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202299/13

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 466812

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

DEED OF SALE

THIS DEED OF SALE made on this 22<sup>nd</sup> day of July 2013

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

24 JUL 2013

BETWEEN:

DILIP SETH son of late Swamidayal Seth an Indian Hindu businessman residing at 1, Gour Basak Lane P.S Salt Lake Bidhan Nagar (East) Kolkata-700070 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 represented by his constituted attorney PRASENJIT GANGULY (HAVING PAN NO ALSPG3097Q) by and under a General Power Of attorney dated 02.04.2012 and registered with A.D.S.R Bidhannagar in book IV C.D Vor -1 pages 4779 to 4791 being no 405 for 2012.

27/12/13 12/12/13

100/-

ক্রোতার নাম \_\_\_\_\_  
সাথে \_\_\_\_\_  
স্টাম্প ভেডার স্বাক্ষর \_\_\_\_\_  
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও  
মোট স্টাম্প ক্রয় তাং \_\_\_\_\_  
চালান নং \_\_\_\_\_ মোট কত টাকা খরিদ \_\_\_\_\_

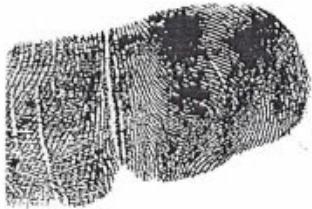
BRL Estates PVT LTD  
493B, G.T. Road  
of- BTM Industries, compound  
warehouse H6, Howrah  
711102

22 JUN 2013

টেন্ডারী বাবাকপুর ভেডার মিতা দস্ত 920000

Hany Khanna

v.e.T.9.



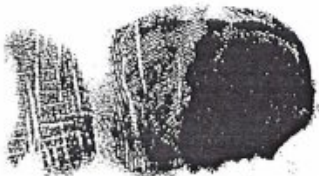
1664

M/s BRL ESTATES (P) LTD.

Hany Khanna

Director

v.e.T.9.



1663



(PRASENJIT GANGULY)

Represented by the constituted attorney of  
Dilip Seth

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

22 JUL 2013

P.T.O.

AND

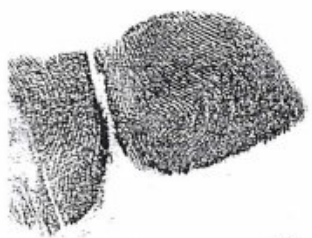
MESSERS. BRL ESTATES PVT. LTD., (HAVING PAN NO. AADCB9248D) a company incorporated under the companies Act 1956 having its registered office at 493 B, G.T. Road, BJM Industries Compound, Warehouse M6 Howrah-711102 and represented by its Director Manoj Khemka (having its PAN No. AEVPK7609E), son of Late 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

MESSERS. SHELTER PROJECTS LIMIED (HAVING PAN NO. AAEC5229C) a company incorporated under the companies Act 1956 having its registered office at BA-2, Sector-I Salt Lake City, Kolkata-700064, District – 24 Parganas North 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, legal representatives and assigns) and the said company is represented by its Director Samar Nag pursuant to the relevant resolution of its Board of directors of the Third Part

WHEREAS by a deed of conveyance dated 25.06.75 and registered in the office of the Sub-Registrar at Cossipore Dumdum in Book I Volume 100 at pages 256 to 261 being No. 6202 for the year 1975 one Ashok Kumar Ghosh absolutely purchased for a consideration therein mentioned the property as described in the Schedule of the said conveyance measuring approximately 28 dec. and the said Ashok Kumar Ghosh duly exercised his right of absolute ownership in respect thereof without any let hindrance claim question or demand being raised by anybody in this behalf

AND WHEREAS the said Ashok Kumar Ghosh by a deed of conveyance dated 22.07.1988 and registered in the office of Registrar at Barasat in Book I Volume 74 at pages 221 to 281 being No. 4775 for the year 1988 sold the entire property purchased by him through the said conveyance dated 25.06.75 for a consideration therein mentioned to the Vendor and the Vendor through such purchase became and acted as the absolute owner



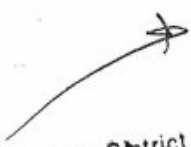
V. e. T. G.

1658

Messers Shelloy Project-Limited

*[Handwritten Signature]*  
(SAMARNAK)

Director.



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

22 JUL 2013

Sisir Mallick  
Late Santosh Mallick  
CB-63, Salt Lake  
Kot-64  
Gurgaon

thereof which is for the sake of brevity by hereinafter referred to as the property conveyed and is more particularly described in the schedule below and delineated in red border in the map or plan annexed hereto such that the same forms an internal part of this instrument and the description in the map or plan shall have precedence or over-riding effect

AND WHEREAS the Vendor herein pursuant to such purchase on 22.07.88 has been in exclusive physical possession of the property conveyed and the been exercising 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 has specifically represented that the property conveyed is totally free from all encumbrances

AND WHEREAS the Vendor entered into an agreement for sale dated 17.05.1990 with one M/S Shelter Properties Developer Limited wherein the Vendor agreed to sell the property conveyed to the said company but in fact such sale has not been effected and there has been no conveyance conveying any portion of the property conveyed by the Vendor to the Said Company or to anyone else and the Vendor has continued to be in possession of the property conveyed and has been exercising all rights of ownership notwithstanding such agreement for sale by reason of which the Vendor has represented that he is totally entitled and authorized to sell the property conveyed and the Vendor had his name recorded as owner in the latest finally published L.R record of rights.

AND WHEREAS the said M/S Shelter Properties Developer Limited has subsequently by the order dated 06.05.1996 of the Company Law Board changed its name to the confirming party herein and all the rights of the Said Company now stands vested in the Confirming Party.

AND WHEREAS the Vendor expressed his intention to sell the property conveyed and the purchaser on coming to know of such intention of the Vendor has come forward to purchase the property conveyed and the Confirming Party has been fully apprised of the negotiation between the Vendor and the Purchaser and the Confirming Party has agreed to the Vendor selling the property conveyed to the Purchaser and has further agreed to ratify and confirm such sale by reason of which the Confirming party is also executing this agreement and the Confirming party has received back its earnest money with interest and cost.



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

22 JUL 2013

AND WHEREAS the parties have agreed that a sum of Rs. 1,96,36,364/- is the fair and reasonable market price of the property conveyed which has an area of 27 dec. approximately

NOW THIS INDENTURE WITNESSETH that at and for the consolidated consideration of Rs. 1,96,36,364/- (Rupees One crore Ninety Six lacs Thirty Six thousand Three hundred Sixty Four) only duly paid the Purchaser to the Vendor/Confirming Party at the request of the Vendor (the receipt whereof the Vendor/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 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 and the original of the Agreement between the Vendor and the Confirming Party both 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 as the Confirming Party doth hereby jointly covenant with the Purchaser that notwithstanding any act Deed of thing done by the Vendor or the predeceasor-in-interest of the Vendor or in trust or in equally 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



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

22 JUL 2013



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, lispendence and life interest, Trust, Debttar, Wakf, attachment, requisition, acquisition, Scheme or alignment whatsoever and the Purchaser shall be fully entitled at all time in future to absolutely own, possess, 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 27 Dec. corresponding to 16 cottahs 5 chhitaks 36.72 Sq.Ft. be the same a little more or less with Rayati Saka is C.S dag no. 7084 R.S. dag no 4284 Touzi No. 2998 J.L. no. 2, R.S No. 140 L.R. Khaitan no. ~~2012013~~ Muza 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 dag nos. 4283, on the East by dag no. 4289 & 4288 on the west by Dag no. 4280 and on the South by dag no. 4273 and 4267 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. (Sat Laha 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. Mallik*  
SIR MALLICK  
CB-63, Salt Lake  
KOT-64.

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

Drafted by

*S.K. Mallik*  
S.K.Mallik (Advocate)

8/2, K.S.Roy Road  
Kolkata - 700 001

DILIP SETH

by the pen of his constituted attorney  
PRASENIT GANGULY

*[Signature]*  
\_\_\_\_\_  
VENDOR

M/S SHELTER PROJECTS LTD

by the pen of its Director

*[Signature]*  
\_\_\_\_\_  
CONFIRMING PARTY

M/s BRL ESTATES (P) LTD.

*[Signature]*  
Director

\_\_\_\_\_  
PURCHASER

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Addl. District Sub-Registrar  
Bidhanagar, (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 1,96,36,364/-

(Rupees One crore Ninety Six lacs Thirty Six thousand Three hundred Sixty Four) only as follows:

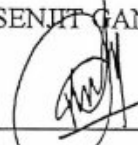
Date	Cheque/Draft No.	Bank	Amount
20.07.2013	209486	ICICI Bank	Rs. 1,94,40,000/-
TDS			Rs. 1,96,364/-
Total			Rs. 1,96,36,364/-

(Rupees One crore Ninety Six lacs Thirty Six thousand Three hundred Sixty Four) only

WITNESS:

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

DILIP SETH  
by the pen of his constituted attorney  
PRASENIT GANGULY

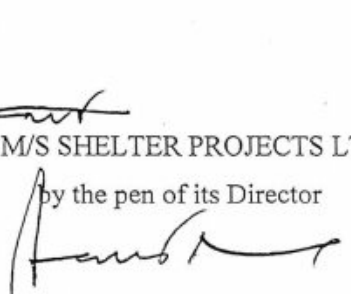


VENDOR

2. Suman Mondal

M/S SHELTER PROJECTS LTD

by the pen of its Director



CONFIRMING PARTY




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

22 JUL 2013

	LH.					
	RH.					

ATTESTED :- 

	LH.					
	RH.					

ATTESTED :- 

	LH.					
	RH.					

 ATTESTED :- 



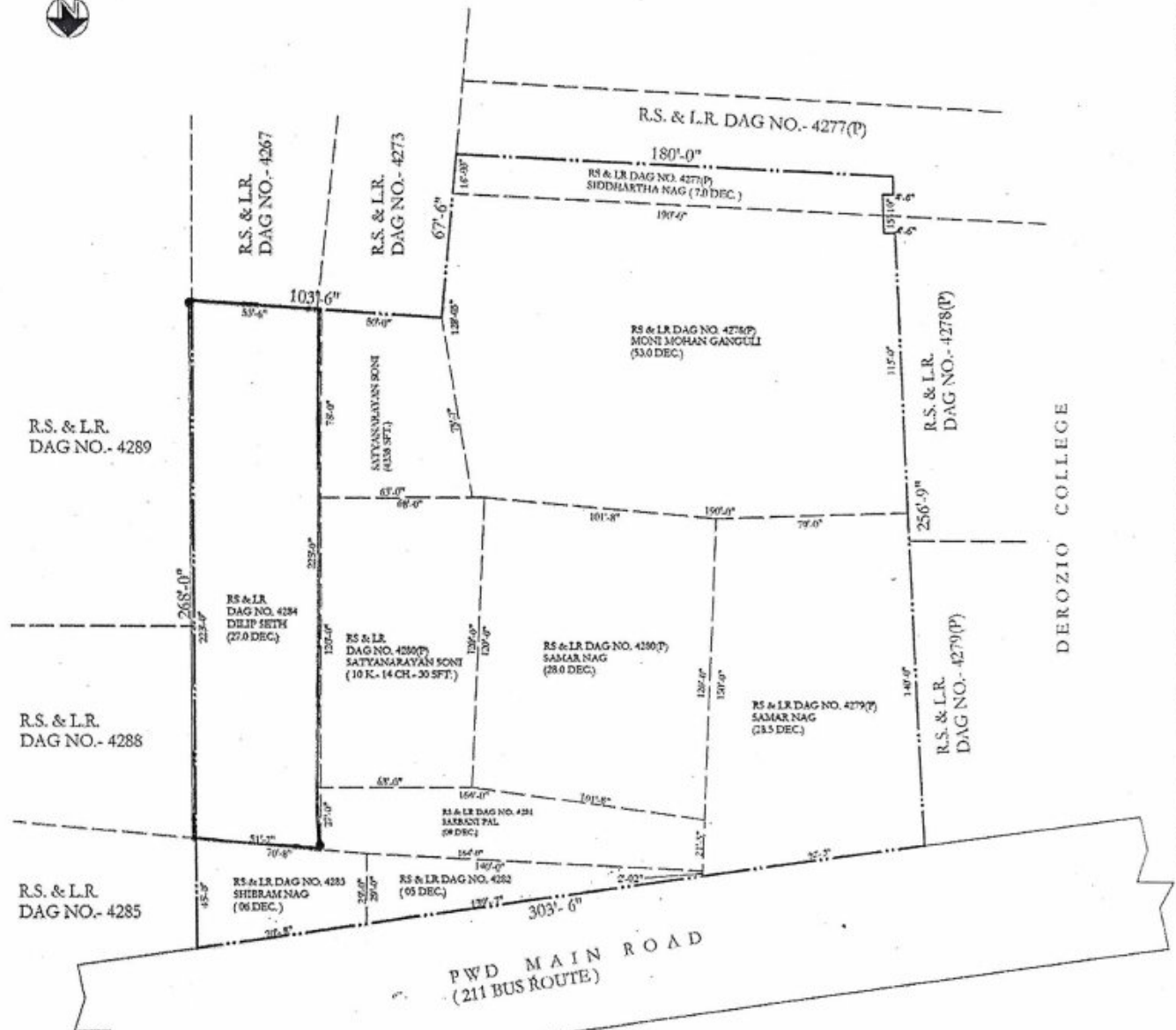
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Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

22 JUL 2013

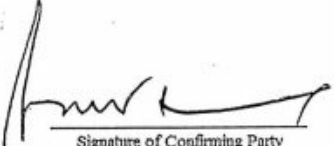
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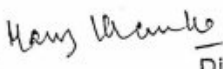


SITE PLAN (NOT TO SCALE) OVER R.S. & L.R. DAG NOS. 4277(P), 4278(P), 4279(P), 4280, 4281, 4282, 4283 & 4284, L.R.KHATIAN NOS. 2124, 3030/8, 3153/2, 2983/1, 2811/1, 3006/1 & 2891/1 AT MOUZA- GOPALPUR, J.L NO. 2(SHEET NO. 4) FORMERLY P.S.-RAJARHAT, AT PRESENT- AIRPORT, WARD NO. 5, WITHIN THE LIMITS OF RAJARHAT GOPALPUR MUNICIPALITY, DIST. NORTH 24- PARGANAS.  
 TOTAL AREA 115 KH. 08 CH. 39 SFT (MORE OR LESS)  
 AREA CONVEYED BRL ESTATES PVT. LTD. 27 DECIMAL CORRESPONDING TO 16 KH. 5CH. 36.72SFT (MORE OR LESS)  
 AREA CONVEYED SHOWN IN RED BORDER



  
 Signature of Vendor

  
 Signature of Confirming Party

M/s BRL ESTATES (P) LTD.  
  
 Director

Signature of Purchaser



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Add. District Sub-Registrar  
Bidhanagar. (Bak Lane City)

22 JUL 2013

10/06/13

10/06/13



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

Endorsement For Deed Number : I - 02299 of 2013  
(Serial No. 02401 of 2013 and Query No. 1504L000004462 of 2013)

On 22/07/2013

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

Presented for registration at 18.05 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  
Director, M/s Shelter Projects Ltd, B A -2, Sec -1, Kolkata, District:-Howrah, WEST BENGAL, India, Pin :-700064,  
, By Profession : Others
2. Manoj Khemka  
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.

Executed by Attorney

Execution by

1. Prasenjit Ganguly, son of - - , 1,gour Basak Lane, Salt Lake, Kolkata, Thana:-East Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700070 By Caste Hindu By Profession: Others, as the constituted attorney of Dilip Seth is admitted by him.  
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.-1,96,36,364/-

Certified that the required stamp duty of this document is Rs.- 1374567 /- and the Stamp duty paid as: Impresive Rs.- 100/-

( Saikat Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR

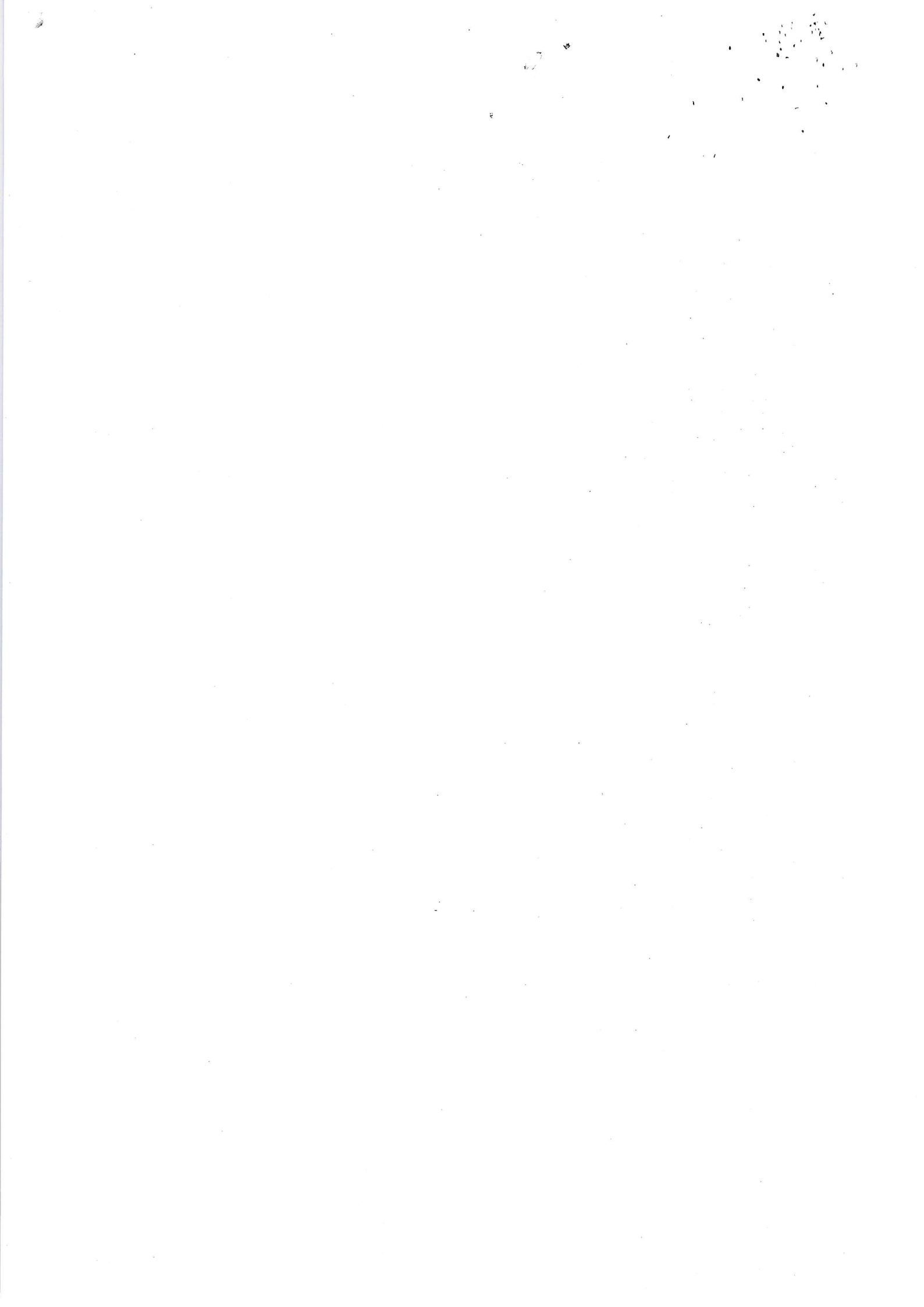
On 24/07/2013

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)



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 - 02299 of 2013  
(Serial No. 02401 of 2013 and Query No. 1504L000004462 of 2013)

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/-

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

Registration Fees Rs. 4,32,006/- paid online on 24/07/2013 12:35PM with Govt. Ref. No. 192013140002396321 on 24/07/2013 11:59AM, Bank: AXIS Bank, Bank Ref. No. 9774354 on 24/07/2013 12:35PM, Head of Account: 0030-03-104-001-16, Query No:1504L000004462/2013

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

Stamp duty Rs. 13,74,567/- paid online on 24/07/2013 12:35PM with Govt. Ref. No. 192013140002396321 on 24/07/2013 11:59AM, Bank: AXIS Bank, Bank Ref. No. 9774354 on 24/07/2013 12:35PM, Head of Account: 0030-02-103-003-02, Query No:1504L000004462/2013

( Saikat Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR



24 JUL 2013

*Saikat Patra*  
Addl. District Sub-Registrar  
Bidhanagar, (North 24 Parganas)  
( Saikat Patra )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 2299 to 2312  
being No 02299 for the year 2013.



(Saikat Patra) 24-July-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal