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202274/13



22/7/13
6.00

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 466807

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

DEED OF SALE

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

THIS DEED OF SALE made on this 22nd day of July 2013

23 JUL 2013

BETWEEN:

[Signature]
23/7/13

SIDDHARTHA NAG son of Late Lalmohan Nag an Indian Hindu businessman of P-197-1A, C.I.T Road, P.S. Belegkata Kolkata-700010 District -24 Parganas South hereinafter referred to as the Vendor (which expression shall unless excluded by or made repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the First Part

নং 2737 তং 12/7/13.

৳ 100/-

ক্রোতার নাম _____
সাথ _____
স্টাম্প ডেডার স্বাক্ষর _____
বিধান নগর (সল্টলেক সিটি) এ. ডি. এন. আর. ৪
মোট স্টাম্প কয় তাং _____
চালান নং _____ মোট কত টকা খরিদ _____

B.R.L. Estates PVT LTD
of- 4930. G.T. Road.
BIM Industries Compound
warehouse MB Holarah.
#1102.

21 JUN 2013

টেক্সটাইল বাবাকপুর ডেডার মিতা দত্ত 9600 00

Kany Menko

v.e.t.g.

1664



M/s BRL ESTATES (P) LTD.

Kany Menko
Director

v.e.t.g.

1659

Addl. District Sub-Registrar
Bidhannagar. (Salt Lake City)

22 JUL 2013

(Siddhanta Nayak)

P.T.O.

AND

MESSERS. BRL ESTATES PVT. LTD., (HAVING PAN NO. AADCB9248D) a company incorporated under the companies Act 1956 having its registered office at 493 B, G.T. Road, BJM Industries Compound, Warehouse M6 Howrah-711102 and represented by its Director Manoj Khemka (having its PAN No. AEVPK7609E), son of Late Shyam Sunder Khemka, age 44, a Hindu businessman of Space Town Housing Complex, V.I.P Road, Block 1, Flat - 5A, Tegharia, Kolkata-700052 pursuant to the relevant resolution of its Borad of Directors and the said company is hereinafter referred to as the Purchaser (which expression shall unless excluded by or made repugnant to the context be deemed to mean and include its successors-in-interest, legal representatives, transferees and assigns) of the Second Part

AND

MAX CEMENT PRIVATE LIMITED (HAVING PAN NO AADCM2978B) a company incorporated under the companies Act 1956 having its registered office at 197, B.B. Chatterjee Road P.S. Kasba Kolkata - Dist. 24 Parganas (South) and represented by its Director Prasenjit Ganguly pursuant to the relevant resolution of its Board of Directors and the said company is hereinafter referred to as the Confirming Party (which expression shall unless excluded by or made repugnant to the context be deemed to mean and include its successors-in-interest, legal representatives and assigns) of the Third Part

WHEREAS one Badsha Ali Mondal purchased for valuable consideration from Upendra Nath Ghosh by a conveyance dated 11.12.68 and registered in the Office of Sub-Registrar at Cossipore Dumdum in Book I Volume 118 at pages 244 to 247 being deed No. 8810 for the year 1988 the property as described in the schedule of the said deed and became and exercised all rights of absolute ownership in respect thereof without any let hindrance claim question or demand being raised by anybody in this behalf

AND WHEREAS by a Bengali Kobala dated 24.09.90 and registered in the Office at A.D.S.R Bidhannagar in Book I Volume 153 at pages 433 to 440 being deed No. 6553 for the year 1990 and for a consideration therein mentioned the said Badsha Ali Mondal sold to the Vendor herein 19 dec. of land as the property as described in the schedule of the said Bengali Kobala being the property which was purchased by Badsha Ali Mondal through the aforesaid recited deed dated 11.12.1968 and pursuant to such purchase the Vendor became and exercised all right of ownership in respect of the said property purchased by him without any

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Aax cement- PVT LTD

(PRASANTA GANGULY)

Director.



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUL 2013

Sisir Mallick

late Santosh Mallick

CB-63, Salt Lake

Kol-64

let hindrance claim question or demand being raised by anybody in this behalf and his name has been recorded in the latest finally published L.R. record of rights

AND WHEREAS the vendor entered into an agreement for sale in 1990 for sale of the 19 decimals of landed property which was to be purchased by the Vendor from the said Badsha Ali Mondal and the Confirming Party paid an earnest money of Rs. 2,00,000/-

AND WHEREAS although the said agreement for sale was entered into by and between the Vendor and the Confirming Party the actual conveyance conveying the property in question by the Vendor to the Confirming Party has not been executed and as a result thereof the Vendor is actually physically possessing the said property by him and is the legal title holder and/or owner of the said property notwithstanding the fact that the Confirming party has paid the earnest money

AND WHEREAS neither the Vendor nor the Confirming Party (has at present any use of the property purchased from Badsha Ali Mondal and as a result the Vendor expressed his intention to (sell a portion measuring 7 decimals of the property purchased by him from Badsha Ali Mondal and the Purchaser agreed to purchase the same and the Confirming Party had full knowledge of the negotiations between the Vendor and the Purchaser and the Confirming Party has fully agreed to have the said portion of the property purchased by the Vendor as aforesaid to be sold by the Vendor to the Purchaser by reason of which the Confirming Party joining this conveyance as a Confirming Party and the Confirming Party is receiving back its proportionate earnest money together with interest and damages thereon

AND WHEREAS both the Vendor as well as the Confirming Party have fully assured the Purchaser that the portion of the said property which is being conveyed by the Vendor to the Purchaser, and which portion is more particularly described in the schedule below and delineated in red border in the map or plan annexed to this instrument and forms an integral part of this instrument such that the description in the map or plan annexed hereto shall have precedence and/or over-riding effect, is totally free from all encumbrances and that the Vendor has good right full power and absolute authority to sell the same subject to the Confirming Party confirming such sale and the said portion is hereinafter referred as the property conveyed

AND WHEREAS the parties have agreed that a sum of Rs. 50,90,909/- is the fair and reasonable market price of the property conveyed which has an area of 7 decimals



→ Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUL 2013

NOW THIS INDENTURE WITNESSETH that at and for the consolidated consideration of Rs. 50,90,909/- (Rupees Fifty lacs Ninety thousand Nine hundred Nine) only duly paid by the Purchaser to the Vendor and the Confirming Party at the request of the Vendor (the receipt whereof the Vendor and the Confirming Party on behalf of the Vendor doth hereby as also by the Memo of Consideration appearing at the foot hereof fully admit and acknowledge and release and acquit the Purchaser as also the property conveyed and every part thereof of and from the same) the Vendor doth hereby GRANT, SELL, CONVEY, TRANSFER, ASSIGN AND ASSURE Unto the Purchaser (and the Confirming Party doth hereby fully ratify and confirm such SALE, CONVEYANCE, GRANT, ASSIGNMENT and ASSURANCE) all that the property conveyed which is more particularly and fully described in the Schedule hereunder and delineated in Red border in the map or plan annexed to this Deed and forming an integral part of the same such the description in the map or plan shall have precedence and/or an over riding effect Together with all hereditaments and premises that are part and parcel thereof and Together with all right, lights, liberties, easements, previledges, appendages rights of free egress and ingress and all other rights belonging thereunto and/or reputed so to belong AND Together with all rents, issues, profits and usufructs therefrom And Together with all documents and muniments of title relating exclusively to the property conveyed for the Purchaser TO HAVE AND TO HOLD the property conveyed free from all encumbrances absolutely and forever AND the Vendor as well as the Confirming Party doth hereby jointly covenant with the Purchaser that notwithstanding any act Deed or thing done by the Vendor or the predeceasor-in-interest of the Vendor or in trust or in equity or knowingly suffered to the contrary the Vendor has in the circumstances afore recited good right full power and absolute authority to sell the property conveyed to the Purchaser and that the title being conveyed by the Vendor or that which is being obtained by the Purchaser does not suffer from any latent or patent defect of title or clog on title and there is no impediment or bar under any law statue contract or notification preventing the Vendor from absolutely selling the property conveyed to the Purchaser and nothing shall alter, destroy or make void the absolute title of ownership being obtained by the Purchaser in the property conveyed by this instrument and the Vendor and the Confirming Party doth hereby jointly further covenant with the Purchaser that the property conveyed and every part thereof is totally free from encumbrances whatsoever and the Vendor as well as the Confirming Party keeps the Purchaser fully harmless and indemnified in this behalf AND the Vendor as well as the Confirming Party doth hereby further covenant with the Purchaser that the property conveyed and every part thereof is NOT subject to any charge lien, lispence life interest, Trust, Debutter, Wakf, attachment, requisition, acquisition, Scheme or alignment



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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUL 2013

whatsoever and the Purchaser shall be fully entitled at all time in future to absolutely own, press, enjoy and exploit the property conveyed without any let hindrance, claim, question or demand being raised by the Vendor or the Confirming Party or any person claiming through by or under authority from them or either of them or in Trust or in equity AND the Vendor and the Confirming Party doth hereby further covenant with the Purchaser that full vacant possession of the entirety of the property conveyed has been delivered to the Purchaser who shall be entitled to retain possession thereof AND the Vendor and the Confirming Party doth hereby further covenant to the Purchaser that the land rent, municipal tax and all other outgoings in respect of the property conveyed has been paid or shall be paid by the Vendor till the date of this instrument and thereafter the same shall be paid by the Purchaser AND the Vendor and the Confirming Party doth further covenant with the Purchaser that at the cost and request of the Purchaser they shall both be obliged to do all and every act also sign execute and register if necessary all documents, Deeds and papers for more perfectly assuring the title of the Purchaser in the property conveyed and also produce all documents deeds and papers relating to the property conveyed that are being retained by the Vendor or the Confirming Party.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the vacant Sali land of area 7 decimals corresponding to 4 cottahs 3 chhitaks 39.51 Sq.Ft. out of 19 decimals being part of R.S. dag no 4277 L.R. Khaitan no. 3153/2, J.L. No. 2, touzi No. 2298 Mouza Gopalpore, Block Rajarhat, P.S- Airport (previously Rajarhat) within ward no. 5 of Rajarhat Gopalpore Municipality ADSR Bidhannagar, Dist. 24 Parganas (North) on rajarhat road (salua to Gopalpur) butted and bounded on the North by R.S dag no. 4278, on the East by R.S dag no. 4273 on the west by part of Dag no. 4277 and on the South by part of dag no. 4277 and delineated in RED border in the map or plan annexed hereto and forming an integral part of this deed such that the description in the map or plan shall have precedence and/or an overriding effect.



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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUL 2013

IN WITNESS WHEREOF the parties herein doth sign and execute this deed on the day month and year first above written.

SIGNED, SEALED and DELIVERED

By the parties at Kolkata in
the presence of :

WITNESSES :

1. SISIR MALLICK

2. Suman Mondal
6/6 DPTM Road.
Budge Budge.

Drafted by

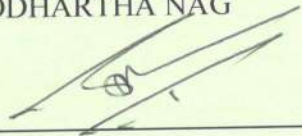
Swapan Kumar Mallick

S.K.Mallick (Advocate)

8/2, K.S.Roy Road

Kolkata - 700 001

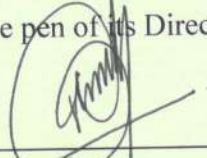
SIDDHARTHA NAG



VENDOR
PAN NO - ABGPN1709E

M/S MAX CEMENT (P) LTD.

by the pen of its Director



CONFIRMING PARTY

M/s BRL ESTATES (P) LTD.

Handwritten signature of a Director of M/s BRL Estates (P) Ltd.

Director

PURCHASER

8105 JUL 5 P

2

Ms BRL ESTATES (P) LTD.

Director



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUL 2013

MEMO OF CONSIDERATION

Paid by the purchaser to the Vendor and the Confirming Party at the request of the vendor the full consideration amount of Rs 50,90,909/-

(Rupees Fifty lacs Ninety thousand Nine hundred Nine) only as follows:

Date	Cheque/Draft No.	Bank	Amount
20.07.2013	209481	ICICI Bank	Rs. 50,40,000/-
TDS			Rs. 50,909/-

Total			Rs. 50,90,909/-

(Rupees Fifty lacs Ninety thousand Nine hundred Nine) only

WITNESSES :

1. *Sisir Mallick*
SISIR MALLICK
CB-63, Salt Lake
UR-64

SIDDHARTHA NAG

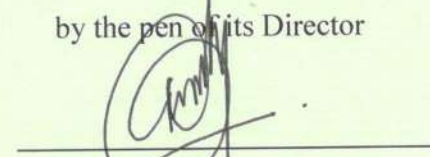


VENDOR

2. *Suman Mondal*

M/S MAX CEMENT (P) LTD.

by the pen of its Director



CONFIRMING PARTY



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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUL 2013



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 02274 of 2013
(Serial No. 02400 of 2013 and Query No. 1504L000004461 of 2013)

On 22/07/2013

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

Presented for registration at 18.00 hrs on :22/07/2013, at the Private residence by Manoj Khemka ,Claimant.

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

Execution is admitted on 22/07/2013 by

1. Siddhartha Nag, son of Lt. Lalmohan Nag , P-197, 1 A, C. I. T. Rd., Kolkata, Thana:-Beliaghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : Business
2. Prasenjit Ganguly
Director, Max Cement Pvt. Ltd., 197, B. B. Chatterjee Rd., Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, ,
, By Profession : Business
3. Manoj Khemka
Director, M/s. B R L Estates Pvt. Ltd., 493, G. T. Rd., District:-Howrah, WEST BENGAL, India, Pin :-711102.
, By Profession : Business

Identified By Sisir Mallick, son of Lt. Santosh Mallick, C B-63, Salt Lake, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste: Hindu, By Profession: Service.

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/07/2013

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, 4, 53 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. 56165.00/-, on 23/07/2013

Amount by Draft

Rs. 56004/- is paid , by the draft number 324264 Draft Date 19/07/2013, Bank Name State Bank of India, BURRA BAZAR, received on 23/07/2013

(Under Article : A(1) = 55990/- B = 55990/- E = 14/- Excess amount = 175/- on 23/07/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Adl. District Sub-Registrar
Bidhannagar,(Salt Lake City)

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 02274 of 2013
(Serial No. 02400 of 2013 and Query No. 1504L000004461 of 2013)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-50,90,909/-

Certified that the required stamp duty of this document is Rs.- 356385 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 356384/- is paid , by the draft number 324257, Draft Date 19/07/2013, Bank : State Bank of India, BURRA BAZAR, received on 23/07/2013

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

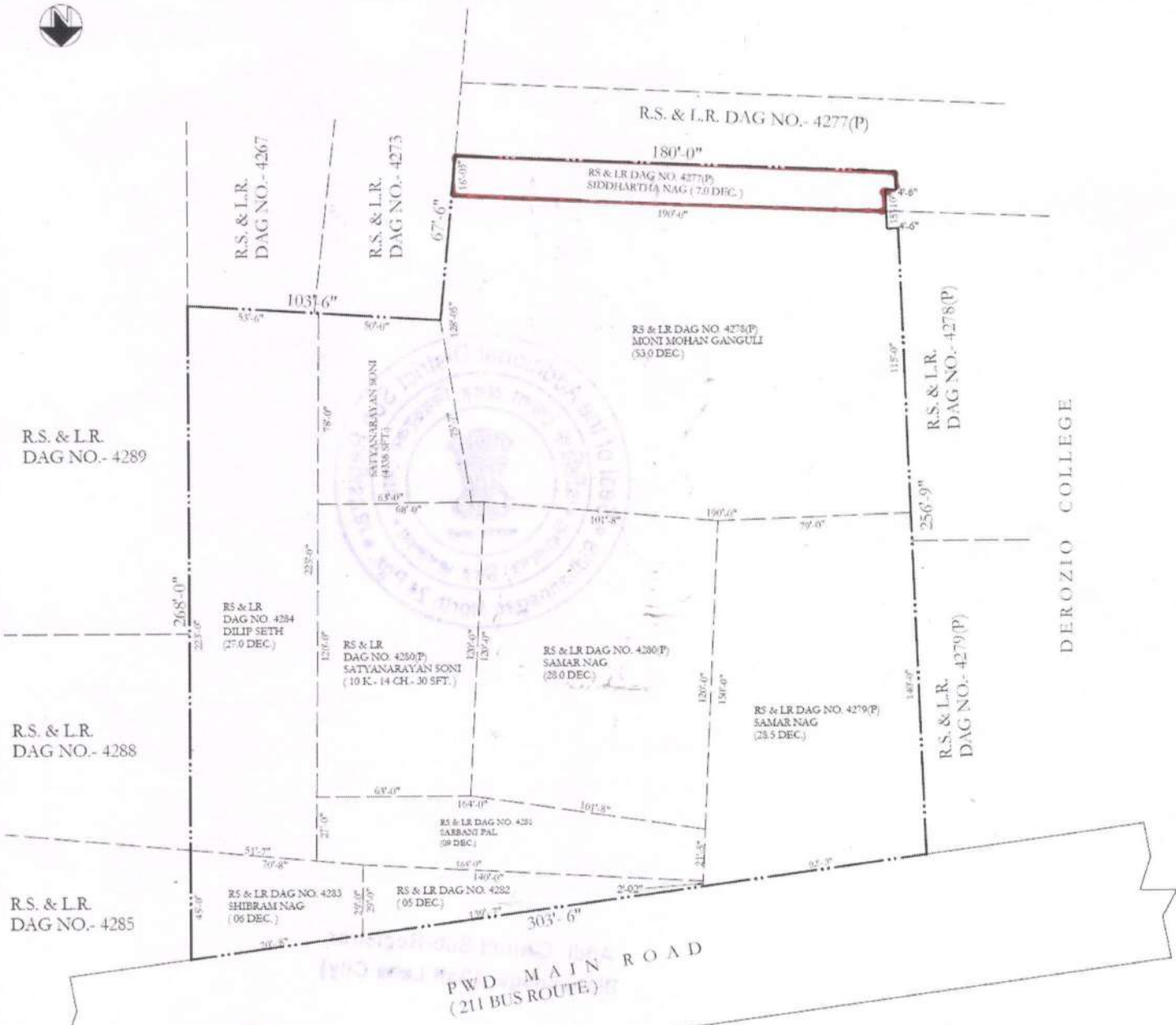


23 JUL 2013
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

SITE PLAN (NOT TO SCALE) OVER R.S. & L.R. DAG NOS. 4277(P), 4278(P), 4279(P), 4280, 4281, 4282, 4283 & 4284, L.R.KHATIAN NOS. 2124, 3030/8, 3153/2, 2983/1, 2811/1, 3006/1 & 2891/1 AT MOUZA- GOPALPUR, J.I. NO. 2(SHEET NO. 4) FORMERLY P.S.-RAJARHAT, AT PRESENT- AIRPORT, WARD NO. 5, WITHIN THE LIMITS OF RAJARHAT GOPALPUR MUNICIPALITY, DIST. NORTH 24- PARGANAS.
 TOTAL AREA 115 KH. 08 CH. 39 SFT (MORE OR LESS)
 AREA CONVEYED BRL ESTATES PVT. LTD. 7 DECIMAL CORRESPONDING TO 4 KH. 3 CH. 39.51 SFT (MORE OR LESS)
 AREA CONVEYED SHOWN IN RED BORDER



DEROZIO COLLEGE

M/s BRL ESTATES (P) LTD.

Manoj Kumar
 Director

[Signature]
 Signature of Vendor

[Signature]
 Signature of Confirming Party

Signature of Purchaser



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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

M/s BRL ESTATES (P) LTD.

Director


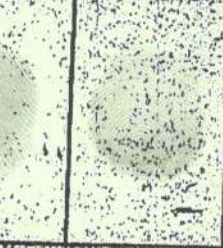
22 JUL 2013

PRESENTANT/
EXECUTANT/SELLER/
BUYER/CALIMENT
WITH PHOTO



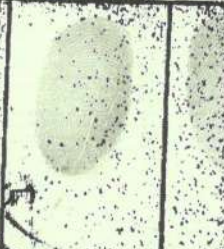



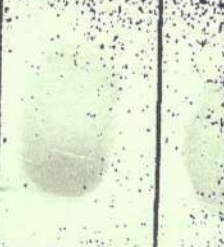


UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS



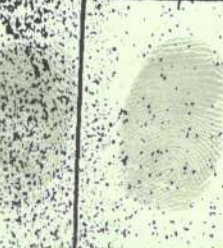


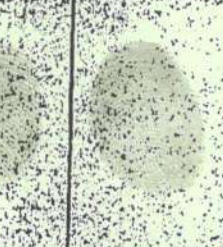

R.H. BOX- THUMB TO SMALL PRINTS

 <i>[Signature]</i>	LH.				
	RH.				

ATTESTED :- *[Signature]*

 <i>[Signature]</i>	LH.				
	RH.				

ATTESTED :- *[Signature]*

 <i>[Signature]</i>	LH.				
	RH.				

ATTESTED :- *[Signature]*



→
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

22 JUL 2013

Handwritten signature

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1802 to 1815
being No 02274 for the year 2013.



(Saikat Patra) 23-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal