

*Handwritten signature in red ink.*

3. Parties: Collectively the following which will include their respective successors-in-interest:

2. Nature of Document: Deed of Sale

1. Date: 2<sup>nd</sup> September, 2013

Conveyance

U 5 SEP 2013

*Official stamp and text, partially obscured by a signature.*

69AA 349257

পশ্চিমবঙ্গ পঞ্জীয়ন বোর্ড WEST BENGAL

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- 3.1 Vendor: DTC Projects Private Limited**, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 1, Netaji Subhash Road, Kolkata-700 001, having its PAN AAECSS1016K, represented by its Director Sri Ayush Jalan, son of Sri Dinesh Jalan, residing at 34, Ballygunge Circular Road, under P.S. Ballygunge, Kolkata-700 019, of the **One Part AND**
- 3.2 Purchaser: Orchid Realcon Private Limited**, a company duly incorporated under the Companies Act, 1956, having its registered office at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur, having its PAN AAAC09595R, represented by its Authorised Signatory Sri Jitendra Kumar Singh, son of Late Ramchabila Singh, residing at 2, Dakshin Para 3<sup>rd</sup> Lane, Post Office: Morepukur, Rishra of the **Other Part**.
- 4. Subject Matter of Sale:** Undivided 12.29 Decimals of 'Sali' Land comprised in various Dags situated in Mouza Daulatpur, P.S. Bishnupur, District South 24-Parganas morefully described in **Schedule-C** hereto (the "**Said Property**").
- 5. Background:**
- 5.1 The Vendor is the sole and absolute owner of the Said Property. The devolution of title of the Vendor to the Said Property is mentioned in **Schedule-A** hereto.
- 5.2 The Vendor has represented to the Purchaser that the Vendor is the sole and absolute owner of the entirety of the Said Property free from all encumbrances of any and every nature whatsoever including, but not limited to, acquisition, requisition, its pendens, attachments, liens, charges, mortgages, trusts, debentures, leases, tenancies, thika tenancies, reversionary rights, residuary rights, claims or statutory prohibitions.
- 5.3 In pursuance of the Agreement for Sale dated 08<sup>th</sup> March, 2013, as entered into between the Vendor and the Purchaser, this Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.
- 6. Now this deed witnesses:**
- 6.1 **Sale:** At and for the consideration mentioned in Clause 6.2, the Vendor doth hereby sell and convey to the Purchaser the Said Property, absolutely and free from all encumbrances, which the Purchaser shall Have And Hold forever hereafter. It is a sale within the meaning of Section 54 of the Transfer of Property Act, 1882.
- 6.2 **Consideration:** This sale of the Said Property is being made by the Vendor at and for the total Consideration of Rs.6,14,500/- (Rupees six lac fourteen thousand and five hundred)

only, the entirety of which has been paid and/or to be paid by the Purchaser to the Vendor in the manner as follows:

- 6.2.1 Rs.80,000/- (Rupees eighty thousand) only at or before execution hereof, the receipt whereof the Vendor hereby and by the Memo of Consideration below admits and acknowledges and releases the Purchaser and the Property of and from the same.
- 6.2.2 The balance of Rs.5,34,500/- (Rupees five lac thirty-four thousand and five hundred) only on completion of boundary wall of the said land or within 15 months of the sale deed whichever is earlier.

6.3 **Possession:** Vacant, peaceful and khas possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser doth hereby admit and acknowledge.

6.4 **Covenant of the Vendor:** The Vendor in future shall, at the request and cost of the Purchaser, do all acts and execute all deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the Said Property or more effectually transferring the Said Property to the Purchaser.

6.5 **Indemnity:** The Vendor hereby indemnifies and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs or expenses that the Purchaser may suffer or incur hereafter by virtue of any claim of any nature whatsoever in respect of any liabilities arising in connection with the Said Property or any part thereof, statutory or contractual, and the Vendor hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser, if any.

**Schedule-A**  
**[Devolution of Title]**

A. One Universal Electric Limited was the absolute owner of all that piece and parcel of land measuring an area of 2970 Decimals, more or less, in Mouza Daulapur and Hanspukuria in the District of 24-Parganas (the "Total Land") acquired by it by thirty several Indentures of Conveyances on various dates between 26<sup>th</sup> December, 1961 and 23<sup>rd</sup> June, 1967.

B. By an order dated 9<sup>th</sup> January, 1986 passed by the Hon'ble High Court at Calcutta in Company Petition No. 428 of 1984 connected with Company Application No. 132 of 1984 the scheme of amalgamation made between the said Universal Electrics Limited and Shree Digvijaya Woolen Mills Limited was sanctioned and it was declared that the same would be effective from 1<sup>st</sup> July,



1983 and it was inter-alia ordered that all the properties, rights and interest and all liabilities and duties of the said Universal Electrics Limited be transferred to and vested in the said Shree Digvijaya Woolen Mills Limited and accordingly the same stood, pursuant to the Section 394(2) of the Companies Act, 1956 transferred to and vested in the said Shree Digvijaya Woolen Mills Limited.

C. By another Order dated 27<sup>th</sup> January, 1986 passed by the Hon'ble High Court of Gujarat at Ahmedabad in Company Petition No. 409 of 1984 connected with Company Application No. 146 of 1984, the aforesaid scheme of amalgamation made between the said Universal Electrics Limited and Shree Digvijaya Woolen Mills Limited was also sanctioned by the said Hon'ble Court.

D. The name of the said Shree Digvijaya Woolen Mills Limited was changed to VXL India Limited and a fresh certificate of incorporation consequent on such change was issued by the Registrar of Companies, Gujarat on 13<sup>th</sup> June, 1986.

E. The name of the said VXL India Limited was further changed to Birta VXL Limited and a fresh certificate of incorporation consequent on such change was issued by the Registrar of Companies, on 5<sup>th</sup> April, 1995.

F. By an Indenture of Conveyance dated 23<sup>rd</sup> day of September, 1998 made between Birta VXL Limited therein referred to as the Vendor of the one part and VXL Landis & Gyr Limited therein referred to as the Purchaser of the other part and registered with the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 110, Pages 346 to 407, Being No. 5943 for the year 2001, the said Vendor therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein for the consideration therein mentioned all that the piece and parcel of freehold land having an area of land measuring 1980 Decimals, be the same a little more or less, in Mouzas Daulatpur and Hanspukuria in the District of South 24-Parganas, *out of the Total Land*, as described in the Second Schedule there under written (the "Said Land").

G. The name of the said VXL Landis & Gyr Limited was further changed to Siemens Metering Limited and a fresh certificate of incorporation consequent on such change was issued by the Registrar of Companies, West Bengal, on 26<sup>th</sup> May, 2003.

H. The name of the said Siemens Metering Limited was further changed to Landis + Gyr Limited and a fresh certificate of incorporation consequent on such change was issued by the Registrar of Companies, West Bengal, on 27<sup>th</sup> May, 2003.

I. By an Indenture of Conveyance dated 8<sup>th</sup> day of September, 2005 made between Landis + Gyr Limited therein referred to as the Vendor of the one part and DTC Projects Private Limited therein referred to as the Purchaser of the other part and registered with the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 1, Pages 1 to 23, Being No. 8455 for the year 2005, the said Vendor therein granted, transferred, conveyed, assigned and assured unto and in favour of the said DTC Projects Private Limited for the consideration therein mentioned all that the piece and parcel of freehold land having an area of land measuring 952 Decimals, be the same a little more or less, in Mouzas Daulatpur and Hanspukuria in the District of South 24-Parganas, *out of the Said Land*, as described in the Schedule there under written.

J. After the execution and registration of the above said Conveyance it was found that there were various typographical and other mistakes in the Schedule to the said Indenture of Conveyance.

K. By a Deed of Rectification dated the 27<sup>th</sup> day of October, 2007 made between Landis + Gyr Limited and the said DTC Projects Private Limited and registered with the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 1, Pages 1 to 8, Being No. 06079 for the year 2008 the said mistakes in the Schedule were replaced and the Indenture of Conveyance dated the 8<sup>th</sup> day of September, 2005 was rectified.

L. Thus, the said DTC Projects Private Limited became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the said land measuring 952 decimal more or less in Mouzas Daulatpur and Hanspukuria in the District of South 24-Parganas more fully described in **Schedule-B** hereunder written (the "**Larger Plot**") free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

M. Upon being approached by the Purchaser, DTC Projects Private Limited, being the Vendor herein has agreed to sell 12.29 Decimals of 'Salt' land as comprised in various Dags in Mouza Daulatpur morefully described in Schedule-C hereto out of the Larger Plot.

### Schedule-B [The Larger Plot]

ALL THAT the piece or parcel of Salt Land containing an area of 952 decimal be the same a little more or less comprised in several R.S. Dag Nos. and Khatian Nos. mentioned below in Mouza Hanspukuria, J.L. No. 23, R.S. No. 36, Touzi Nos. 3, 4 and 5, P.S. Thakurpukur (Behala) and in Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, District South 24 Parganas comprised in:-



R.S. Dag No.	R.S. Khatian No.	Previous L.R. Khatian No.	Current L.R. Khatian No.	Mouza	Total Land (in Acres)
12 (part)	134 (part)	2231	2323	Daulatpur	0.06
13 (part)	466, 467 & 285 (part)	2231	2323	Daulatpur	1.75
18 (part)	571 (part)	2231	2323	Daulatpur	0.09
19 (part)	363 (part)	2231	2323	Daulatpur	0.12
21 (part)	439 & 239 (part)	2231	2323	Daulatpur	0.23
24 (part)	439 & 239 (part)	2231	2323	Daulatpur	0.67
25	470, 318, 468, 472, 467	2231	2323	Daulatpur	2.72
26	96	2231	2323	Daulatpur	1.48
56 (part)	134 (part)	2231	2323	Daulatpur	0.75
55 (part)	268 (part)	2231	2323	Daulatpur	1.45
506 (part)	581, 582, 583 (part)	721	1682	Hanspukuria	0.20
<b>Total:-</b>					9.52

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and bordered RED thereon.

### Schedule-C

[Subject Matter of Sale]

[The Said Property]

Undivided 12.29 Decimals, be the same a little more or less, of Salf Land, out of the Larger Plot, comprised in several R.S. Dag Nos. and Khatian Nos. mentioned below in Mouza Daulatpur, J.L. No. 79, R.S. No. 341, Touzi Nos. 1299, 1774 and 1775, P.S. Bishnupur, District South 24 Parganas comprised in:-

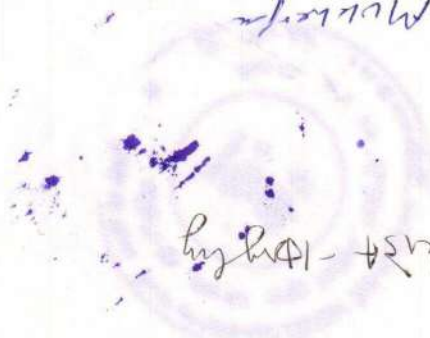
R.S. Dag No.	R.S. Khatian No.	Current L.R. Khatian No.	Mouza	Total Land (in decimal)	Sale Share (in decimal)	Percentage (%)
12 (part)	134 (part)	2323	Daulatpur	006	0.08	1.319
13 (part)	466, 467 & 285 (part)	2323	Daulatpur	175	2.31	-do-
18 (part)	571 (part)	2323	Daulatpur	009	0.12	-do-
19 (part)	363 (part)	2323	Daulatpur	012	0.16	-do-
21 (part)	439 & 239 (part)	2323	Daulatpur	023	0.30	-do-
24 (part)	439 & 239 (part)	2323	Daulatpur	067	0.88	-do-
25	470, 318, 468, 472, 467	2323	Daulatpur	272	3.59	-do-
26	96	2323	Daulatpur	148	1.95	-do-



Advocate  
 Sharan Sharan Pratik

2. Souren Saha  
 32, G.M. Sank Lane  
 P.O. Bembani, Dist - Bishnupur  
 Phn - 712122

1. Sumit Kumar Mukherjee  
 16/1, B.C. Street, Kol-2, P.S-Tala  
 Executed and Delivered  
 by the Purchaser at Kolkata  
 in the presence of:



2. Souren Saha  
 32, T.S. Lane  
 P.O. Bembani, Dist - Bishnupur  
 Phn - 712122

1. Sumit Kumar Mukherjee  
 16/1, B.C. Street, Kol-2, P.S-Tala  
 Executed and Delivered  
 by the Vendor at Kolkata  
 in the presence of:

For DTC Projects Pvt. Ltd.  
 Director  
 Ayush

7. Execution and delivery: In witness whereof the parties hereto have executed these presents on the day, month and year first mentioned above.

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto.

56 (part)	134 (part)	2323	Daulatpur	075	0.96	1.280
55 (part)	268 (part)	2323	Daulatpur	145	1.94	1.340
			Total:-	932	12.29	

Receipt and Memo of Consideration

The Vendor confirms having received from the Purchaser the sum of Rs.80,000/- (Rupees eighty thousand) only towards part consideration for Sale of the Said Property in the manner following:

Date	Mode	Number	Bank	Branch	Amount (Rs.)
08.03.2013	Cheque	802974	HDFC	Stephen House	80,000/-

Total Rs.80,000/-

(Rupees eighty thousand) only

Witnesses:

1. *Sumit Kumar Mukherjee*  
 16/1, B. C. Street, Kor-2,  
 P.S-Tala

2. *Soumit Saha*  
 32, T.S. Lane  
 P.O. Bembark, Dist. Darjiling  
 Pin-712102

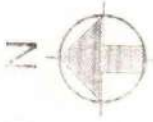


Vendor For DTC Projects Pvt. Ltd.

Director

*Ayush Saha*





SITE PLAN OF PLOT OF LAND UNDER DAG NO. - 19(P), 18(P), 21(P), 24(P), 13(P), 12(P), 25, 26, 55(P) UNDER  
 MOUZA DOULATPUR J.L. NO.-79, P.S.- BISHNUPUR AND DAG NO.-505(P) UNDER MOUZA HANSPUKURIA J.L. NO.-20,  
 P.S.- THAKURPURI, DIST.- 24 PARGANAS(S)

LAND AND PROPERTY OF  
 M/S ZOOM DEVELOPERS

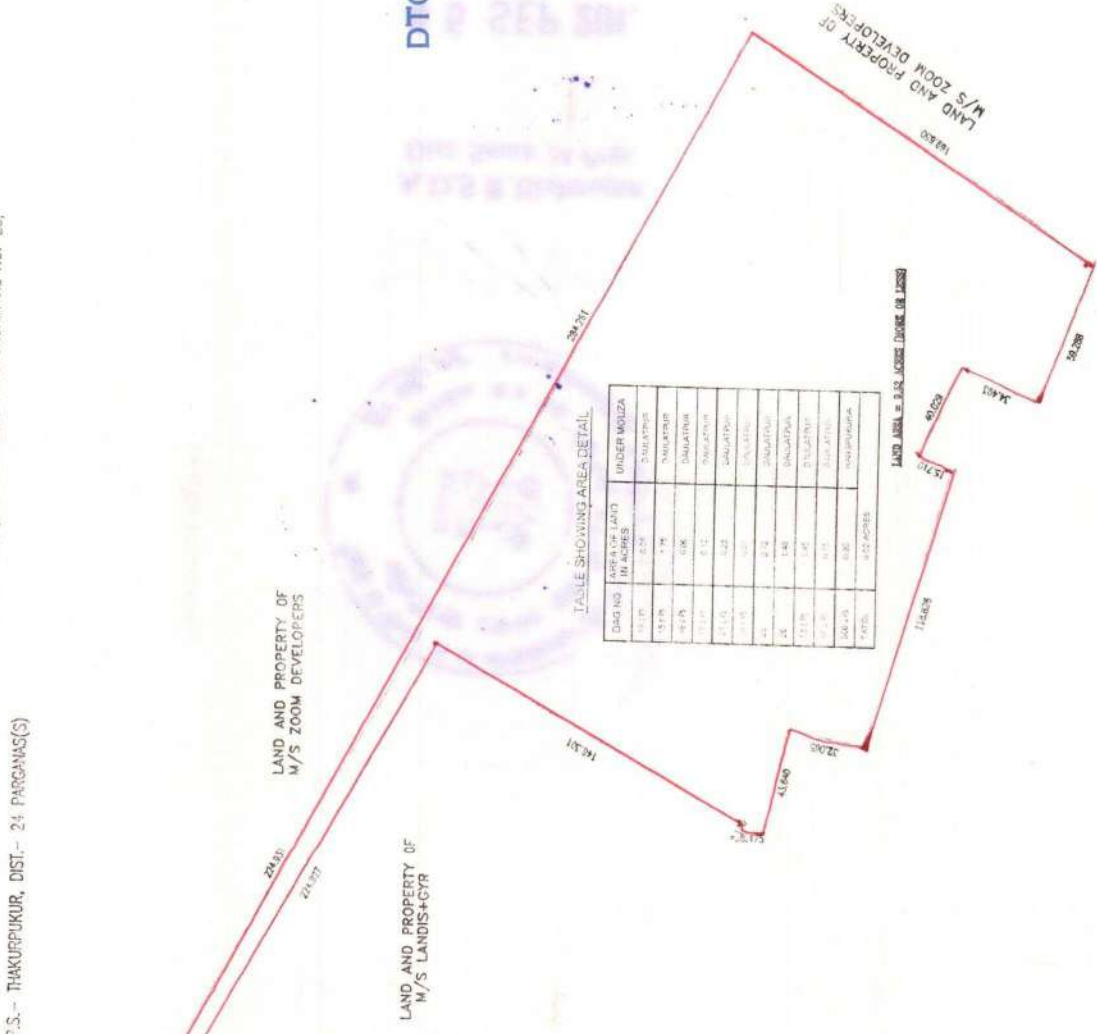
LAND AND PROPERTY OF  
 M/S LANDIS+CYR

LAND AND PROPERTY OF  
 M/S ZOOM DEVELOPERS

TABLE SHOWING AREA DETAIL

DAG NO.	AREA OF LAND IN ACRES	UNDER MOUZA
19(P)	0.24	DOULATPUR
18(P)	1.76	DOULATPUR
21(P)	0.08	DOULATPUR
13(P)	0.12	DOULATPUR
12(P)	0.22	DOULATPUR
25	0.22	DOULATPUR
26	0.22	DOULATPUR
55(P)	0.14	DOULATPUR
25	1.40	DOULATPUR
26	1.40	DOULATPUR
55(P)	0.14	DOULATPUR
20	0.08	DOULATPUR
TOTAL	6.52 ACRES	

LAND AREA = 3.24 ACRES UNDER DAG NO. 505



DTC PROJECTS PVT. LTD.

*Ayush Talwar*

Director

DEBASHIS CHAKRABORTY  
 L.B.S.-CLASS(0)K.M.C.  
 LICENSE NO.-548(0)  
 SINGNATURE OF L.B.S.

FORM FOR EXECUTION & FINGER PRINTS

NAME :

ERUTANGIS & NOITUCEXE

Director

*Ayush Saha*

For DTC Projects Pvt. Ltd.



Status:-

Thumb	Fore	Middle	Ring	Little
( LEFT HAND )				
Thumb	Fore	Middle	Ring	Little
( RIGHT HAND )				

NAME :

ERUTANGIS & NOITUCEXE

Oravid Realcon Pvt Ltd  
 Titendra kr. Singh  
 Authorised Signatory



Status:-

Thumb	Fore	Middle	Ring	Little
( LEFT HAND )				
Thumb	Fore	Middle	Ring	Little
( RIGHT HAND )				

NAME :

ERUTANGIS & NOITUCEXE

PHOTOGRAPH

Description:-




Status:-

Thumb	Fore	Middle	Ring	Little
( LEFT HAND )				
Thumb	Fore	Middle	Ring	Little
( RIGHT HAND )				



Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.D.S.R. BISHNUPUR, District- South 24-Parganas  
 Signature / LTI Sheet of Serial No. 04440 / 2013, Deed No. (Book - I , 04843/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ayush Jalan 34, Ballygunge Circular Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019		 LTI 05/09/2013	 Director 5/9/13 DTC PROJECTS PVT. LTD.

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1	Ayush Jalan Address -34, Ballygunge Circular Road, Kolkata, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self		 LTI 05/09/2013	 Director PROJECTS PVT. LTD.
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Name of Identifier of above Person(s)

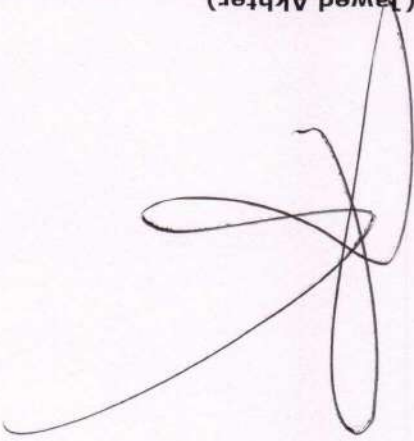
Sumit Kumar Mukherjee  
 16/1, B. C. Street, Thana:-Tala, District:-South  
 24-Parganas, WEST BENGAL, India, Pin :-700002

Signature of Identifier with Date

Sumit Kumar Mukherjee  
 5/9/13

05/09/2013  
 05/09/2013









Government Of West Bengal  
Office Of the A.D.S.R. BISHNUPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 04843 of 2013

(Serial No. 04440 of 2013 and Query No. 1613L000010043 of 2013)

On 05/09/2013

**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, 5 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. 6750.00/-, on 05/09/2013

( Under Article : A(1) = 6743/- , E = 7/- on 05/09/2013 )

**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.-6,14,000/-

Certified that the required stamp duty of this document is Rs.- 30710 /- and the Stamp duty paid as:

**Deficit stamp duty**

Deficit stamp duty Rs. 30710/- is paid , by the draft number 476180, Draft Date 04/08/2013, Bank : State Bank of India, NETAJI SUBHAS ROAD BR., received on 05/09/2013

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

Presented for registration at 10.30 hrs on :05/09/2013, at the Office of the A.D.S.R. BISHNUPUR by Sri Ayush Jalan, Executant.

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

Execution is admitted on 05/09/2013 by

1. Sri Ayush Jalan  
Director, D T C Projects Private Limited, 1, Netaji Subhas Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700001,  
, By Profession : Business  
Identified By Sumit Kumar Mukherjee, son of Lt. A. K. Mukherjee, 16/1, B. C. Street, Thana:-Tala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700002, By Caste: Hindu, By Profession: Others.

( Jawed Akhter )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

EndorsementPage 1 of 2

06/09/2013 13:00:00



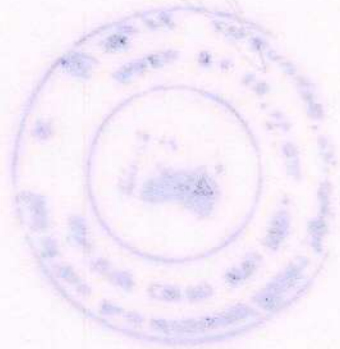


Government Of West Bengal  
Office Of the A.D.S.R. BISHNUPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 04843 of 2013

(Serial No. 04440 of 2013 and Query No. 1613L000010043 of 2013)

(Jawed Akhter )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
BISHNUPUR



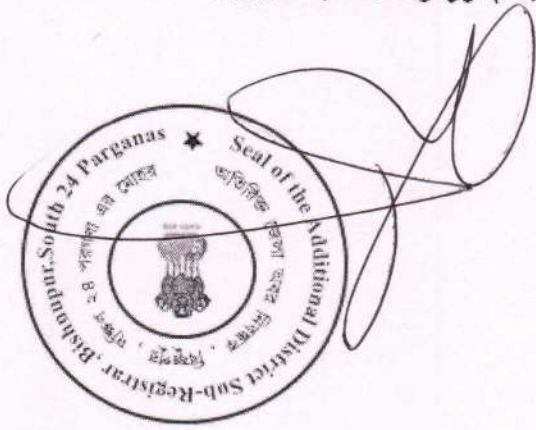
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

06/09/2013 13:00:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 5522 to 5536

being No 04843 for the year 2013.



(Jawed Akhter) 06-September-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR  
Office of the A.D.S.R. BISHNUPUR  
West Bengal