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6. प्रश्न

पश्चिम बंगाल WEST BENGAL

P 466811

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

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

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

BETWEEN:

23 JUL 2013

SIBRAM NAG alias SHIB RAM NAG (HAVING PAN NO ADSPN7143C) son of late Lalmohan Nag an Indian Hindu businessman of P-197 A 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

*[Handwritten signature]*  
22/7/13

27th/12/07/13 100/-  
 জেতার নাম \_\_\_\_\_ BRL Estates PVT LTD  
 সাহ \_\_\_\_\_ পি-493B G.T Road;  
 ষ্টাম্প ভেডার স্বাক্ষর \_\_\_\_\_ BJM Industries Compound  
 বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও Warehouse M6, Howrah  
 মোট স্টাম্প ক্রয় তাং \_\_\_\_\_ 21 JUN 2013 711102.  
 চালান নং \_\_\_\_\_ মোট কত টাকা খরিশ \_\_\_\_\_  
 টেজারী বাবাকপুর ভেডার মিতা দত্ত 9600 00

Kamr Chandra



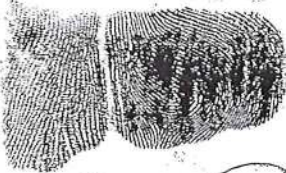
v.e.T.G.

1664

M/s BRL ESTATES (P) LTD.

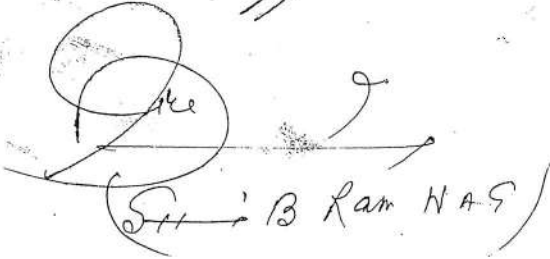
Kamr Chandra

Director



v.e.T.G.

1662

  
 (S. B. Ram N.A.S.)



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

22 JUL 2013

Sisir Mallick  
 Late Sambosh Mallick  
 CB-63, Salt Lake, WB-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. AEVK7609E), 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 one Messers. Metcon casting Private Limited a company incorporated under the companies Act 1956 was the owner of various properties and the said company by virtue of a duly registered Bengali kobala dated 08.10.87 sold to one Rabindra Nath Naskar a piece and parcel of land measuring 3 cottas o chittaks 20 square feet as per the description given in the schedule of the said Kobala and the said Rabindra Nath Naskar became and acted as the sole and absolute owner in respect thereof

AND WHEREAS by a deed of conveyance dated 20.07.1988 and registered in the Office of the Registrar, North 24 Parganas at Barasat in Book I deed-No. 4773 for the year 1988 the said Rabindra Nath Naskar absolutely sold to the Vendor herein the said piece and parcel of land measuring 3 cottas o chhitak 20 square feet together with the structure standing thereupon which was more particularly described in the schedule of the said conveyance for the consideration therein mentioned and by virtue of such purchase the Vendor 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 the Vendor recorded his name as the owner of the said property in the latest finally published L.R. record of rights and the Vendor subsequently has demolished the structures so that the property is now entirely vacant Sali land

AND WHEREAS the Vendor declared his intention to sell the said property and the purchaser on coming to know of the same has agreed to purchase the said property which is more particularly described in the schedule below and delineated in red border in the map or plan annexed hereto and forming an integral part of this instrument such that the description in the map or plan shall have precedence or over-riding effect and the same is hereinafter for



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

22 JUL 2013

the sake of brevity referred to as the property conveyed and the vendor has represented to the purchaser that the property conveyed is totally free from all encumbrances and that the Vendor has good right full power and absolute authority to sell the same

AND WHEREAS the parties have agreed that a sum of Rs. 43,63,636/- is the fair and reasonable market price of the property conveyed which has an area of 3 cottas 10 chhitaks 8.15 square feet

NOW THIS INDENTURE WITNESSETH that at and for the consolidated consideration of Rs. 43,63,636/- (Rupees Forty Three lacs Sixty Three thousand Six hundred Thirty Six) 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 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 including the original of the purchase deed of the Vendor afore recited for the Purchaser TO HAVE AND TO HOLD the property conveyed free from all encumbrances absolutely and forever AND the Vendor as well doth hereby 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 doth hereby jointly further covenant with the Purchaser that the property conveyed and every part thereof is totally free from encumbrances whatsoever



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Addl. District Sub-Registrar  
Bidhanagar, (Sat Lda City)

22 JUL 2013



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 part thereof is NOT subject to any charge lien, lispendence life interest, Trust, Debutter, Wakf, attachment, requisition, acquisition, Scheme or alignment whatsoever and the Purchaser shall be fully entitled at all time in future to absolutely own, posses, 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 the Vendor 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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land of area 6 Dec. corresponding to 3 cottahs 10 chhitaks 8.15 sq.ft in R.S. dag no 4283 Touzi no. 2998, R.S No. 140, Mouza Gopalpore L.R. Khaitan no. 2811/1, 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 Highway, on the East by dag no. 4285 on the west by Dag no. 4282 and on the South by dag no. 4281 and 4284 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 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.

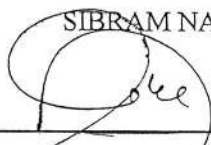
SIGNED, SEALED and DELIVERED

By the parties at Kolkata in  
the presence of :

**WITNESSES :**

1. *S.K. Mallick*  
8/212 MALICK  
CS-63, Salt Lake  
KOT-64

2. *Suman Mondal*  
6/6 DPM Road  
Budge Budge

SIBRAM NAG  
  
VENDOR

M/s BRL ESTATES (P) LTD.

*Harj Kumar*  
Director

PURCHASER

Drafted by

*S.K. Mallick*

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

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

22 JUL 2013

MEMO OF CONSIDERATION

Paid by the purchaser to the Vendor the full consideration amount of Rs 43,63,636/-

(Rupees Forty Three lacs Sixty Three thousand Six hundred Thirty Six ) only as follows :

Date	Cheque/Draft No.	Bank	Amount
20.07.2013	209485	ICICI Bank	Rs. 43,63,636/-

(Rupees Forty Three lacs Sixty Three thousand Six hundred Thirty Six ) only

WITNESS:

1. *SICIR MALICK*

SHIB RAM NAG  
*Shib Ram Nag*  
VENDOR

2. *Suman Mondal*

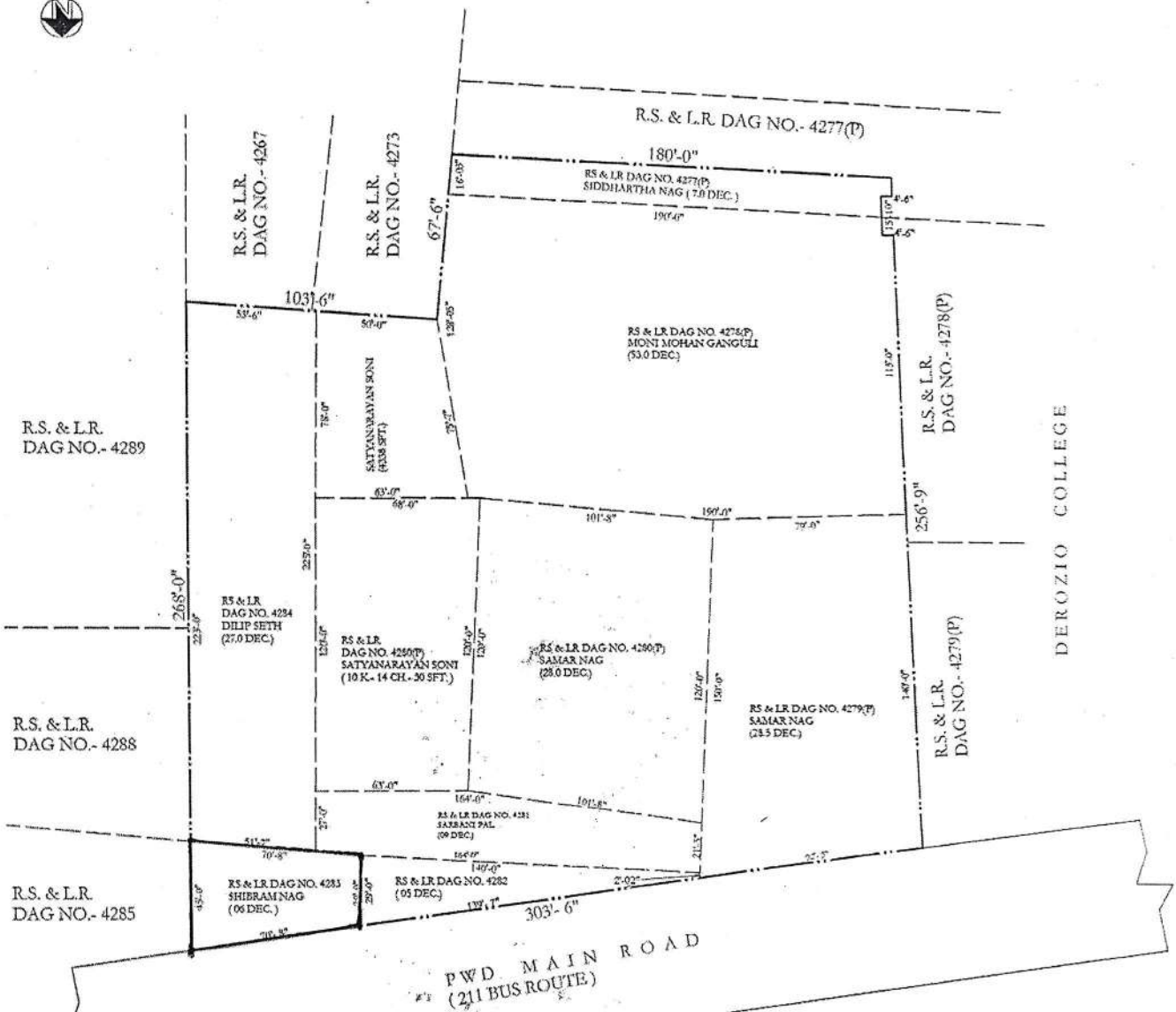




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Addl. District Sub-Registrar  
Bidhanagar, (Salt Lake City)

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.KHATIAN 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. 6 DECIMAL CORRESPONDING TO 3 KH. 10 CH. 8.15 SFT (MORE OR LESS)  
 AREA CONVEYED SHOWN IN RED BORDER



R.S. & L.R.  
DAG NO.- 4289

R.S. & L.R.  
DAG NO.- 4288

R.S. & L.R.  
DAG NO.- 4285

R.S. & L.R.  
DAG NO.-4267

R.S. & L.R.  
DAG NO.-4273

R.S. & L.R. DAG NO.- 4277(P)

RS & LR DAG NO. 4278(P)  
SIDDHARTHA NAG (7.0 DEC.)

RS & LR DAG NO. 4278(P)  
MONI MOHAN GANGULI  
(53.0 DEC.)

R.S. & L.R.  
DAG NO.-4278(P)

RS & LR  
DAG NO. 4284  
DILIP SETH  
(27.0 DEC.)

RS & LR  
DAG NO. 4280(P)  
SATYANARAYAN SONI  
(10 K-14 CH. 30 SFT.)

RS & LR DAG NO. 4280(P)  
SAMAR NAG  
(28.0 DEC.)

RS & LR DAG NO. 4279(P)  
SAMAR NAG  
(33.5 DEC.)

R.S. & L.R.  
DAG NO.- 4279(P)

RS & LR DAG NO. 4283  
SAKSHI PAL  
(06 DEC.)

RS & LR DAG NO. 4284  
SHIBRAMNAG  
(06 DEC.)

RS & LR DAG NO. 4282  
(05 DEC.)

P.W.D. MAIN ROAD  
(211 BUS ROUTE)

DEROZIO COLLEGE

M/s BRL ESTATES (P) LTD.

*Rajendra*  
Director

Signature of Vendor

Signature of Purchaser



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

THE BTL ESTATES (P) LTD.

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 - 02275 of 2013  
(Serial No. 02405 of 2013 and Query No. 1504L000004459 of 2013)

On 22/07/2013

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

Presented for registration at 18.50 hrs on :22/07/2013, at the Private residence by Manoj Khemnka ,Claimant.

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

Execution is admitted on 22/07/2013 by

1. Sibram Nag, Alias Shib Ram Nag, son of Lt Lalmohan Nag , P-197 A C. I. T. Rd, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : Others
2. Manoj Khemnka  
Director, M/s Brl Estates Pvt. Ltd, 493 B, G. T. Rd. Bjm Industries Compound, District:-Howrah, WEST BENGAL, India, Pin :-711102.  
, By Profession : Others

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 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 Draft

Rs. 48007/- is paid , by the draft number 324268, Draft Date 19/07/2013, Bank Name State Bank of India, BURRA BAZAR, received on 23/07/2013

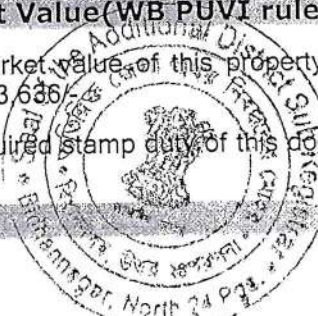
( Under Article : A(1) = 47993/- ,E = 14/- on 23/07/2013 )

**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.-43,63,636/-

Certified that the required stamp duty of this document is Rs.- 305474 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**



23 JUL 2013

*(Signature)*  
Addl. District Sub-Registrar  
Bidhanagar, (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 - 02275 of 2013  
(Serial No. 02405 of 2013 and Query No. 1504L000004459 of 2013)

Deficit stamp duty Rs. 305474/- is paid , by the draft number 324261, Draft Date 19/07/2013, Bank :  
State Bank of India, BURRA BAZAR, received on 23/07/2013

( Saikat Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR



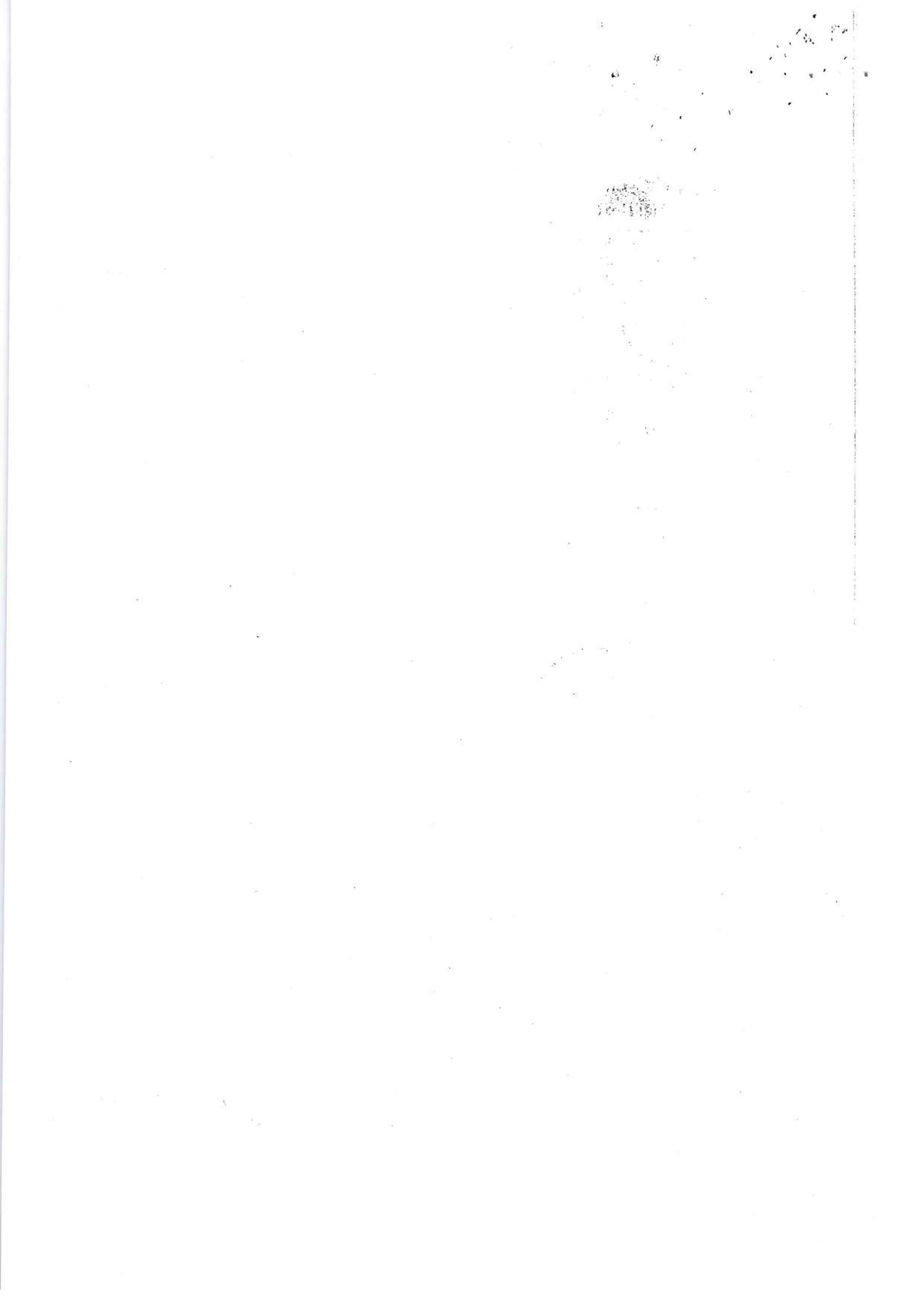
23 JUL 2013

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

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

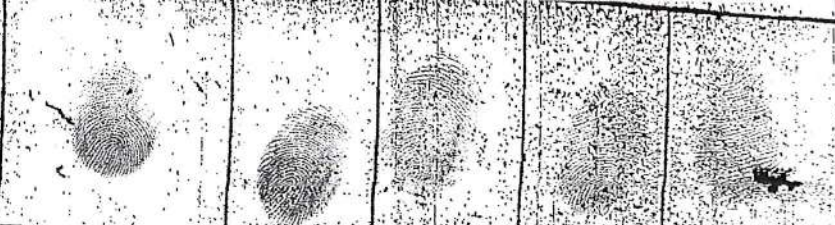








LH.



RH.



ATTESTED

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LH.



RH.



*Man Wh...*

ATTESTED

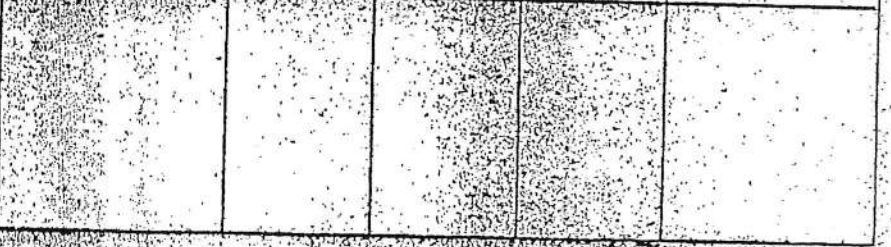
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LH.



RH.



ATTESTED



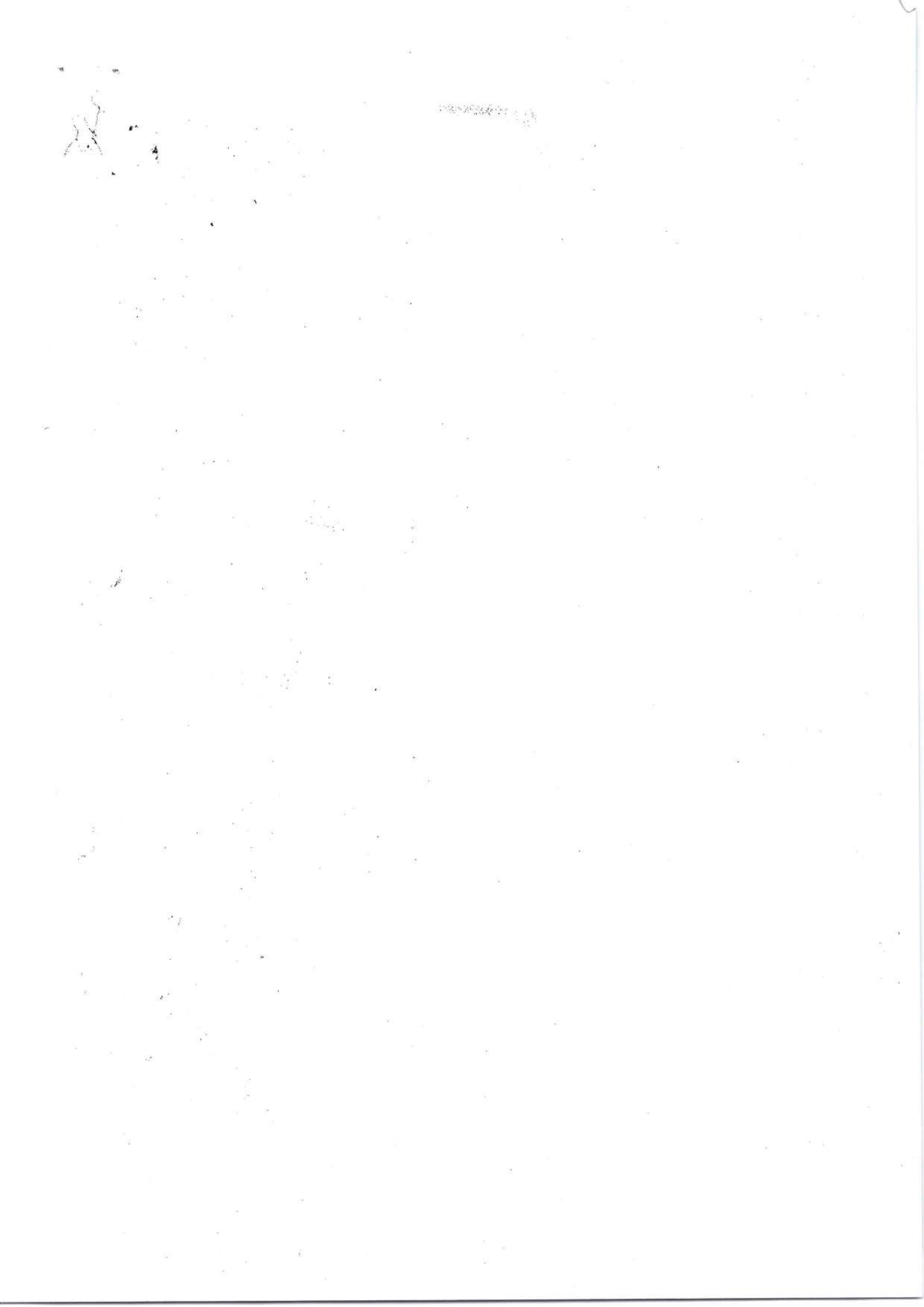
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Addl. District Sub-Registrar  
Bidhannagar, (Sat Leno City)

22 JUL 2013





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 1816 to 1827  
being No 02275 for the year 2013.



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