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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 466810

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

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

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

25 JUL 2013

BETWEEN:

SAMAR NAG (HAVING PAN NO. ABOPN1765E) son of late Lalmohan Nag an Indian Hindu businessman carrying on business under the name and style of Todays Project Consortium at 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

2740 22/6/13
ক্রতার নাম
সাহ
স্টাম্প ভেডার হাফর
বিধান নগর (সেন্ট্রেল সিটি) এ ডি এস আর ও
মোট স্টাম্প ক্রয় তার
চালান নং মোট কত টাকা খরচ

100/-
BRL Estates PVT LTD
at - 493 B G.T. Road
BIM Industries Compound
warehouse MB, Howrah
71102

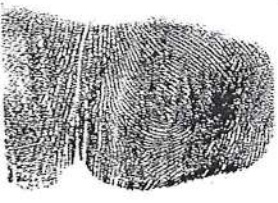
21 JUN 2013

টেকারী বাবাকপুর ভেডার মিতা দত্ত

980000

Kamy Shanko

v. e. T. 2.



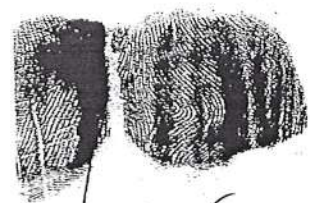
1664

M/s BRL ESTATES (P) LTD.

Kamy Shanko

Director

v. e. T. 2.



1658

Messers Brl Estates PVT LTD



(SAMAR WAG)

Director.

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

22 JUL 2013

Sisir Mallick
Late Santosh Mallick
CB-63, Salt Lake, Kol-64
Service

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

WHEREAS by virtue of purchase for valuable consideration by several deeds of conveyance one Messers Metcon Casting Private Limited a company incorporated under the Companies Act 1956 having its registered office at 2B Grant Lane Kolkata-700012 became the sole and absolute owner of various properties

AND WHEREAS by virtue of a sale deed dated July 22, 1989 and registered in the Office of Registrar of Assurances Calcutta in Book I Volume 2330 at pages 299 to 309 being deed No. 9135 for the year 1989 the said Messers. Metcon Casting Private Limited absolutely sold for a consideration therein mentioned various properties including a portion of the property conveyed through this deed to the Vendor and pursuant to such purchase the Vendor became and exercised all rights of absolute ownership in respect of the property purchased by him through the said conveyance dated July 22, 1989 without any let hindrance claim question or demand being raised by anybody in this behalf

AND WHEREAS another sale deed of the same date that is July 22, 1989 and for the consideration therein mentioned the said Messers. Metcon Casting Private Limited sold to the Vendor further property described in the schedule of the said conveyance including a portion of the property conveyed through this deed and by virtue thereof the Vendor became and acted as the absolute of the said property and exercised all right of absolute ownership in respect thereof without any let hindrance claim question or demand being raised by anybody in this behalf and the name of the Vendor has been recorded in the finally published latest L.R record of rights in respect of both the properties purchased by the Vendor herein by the said 2 conveyances both dated 22.07.1989

AND WHERAS the Vendor has been owing and possessing the said two properties purchase by him Messers Metcon Casting Private Limited without any interruption from July



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

22 JUL 2013

22, 1989 till today and the Vendor has represented to the Purchaser that he is the sole and absolute owner of the said properties and no portion of the said properties is subject to any encumbrances and the Vendor has full power and absolute authority to sell any portion thereof

AND WHEREAS the Vendor expressed his intention to sell portion of the said two properties purchased by him having a total area of 56 decimals and the Purchaser has agreed to purchase the same and this total portion which is being sold by this instrument is more particularly and fully described in the schedule below 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 over-riding effect and this portion is hereinafter for the sake of brevity referred to as the property conveyed

AND WHEREAS the parties have agreed that a sum of Rs. 4,07,27,272/- is the fair and reasonable market price of the property conveyed which has an area of 56 decimals

NOW THIS INDENTURE WITNESSETH that at and for the consolidated consideration of Rs. 4,07,27,272/- (Rupees Four crore Seven lacs Twenty Seven thousand Two hundred Seventy Two) only duly paid by the Purchaser to the Vendor (the receipt whereof 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 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 all 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 predecesor-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



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Addl. District Sub-Registrar
Bidhannagar, (Sat Laha City)

22 JUL 2013

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 statute 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 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 keeps the Purchaser fully harmless and indemnified in this behalf AND the Vendor doth hereby further covenant with the Purchaser that the property conveyed and every thereof is NOT subject to any charge lien, lispence life interest, Trust, Debuttar, Wakf, attachment, requisition, acquisition, Scheme or alignment 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 any person claiming through by or under authority from the Vendor or in Trust or in equity AND the Vendor 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 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 doth further covenant with the Purchaser that at the cost and request of the Purchaser we shall 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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the vacant of SALI LAND of total area 56 decimals corresponding to 33 cottahs 15 chhitaks 1.14 Sq.Ft. Mouza Gopalpore, Block- Rajarhat, P.S. Airport (previously Rajarahat) in L.R. Khatian No. 3006/1, J.L No.2, touzi No. 2998, R.S. No. 140 within ward no. 5 of the Rajarhat Gopalpore Municipality, District-North 24 Parganas (North) on rajarhat road (salua to Gopalpur) in R.S & L.R. dag No. 4279 (P)- 28 decimals of out 34 dec. held by the Vendor in his half share and in R.S & L.R. dag No. 4280 (P) – 28 decimals being the half share held by the Vendor and the total 56 decimals sold by this deed is shown in RED in the map or plan annexed to this deed and forming an interest part of this deed such that the description in the map or plan shall have precedence and an overriding effect and the sole is being effected by boundaries. Rajarhat road (salua to gopalpur)



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

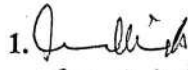
22 JUL 2013

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

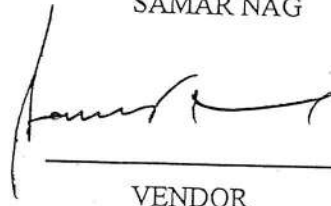
By the parties at Kolkata in
the presence of :

WITNESSES :

1. 
SISIR MALLICK
CB-63, Salt Lake,
KOL-64

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

SAMAR NAG


VENDOR

M/s BRĪ ESTATES (P) LTD.


Director

PURCHASER

Drafted by



S.K. Mallick (Advocate)
8/2, K.S. Roy Road
Kolkata - 700 001

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Addl. District Sub-Registrar
Bidhannagar, (Sak Lane City)

22 JUL 2013

MEMO OF CONSIDERATION

Paid by the purchaser to the Vendor at the request of the vendor the full consideration amount of Rs 4,07,27,272/-

(Rupees Four crore Seven lacs Twenty Seven thousand Two hundred Seventy Two) only as follows

| Date | Cheque/Draft No. | Bank | Amount |
|------------|------------------|------------|-------------------|
| 20.07.2013 | 209484 | ICICI Bank | Rs. 3,03,19,999/- |
| TDS | | | Rs. 4,07,273/- |
| 09/07/2013 | 017626 | ICICI Bank | Rs. 50,00,000/- |
| 09/07/2013 | 020447 | ICICI Bank | Rs. 50,00,000/- |

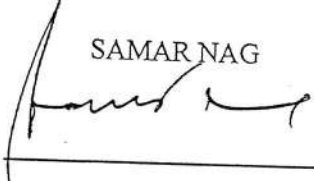
Total

Rs. 4,07,27,272/-

(Rupees Four crore Seven lacs Twenty Seven thousand Two hundred Seventy Two) only

WITNESS:

1. *S. Mallik*
SIR MALLICK
CB-63, Salt Lake
WOT-64

SAMAR NAG

VENDOR

2. Suman Mondal



→
Addl. District Sub-Registrar
Bichannagar. (Sett Lane City)

22 JUL 2013



LH.

RH.



ATTESTED :-

[Handwritten signature]



LH.

RH.

Mary...



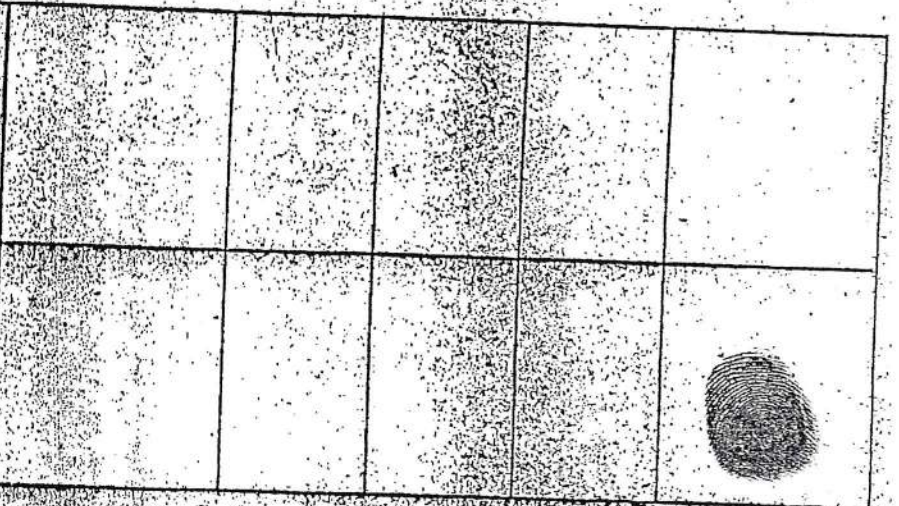
ATTESTED :-

Mary...



LH.

RH.



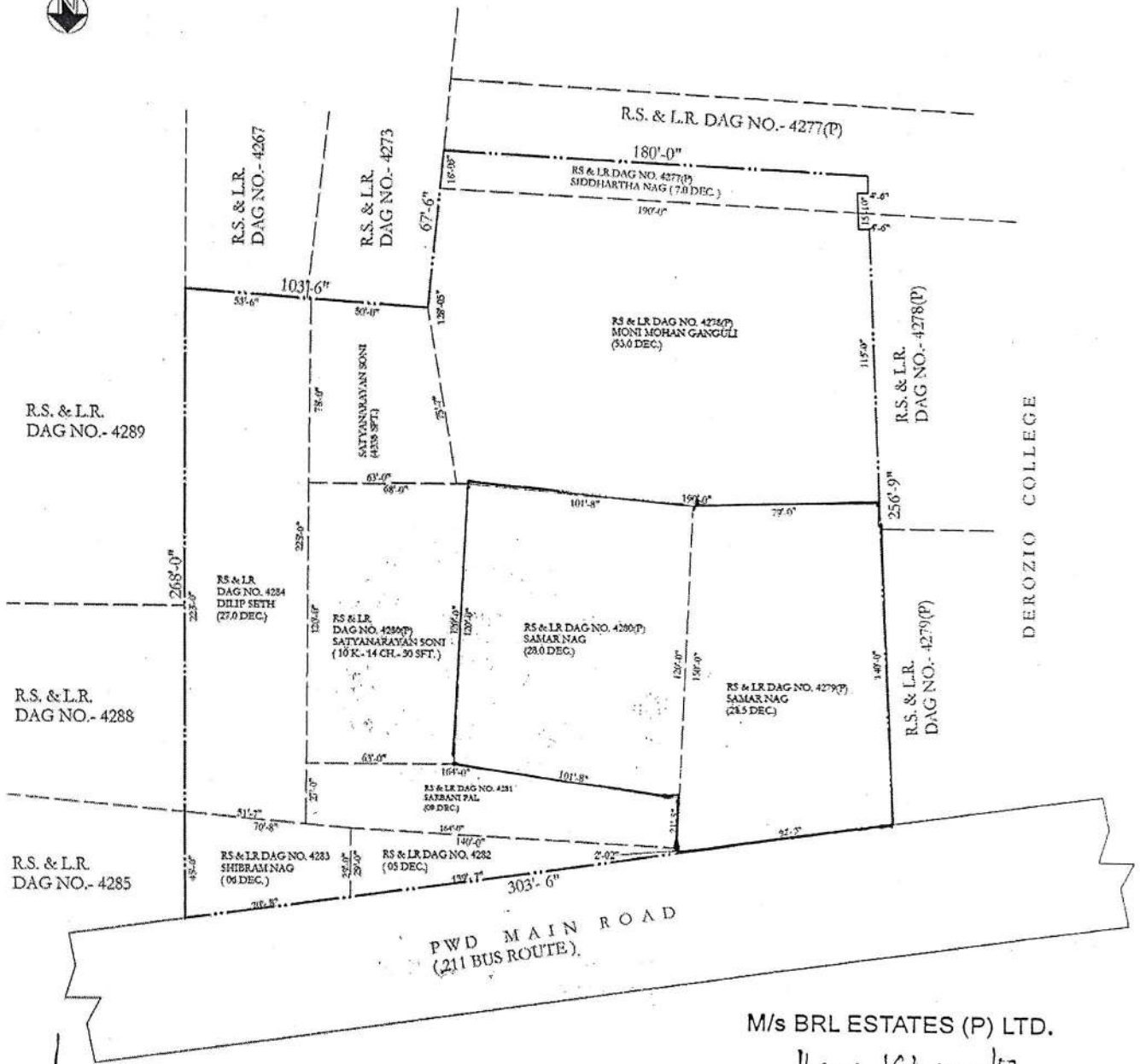
ATTESTED :-



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Addl. District Sub-Registrar
Bidhannagar, (Set Law City)

22 JUL 2013

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.KHATIANS NOS. 2124, 3030/8, 3153/2, 2983/1, 2811/1, 3006/1 & 2891/1 AT MOUZA- GOPALPUR, J.L. 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. 56 DECIMAL CORRESPONDING TO 33 KH. 15 CH. 1.14 SFT (MORE OR LESS)
 AREA CONVEYED SHOWN IN RED BORDER

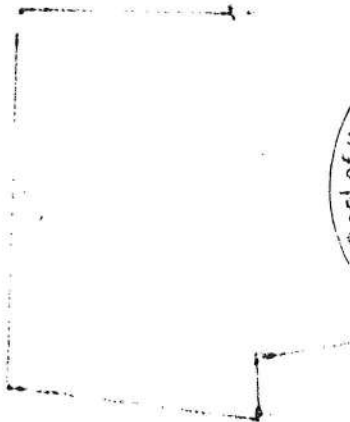


Signature of Vendor

M/s BRL ESTATES (P) LTD.

 Director

Signature of Purchaser



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

MAILED 10-11-13 11:30 AM

Director

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 - 02305 of 2013
(Serial No. 02403 of 2013 and Query No. 1504L000004458 of 2013)

On 22/07/2013

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

Presented for registration at 18.20 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. Samar 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. 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 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.-4,07,27,272/-

Certified that the required stamp duty of this document is Rs.- 2850929 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 25/07/2013

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 of Indian Stamp Act, 1899. Also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 40/-

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 4,48,011/- paid online on 25/07/2013 10:15AM with Govt. Ref. No. 192013140002426771 on 25/07/2013 07:58AM with Bank Ref. No. 9778607 on 25/07/2013 10:15AM, Head of Account No. 0030-03-104-001-16, Query No:1504L000004458/2013

25 JUL 2013

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR





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

Endorsement For Deed Number : I - 02305 of 2013
(Serial No. 02403 of 2013 and Query No. 1504L000004458 of 2013)

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 28,50,929/- paid online on 25/07/2013 10:15AM with Govt. Ref. No. 192013140002426771 on 25/07/2013 9:58AM, Bank: AXIS Bank, Bank Ref. No. 9778607 on 25/07/2013 10:15AM, Head of Account: 0030-02-103-003-02, Query No:1504L000004458/2013

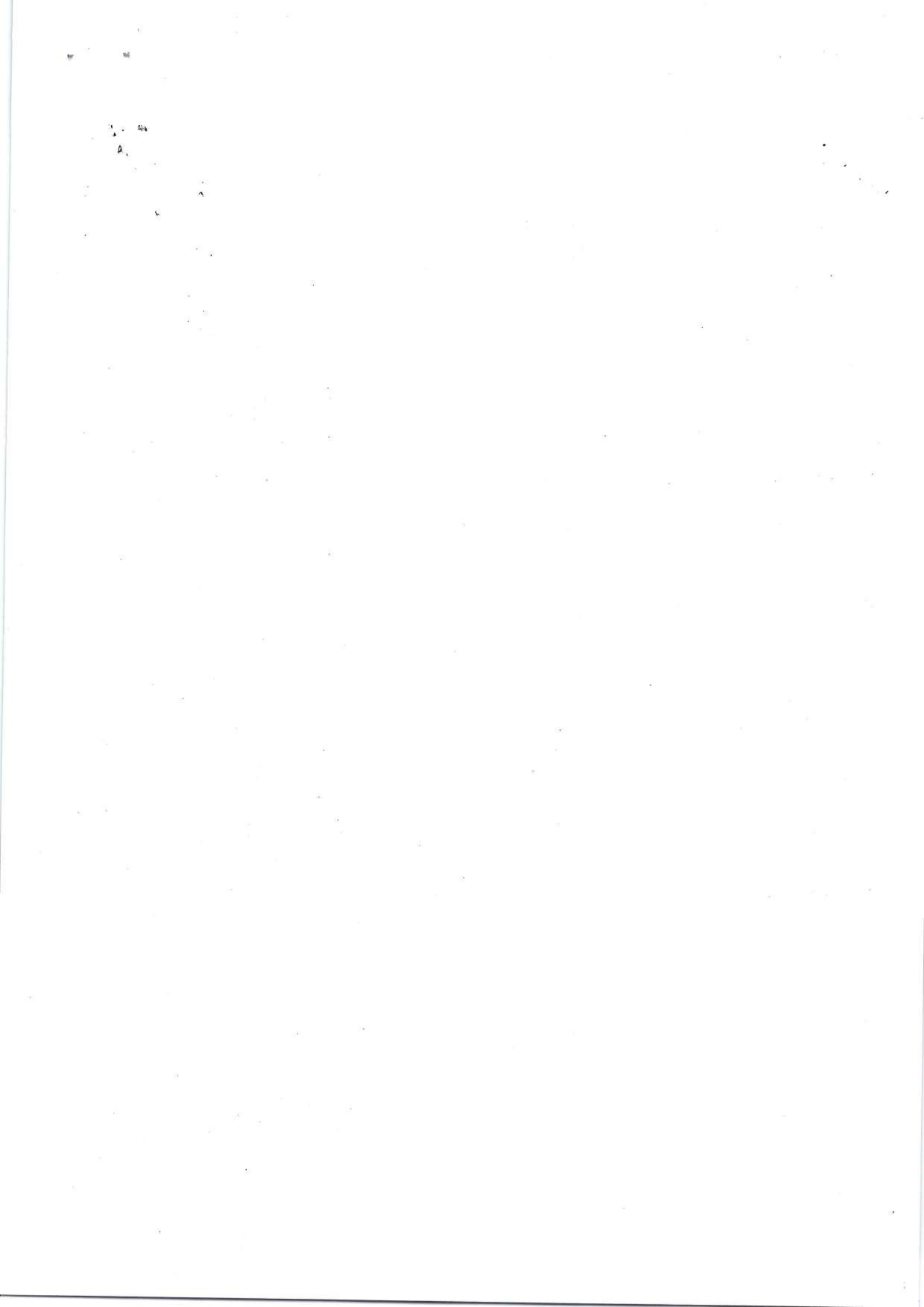
(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



25 JUL 2013

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 2327 to 2338
being No 02305 for the year 2013.



(Saikat Patra) 25 July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal