.02.2021	DD No. 798076	2,00,00,000.00	Indusind
5	01.10.2021	INDBR22021100100933438	2,00,00,000.00	Indusind
6	10.03.2022	INDBR32022031000012873	1,00,00,000.00	Indusind
7	11.03.2022	INDBR32022031100029974	65,00,000.00	Indusind
8	11.03.2022	INDBR32022031100033743	25,00,000.00	Indusind
9	22.03.2022	INDBN22034765770	1,50,000.00	Indusind
		TDS	8,50,000.00	
			10,00,00,000.00	

RECEIVED by within mentioned the Vendor/Owner a sum of Rs. 10,00,00,000/- (Rupees Ten Crores only):

Witnesses :

For SUPER FORGINGS & STEELS LTD.

Air Lator
Managing Director

1. *Anand kr for*

Signature of the Owner/Vendor

2. *Dilip Mandal*

*Drafted by: Advocate
Anand kr for
High Court, Kendi
F/10P2/823/11*

Contd....

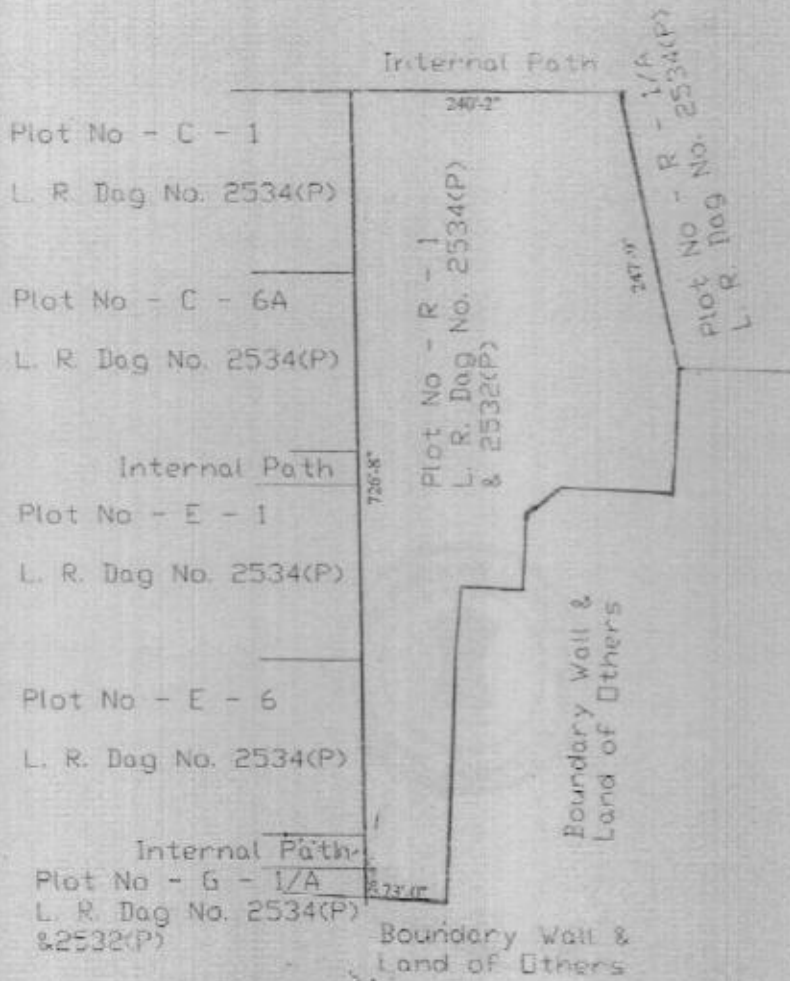
Mouze - Mrigala, P. S. - Dankuni, Dist. - Hooghly
 L. R. Dag No. - 2534(P) area 289 satak & 2532(P)
 area 11 satak being plot no R - 1, Sale
 Area -300 Decimal/Satak, bounded by Red colour.



Vendor - Super Forgings and Steels Limited

Purchaser - Frontier Warehousing Limited

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



For SUPER FORGINGS & STEELS LTD.

[Handwritten Signature]

Managing Director

Signature of Vendor

FRONTIER WAREHOUSING LIMITED

[Handwritten Signature]

Director
 Signature of Purchaser

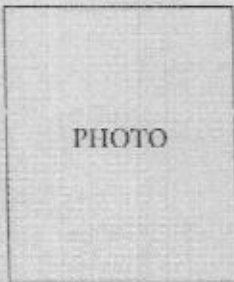
SPECIMEN FORM FOR TEN FINGER PRINTS



FRONTIER WAREHOUSING LIMITED	Gautam Agastha Director	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



TOP SUPERFORGINGS & STEELS LTD.	Managing Director 1/01/2011	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

~~~~~  
DATED THIS    DAY OF MARCH 2022  
~~~~~

BETWEEN

SUPER FORGINGS AND
STEELS LIMITED
..... VENDORS

AND

FRONTIER WAREHOUSING
LIMITED
..... PURCHASER

INDENTURE OF CONVEYANCE

Contd....



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. JANAI, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06082000876896/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BAIJ NATH MODI 107D, Block-F, New Alipore, City:- , P.O:- Alipore, P.S.-Alipore, District-South 24- Parganas, West Bengal, India, PIN:- 700053	Represent ative of Seller [SUPER FORGING S AND STEELS LIMITED.]		 1645	For SUPER FORGINGS & STEELS LIMITED 27/3/22
2	Shri GAUTAM AGARWALLA 47C, Shakespeare Sarani, City:- Kolkata, P.O:- Circuss Avenue, P.S:- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700017	Represent ative of Buyer [FRONTIE R WAREHO USING LIMITED.]		 1650	FRONTIER WAREHOUSING LIMITED Gautam Agarwalla Director
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AMAR KUMAR JAIN Son of Late Ram Ratan Jain High Court, City:- Kolkata, P.O- G P O, P.S.-Hare Street, District-Kolkata, West Bengal, India, PIN- 700001	Shri BAIJ NATH MODI,		 1663	Amar kumar Jain 27/3/22

Signature

Kalol Sen Gupta
(KALLOL SEN GUPTA)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
JANAI
Hooghly, West Bengal

(PIA)
DCT
D.S.R.

West Bengal

(PIA)
DCT
D.S.R.

West Bengal

(PIA)
DCT
D.S.R.

West Bengal



Fronting

Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0608000494/2022	Date of Application	25/03/2022
Query No / Year	06082000876896/2022		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr GAUTAM AGARWALLA		
Stampduty Payable	Rs.50,00,010/-		
Registration Fees Payable	Rs.10,00,007/-		
Applicant Name of the Visit Commission	Mr A K Jain		
Applicant Address	janai		
Place of Commission	47C, Shakespeare Sarani, City:- Kolkata, P.O:- Circuss Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017		
Expected Date and Time of Commission	27/03/2022 1:25 PM		
Fee Details	J1: 250/-, J2: 450/-, PTA-J(2): 100/-, Total Fees Paid: 800/-		
Remarks			



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220213282031 Payment Mode: Online Payment
GRN Date: 28/03/2022 13:47:31 Bank/Gateway: AXIS Bank
BRN : 711579817 BRN Date: 28/03/2022 13:03:00
Payment Status: Successful Payment Ref. No: 2000876896/10/2022
(Query No./Query Year)

Depositor Details

Depositor's Name: FRONTIER WAREHOUSING LTD
Address: 20B ABDUL HAMID STREET EAST INDIA HOUSE 3R FLR KOL-69
Mobile: 9903391707
EMail: rashaind@hotmail.com
Contact No: 9903391707
Depositor Status: Buyer/Claimants
Query No: 2000876896
Applicant's Name: Mr GAUTAM AGARWALLA
Address: A.D.S.R. JANAI
Office Name: A.D.S.R. JANAI
Identification No: 2000876896/10/2022
Remarks: Sale, Sale Document Payment No 10

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000876896/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	5000010
2	2000876896/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	1000007
3	2000876896/10/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	3000000
			Total	9000017

IN WORDS: NINETY LAKH SEVENTEEN ONLY.



FRONTIER WAREHOUSING LIMITED

Gautam Agarwal
Director



Gautam Agarkh



NEW DATE 17/07/2016



গৌতম আগারওয়াল
Gautam Agarwalla
জন্মতারিখ/DOB: 30/03/1973
পুংস্ব/ MALE

8421 5940 0860

VID : 9105 1424 1682 0509

আমার আখার, আমার পরিচয়

Gautam Agarwalla



भारत गणराज्य
Republic of India



Branch:
স্ব/স্ব: লেট রাধেশ্বরী আগারওয়াল, 47/সি,
শেক্সপিয়ার সার্কাস, সিরাস এভিনিউ, কলকাতা,
পশ্চিম বঙ্গ - 700017

Address:
S/O: Late Radheshyam Agarwalla, 47/C,
SHAKESPEARE SARANI, Circus Avenue,
Kolkata,
West Bengal - 700017



8421 5940 0860

VID : 9105 1424 1682 0509

1947 | Email: help@uidai.gov.in | www.uidai.gov.in



super forgings & steels ltd.

(CIN : L27106WB1968PLC027324)

Regd. Office : 6, Lyons Range, Kolkata - 700 001

Phone : +91 33 2230 6991 / 2434

Fax : +91 33 4060 6377

E-mail : sfsirca@superforgings.net

Website : www.superforgings.net

EXTRACTS OF THE MINUES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S. SUPER FORGINGS & STEELS LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 6, LYONS RANGE, KOLKATA - 700001 ON THE 13TH DAY OF FEBRUARY, 2021

AUTHORITY TO SALE PROPERTY AT DANKUNI

“ RESOLVED THAT pursuant to authority given by the Shareholders in the Annual General Meeting held on 26th September, 2019, the Board do hereby authorise Mr. B. N. Modi, Managing Director of the Company to sell its entire landed property at Dankuni unit, Manoharpukur, Dist - Hooghly, West Bengal to the prospective buyer at such price and such terms and conditions as he may think fit in the best interest of the Company.

FURTHER RESOLVED THAT Mr. B. N. Modi, Managing Director of the Company be and is hereby authorized/empowered on behalf of the Company to execute Agreement, Deed of Conveyance pertaining to transfer of the said landed property and register the same in favour of the prospective buyer and to sign / execute all such papers, deeds, documents, etc. and to do all such acts, deeds, matters and things as may be required in connection thereto and all his act shall be binding on the Company.”

For Super Forgings & Steels Limited

Eiyush Modi
Executive Director
DIN :00071857

CERTIFIED TO BE TRUE COPY

For SUPER FORGINGS & STEELS LTD.

Managing Director

CERTIFIED TO BE TRUE COPY

For SUPER FORGINGS & STEELS LTD.

Managing Director

आयकर विभाग
INCOME TAX DEPARTMENT
BAJ NATH MODI
MAHABIR PRASAD MODI
02/01/1945
Permanent Account Number
AEJPM2606R
Signature



भारत सरकार
GOVT. OF INDIA



Mair L. S. A.

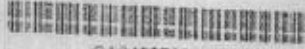


भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No 1088/09041/01175

To,
 Bay Nath Modi
 S/O Manab Prasad Modi
 Modi House
 107D, Block-F
 New Airport
 New Airport Circus Avenue Kolkata
 West Bengal 700053
 9830808997

Ref: 268/08T/31779/31824/P



SA346376224FT



आपका आधार क्रमांक / Your Aadhaar No. :

5128 2189 1063

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Bay Nath Modi
 DOB - 02/01/1945
 Male



5128 2189 1063

मेरा आधार, मेरी पहचान

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUPER FORGINGS AND STEELS LIMITED

20/06/1988

Permanent Account Number

AAECS0764Q

Signature

For SUPER FORGINGS & STEELS LTD.

A. L. S. S.

Managing Director

Government of West Bengal

Office of the District Land & Land Reforms Officer

হুগলী



To

মুদার কোজিং প্রভ স্ট্রীলম লিমিটেড

পিতা/স্বামীর নাম: দক্ষ ডাইরেক্টর

৬, লাক্স রোড কোলকাতা-৭০০০০১

P.S: চণ্ডীতলা

District: হুগলী

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 02/12/2021

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 01/02/2022 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2021/0611/703)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
মুদা, 102, চণ্ডীতলা	11282	2532		4230	0.1100	কারখানা	কমার্শিয়াল খাস
মুদা, 102, চণ্ডীতলা	11282	2534		2585	3.1900	কারখানা	কমার্শিয়াল খাস

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

Signature

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

&

District Land & Land Reforms Officer

Memo: No. 2/190 (Common)/669/119/3/

Dated: 01/02/2022

- (i) The BL&LRO, চক্ৰিতলা - 2 for information and taking necessary action.
(ii) The RL, of the মৃগলা-মালোহরপুর for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevant case Record.

District Land & Land Reforms Officer



Major Information of the Deed

Deed No :	I-0608-03775/2022	Date of Registration	01/04/2022
Query No / Year	0608-2000876896/2022	Office where deed is registered	
Query Date	18/03/2022 6:46:38 AM	A.D.S.R. JANAI, District: Hooghly	
Applicant Name, Address & Other Details	GAUTAM AGARWALLA 20B, Abdul Hamid Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700089. Mobile No. : 9748581456. Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 10,00,00,000/-	Rs. 10,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50,01,010/- (Article.23)	Rs. 10,00,007/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: Hooghly, P.S:- Dankuni, Municipality: Dankuni, Road: Unassessed Road (0 to 6) Feet. Road Zone : (Ward No. 13 – Ward No 13) , Mouza: Mrigala, , Ward No: 13 JI No: 102, Pin Code : 712311

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2534 (RS :-)	LR-11282	Other Commercial Uses	Other Commercial Uses	289 Dec	9,62,00,000/-	9,62,00,000/-	Width of Approach Road: 6 Ft.
L2	LR-2532 (RS :-)	LR-11282	Other Commercial Uses	Other Commercial Uses	11 Dec	38,00,000/-	38,00,000/-	Width of Approach Road: 6 Ft.
		TOTAL :			300Dec	1000,00,000 /-	1000,00,000 /-	
	Grand Total :				300Dec	1000,00,000 /-	1000,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUPER FORGINGS AND STEELS LIMITED 6 Lyons Range, City - Kolkata, P.O.- G P O, P.S.-Hare Street, District: Kolkata, West Bengal, India, PIN- 700001, PAN No.: AAxxxxxx4Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	FRONTIER WAREHOUSING LIMITED 20B, Abdul Hamid Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BAIJ NATH MODI (Presentant) Son of Late Mahabir Prasad Modi 107D, Block-F, New Alipore, City:- , P.O:- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6R, Aadhaar No: 51xxxxxxx1063 Status : Representative, Representative of : SUPER FORGINGS AND STEELS LIMITED (as Director)
2	Shri GAUTAM AGARWALLA Son of Late Radheshyam Agarwalla 47C, Shakespeare Sarani, City:- Kolkata, P.O:- Circuss Avenue, P.S.-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6F, Aadhaar No: 84xxxxxxxx0860 Status : Representative, Representative of : FRONTIER WAREHOUSING LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMAR KUMAR JAIN Son of Late Ram Ratan Jain High Court, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Shri BAIJ NATH MODI, Shri GAUTAM AGARWALLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUPER FORGINGS AND STEELS LIMITED	FRONTIER WAREHOUSING LIMITED-289 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SUPER FORGINGS AND STEELS LIMITED	FRONTIER WAREHOUSING LIMITED-11 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Dankuni, Municipality: Dankuni, Road: Unassessed Road (0 to 6) Feet, Road Zone : (Ward No 13 - Ward No 13) , Mouza: Mrigala, , Ward No: 13 JI No: 102, Pin Code : 712311

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2534, LR Khatian No:- 11282		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2532, LR Khatian No:- 11282		Seller is not the recorded Owner as per Applicant.

01/04/2022 Query No.-06082000876896 / 2022 Deed No :I - 060803775 / 2022, Document is digitally signed.

Page 39 of 49

On 25-03-2022

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 10,00,00,000/-

KALLOL SENGUPTA
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

On 27-03-2022

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

Presented for registration at 11:50 hrs on 27-03-2022, at the Private residence by Shri BAIJ NATH MODI,

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

Execution is admitted on 27-03-2022 by Shri GAUTAM AGARWALLA, Director, FRONTIER WAREHOUSING LIMITED (Public Limited Company), 20B, Abdul Hamid Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700069

Identified by Mr AMAR KUMAR JAIN, , Son of Late Ram Ratan Jain, High Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Jain, by profession Advocate

Execution is admitted on 27-03-2022 by Shri BAIJ NATH MODI, Director, SUPER FORGINGS AND STEELS LIMITED (Public Limited Company), 6 Lyons Range, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr AMAR KUMAR JAIN, , Son of Late Ram Ratan Jain, High Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Jain, by profession Advocate

KALLOL SENGUPTA
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

On 29-03-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,00,007/- (A(1) = Rs 10,00,000/- , E = Rs 7/-) and Registration Fees paid by by online = Rs 10,00,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 28/03/2022 1:49PM with Govt. Ref. No: 192021220213282031 on 28-03-2022, Amount Rs: 10,00,007/-,

Bank: AXIS Bank (UTIB0000005), Ref. No. 711579817 on 28-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,00,010/- and Stamp Duty paid by online = Rs 50,00,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2022 1:49PM with Govt. Ref. No: 192021220213282031 on 28-03-2022, Amount Rs: 50,00,010/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 711579847 on 28-03-2022, Head of Account 0030-02-103-003-02



KALLOL SENGUPTA
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

On 01-04-2022

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 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50,00,010/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 57473, Amount: Rs.1,000/-, Date of Purchase: 15/03/2022, Vendor name: S Chanda



KALLOL SENGUPTA
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0608-2022, Page from 95915 to 95956

being No 060803775 for the year 2022.



Digitally signed by Kallol Sengupta
Date: 2022.04.01 16:54:25 +05:30
Reason: Digital Signing of Deed.

Kallol Sengupta

(KALLOL SENGUPTA) 2022/04/01 04:54:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JANAI
West Bengal.

(This document is digitally signed.)