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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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23/5/07  
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23/5/07  
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 A-6864  
 H-28  
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 69032

SALE DEED

THIS INDENTURE OF CONVEYANCE made on this the 17th day of August, 2007 BETWEEN **BJM INDUSTRIES LIMITED** (formerly known as Bengal Jute Mills Company Limited), a Company incorporated within the meaning of the Companies Act, 1956 having its registered office at 8, B.B.D. Bag (East), Kolkata-700001, hereinafter referred to as the "VENDOR" (which includes its successors-in-interest and/or assigns)

I certify that this document is admitted  
 for registration. The Signatures Seals and  
 the Stamp Papers attached with  
 this instrument are the part of this  
 document.

Dated this 17th day of August  
 2007 at Kolkata.

17/08/2007

7223-7227  
Adyama Complex (P) LTD.  
14/4/2, Mackerjee Lane PS. Golabari, Dist. Howrah-1  
5f 37,500f

11-06-07  
Presented for registration as  
12/21 A.M./P.M. on the 17th  
day of Aug. 2007 at  
A. B. D. By (East) Kat-1  
of the executors/claimants

at-8,

Bibhu Bhushan

~~Signature~~ 17.8.07  
21.8.07

~~Signature~~

~~Signature~~

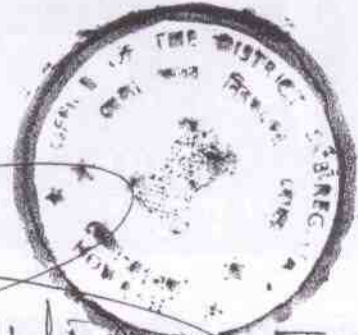
For B.M. INDUSTRIES LTD.

Bibhu Bhushan  
Director

~~Signature~~

Sanjay Kumar Gupta

Sasanka Kumar Seta  
Vill - Ramchandrapur  
Post - Sankarail  
Dist - Howrah



1) Bibhu Bhushan The  
for M/s. B.M. Industries Limited  
Office at 8, A. B. D. By (East)  
Kat-1

2) Sanjay Kr Gupta  
Director  
for M/s Adyama Complex  
(P) Limited  
Office at 14/4/2, Mackerjee Lane  
Golabari, How.

Sasanka Kr Seta  
S/o -  
of - Ram chandra pm  
Sankarail, Howrah

~~Signature~~

~~Signature~~

807



06AA 193003

of the ONE PART AND ADYAMA COMPLEX PRIVATE LIMITED, a Company incorporated within the meaning of the Companies Act, 1956 having its registered office at 14/4/2, Mackenjee Lane, within P.S.Golabari, in the district of Howrah, being represented by its Managing Director Sri Sanjay Kumar Gupta, son of Late Shiv Shankar Prasad Gupta, by faith Hindu, by occupation Business, resident of 14/4/2, Mackenjee Lane, within P.S.Golabari, in the district of Howrah, hereinafter referred to as the "PURCHASER" (which includes its successors-in-interest and/or assigns) of the OTHER PART.

7223-7227  
Adyama Complex (P) LTD.  
14/4/2, Mackenjee Lane, P.S. Golabari, Dist- Howrah-1  
SF  
Total Value 37,500/-

Serial No. 06-07  
Stamp



*[Handwritten Signature]*  
District Sub-Registrar  
Howrah



B 202213

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

WHEREAS:

- A. By virtue of registered Deed of Indenture dated 23<sup>rd</sup> day of February, 1942, registered with the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 40, Pages 131 to 137, Being No. 472 for the Year 1942 and on payment of valuable consideration to the Commissioners for the Port of Calcutta, the Vendor has become the sole and absolute owner of All That piece and parcel of land properties with various structures standing thereon comprised within Howrah Municipal Corporation Holding No. 26, 27 and 28, Foreshore Road, under ward No. 36, corresponding to Dag No.193, 206 & 207 under Khatian No.56, Sheet No.94 at Mouza Shibpur, within Police Station Shibpur and District Howrah from the then lawful owner-cum-occupier viz. Calcutta Port Trust, hereinafter referred to as the "LARGER PREMISES".

7223 - 7227

Adyama Complex (P) Ltd.

14/4/2, Mackenzie Lane, PS. Golabari, Dist. Howrah-1.

5F

37,500/-

11-06-07

(Signature)



Official text or signature at the bottom of the stamp area.

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL


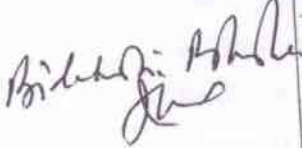



























A 289610

the "SAID PROPERTY", at present the Said Property is fully occupied and under the occupation of unauthorized persons.

- D. Upon being approached by the Purchaser to purchase the Said Property on 'as is where is basis' as regards title and physical condition, at a total consideration of Rs. 6,25,000/- (Rupees six lakh twenty-five thousand) only, calculated at the rate of Rs. 1,00,000/- (Rupees one lakh) per Cottah, the details whereof has been given in Memo of Consideration hereunder written and the Vendor has agreed to sell the Said Property to the Purchaser.
- E. Being fully aware and convinced with the representations made by the Vendor that the "SAID PROPERTY" is fully occupied and having satisfied themselves of the title of the Vendor, the Purchaser has decided to purchase the Said Property and approached the Vendor to execute and register a proper

# FORM FOR TEN FINGER IMPRESSION

Page No. ....

Sl. No.	Picture & Signature of Executants					
	 					
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>
						
	<b>Signature of</b>	<b>Little</b>	<b>Ring</b>	<b>Middle (Right Hand)</b>	<b>Fore</b>	<b>Thumb</b>
	 					
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>
						
	<b>Signature of</b>	<b>Little</b>	<b>Ring</b>	<b>Middle (Right Hand)</b>	<b>Fore</b>	<b>Thumb</b>
						
		<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore</b>	<b>Thumb</b>



Deed of Conveyance in favour of the Purchaser after acceptance of the total consideration amounting to Rs. 6,25,000/- (Rupees six lakh twenty-five thousand) only.

- F. In pursuance whereof the Vendor is hereby completing sale of the Said Property unto and in favour of the Purchaser.

**NOW THIS INDENTURE WITNESSETH that:**

- I. In consideration of the said sum of Rs. 6,25,000/- (Rupees six lakh twenty-five thousand) only of true and lawful money of the Union of India in hand well and truly paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the Purchaser and the Said Property) the Vendor doth hereby, grant, sell convey, transfer, assign and assure unto and to the use and benefit of the Purchaser All That piece and parcel of Mokorari Mourasi Bastu Land admeasuring about 6 (Six) Cottahs, 4 (Four) Chittacks be the same a little more or less, together with various structures standing thereon being a divided and demarcated portion of the Larger Premises i.e. the Howrah Municipal Corporation Holding No. 26, 27 and 28, Foreshore Road, within Police Station and District Howrah, within HMC Ward No. 36, hereinafter referred to as the "**SAID PROPERTY**", more fully and particularly described in the **Schedule** hereunder written, demarcated and shown in the **Plan** annexed hereto and marked by **Red** border line, forming the part of this Indenture for Sale, on as is where is basis, **TOGETHER WITH** sewers, drains, ways, paths and passages (except as provided in Clause III, sub- clause (ii), (iii) & (iv) ), water courses, lights, liberties, privileges, easements, appendages and appurtenances whatsoever thereunto belonging or anywise appertaining thereto or with the same or any part thereof usually held used occupied enjoyed or accepted reputed or known **AND TO HAVE AND TO HOLD** the schedule mentioned land and structures hereby sold, granted and conveyed unto and to the use of the Purchaser.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- (i) That the Said Property is fully occupied by unauthorised persons and the Said Property being conveyed by this Deed of Sale and that the Purchaser shall and may at all times possess and enjoy the Said Property on as is where is basis, however without interruption or obstruction, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from or under or in trust for its and at the same time after the execution of this Indenture the Purchaser shall have every right to get its name mutated before the office of the BL & LRO / Settlement / Howrah Municipal Corporation or any other competent authority or any place or places as it may deem fit and proper and also pay all rates, taxes and outgoings to the competent authority as shall be accrued from time to time by the State over the Said Property on and from the date of registration of this Indenture for Sale.
- (ii) That the Vendor will and may and for all times to come or assist the Purchaser at the request and cost of the Purchaser do or execute or cause to be done or executed all such acts, deeds and things whatsoever for further assuring the title of the Purchaser to the Said Property or any part thereof.
- (iii) That the Vendor further declares that the Said Property hereby sold and conveyed is not a subject-matter of any litigation pending before any Court of Law nor the same has been mortgaged or leased out to any person or persons by the Vendor nor the same has been attached by any order of any Court of Law nor the same has been acquisitioned or requisitioned by any authority including the State of West Bengal, the Howrah Improvement Trust, or any other Statutory body or any other charitable organisation nor the Vendor has entered into any Agreement for Sale in respect of the Said Property with any other person or persons or the same is a Debuttar or Pirottar property and the property hereby sold has not been charged by the Vendor in any manner

whatsoever nor any notice of acquisition or requisition by any authority has been served on the Vendor till date nor any gazette for acquisition or requisition of the same has been published and the Vendor declares that the property hereby transferred and sold is fully occupied by unauthorized persons and the Vendor has absolute right to transfer the Said Property fully set forth in the schedule below having title subject to the aforesaid terms and conditions, the Vendor will remain liable to square up all Government rents and municipal taxes, dues, etc. in respect of the Said Property sold until this date.

- (iv) AND ALSO THAT the Vendor shall unless prevented by fire or some other irresistible force or accidents from time to time and at all times hereafter and on every reasonable request at the cost of the Purchaser, produce or cause to be produced to the Purchaser or to its Agent or attorney before or any Court, Tribunal, Board or Authority for inspection or otherwise as occasion shall require the copy of Deed of Conveyance dated the 23<sup>rd</sup> February, 1942 made between the Commissioners for the Port of Calcutta and the Vendor herein in respect of the Larger Premises and every part thereof which are in possession or control of the Vendor or its predecessors-in-title and the Vendor shall at the like request and cost deliver to the Purchaser such attested or other copies or any of them as the Purchaser may require and will in the meantime prevented as aforesaid keep the said deeds and writings save unobliterated and uncanceled.

**III. THE PURCHASER DOETH HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:**

- (i) That the Purchaser shall erect a boundary wall on the Said Property separating it from the other portions of the Larger Premises at its own cost and expenses.
- (ii) That the Purchaser shall have no right of easement and any other right of any nature whatsoever in respect of the other portions of the Larger

Premises and in the private passage of the adjoining premises of the Vendor,

- (iii) That the Purchaser shall have no right to, and shall not use or in any way connect the sewerage, drainage and electric connection in respect of the Said Property to the other portions of the Larger Premises.
- (iv) That the Purchaser hereby undertake to excavate its own drainage and sewerage system connecting such system on Foreshore Road on the East i.e. the front portion of the Said Property.

#### SCHEDULE

(the Said Property)

**All That** piece and parcel of Mokorari Mourasi Bastu Land admeasuring about 6 (Six) Cottahs, 4 (Four) Chittacks be the same a little more or less, together with various structures standing thereon measuring 200 Square Feet, more or less R.T. Shed being a divided and demarcated portion of Howrah Municipal Corporation Holding No. 26, 27 and 28, Foreshore Road, under ward No. 36, corresponding to Dag No.193, 206 & 207 under Khatian No.56, Sheet No.94 at Mouza Shibpur, within Police Station Shibpur and District Howrah, demarcated and shown in the **Plan** annexed hereto as Plot No. 5 and marked by **Red** border line, forming part of this Indenture for Sale, being butted and bounded by as follows :-

ON THE NORTH: By Vendor's Land;

ON THE SOUTH: By Plot No.4;

ON THE EAST: By Foreshore Road;

ON THE WEST: BJM ~~property~~ property,

*Dr. B. N. Ghosh*

IN WITNESS WHEREOF the Parties hereto have executed these presents on the day,  
month and year first above written.

**EXECUTED AND DELIVERED**

by the Vendor in the presence of :

1. Sasanka Kumar Selt  
Vill- Ramchandrapur  
POST- Sankirani  
DIST- Haurah.

For BJM INDUSTRIES LTD.

*Bidhan Bhattacharya*  
Director

2. *Debyendu Deyski*  
Haurah Court.

**EXECUTED AND DELIVERED**

by the Purchaser in the presence of :

1. Sasanka Kumar Selt  
Vill- Ramchandrapur  
POST- Sankirani  
DIST- Haurah
- 2.

*Debyendu Deyski*  
Haurah Court

*Sanjay Kumar Gupta*  
Director

MEMO OF CONSIDERATION

Received the total consideration price from the aforesaid Purchaser by the following manners :-

CHEQUE DRAFT	DATE	DRAWN ON	AMOUNT (RS.)
706661	8/8/07	VIJAYA BANK, N.S.R.D. Br.	6,25,000/-

WITNESSES :-

- Sasanka Kumar Selt  
Vill - Ramchandrapur  
Post - Sankran  
DIST - Tezpur
- Deyendra Deyshi  
Hemrah Court.

For B.M INDUSTRIES LTD.

Bimalinda Basu  
Director

SIGNATURE OF THE VENDOR

Drafted, Prepared & Computerized

By me in my office.

Bimalinda Basu

Advocate

**Government Of West Bengal**  
**Office of the D.S.R.HOWRAH**  
**HOWRAH**  
Endorsement For deed Number :I-07199 of :2007  
(Serial No. 07540, 2007)

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**On 17/08/2007**

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 6864/- .E = 7/- .H = 28/- .M(b) = 4/- on:17/08/2007

**Presentation(Under Section 52 & Rule 22A(3) 46(1))**

Presented for registration at 17.18 on :17/08/2007,at the Private residence by Bibhuti Bhusan Jha.

**Admission of Execution(Under Section 58)**

Execution is admitted on :17/08/2007 by

1. Bibhuti Bhusan Jha,Director,B J M Industries Limited,8 B B D Bag(e), profession :Business
2. Sanjay Kr Gupta,Director,Adyama Complex Private Limited,14/4/2 Mackenjee Lane,Dist.- Howrah,Dist.- Howrah, profession :Business

Identified by Sasanka Kr Sett, son of . Ramchandrapur Sankrail Dist.- Howrah Thana: ., by caste Hindu,By Profession :Others.

Name of the Registering officer :**Bidyabhushan  
Bhattacharya**  
Designation :**DISTRICT SUB-REGISTRAR OF HOWRAH**

**On 19/11/2007**

**Certificate of Market Value(WB PUVI rules 1999)**


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1960000/-

Certified that the required stamp duty of this document is Rs 117600 /- and the Stamp duty paid as: Impresive Rs- 37500

Name of the Registering officer :**Bidyabhushan  
Bhattacharya**  
Designation :**DISTRICT SUB-REGISTRAR OF HOWRAH**

**On 22/11/2007**

**Admissibility(Rule 43)**

  
[Bidyabhushan Bhattacharya]  
DISTRICT SUB-REGISTRAR OF HOWRAH  
OFFICE OF THE DISTRICT SUB-REGISTRAR OF HOWRAH  
Govt. of West Bengal

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**Government Of West Bengal**  
**Office of the D.S.R.HOWRAH**  
**HOWRAH**  
Endorsement For deed Number :I-07199 of :2007  
(Serial No. 07540, 2007)

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Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899.


**Deficit stamp duty**

Deficit stamp duty : 1.Rs 40100/- is paid by the draft no. :224329, Draft date:02/11/2007, Bank name:STATE BANK OF INDIA, Howrah, recieved on :22/11/2007. 2.Rs 40000/- is paid by the draft no. :224580, Draft date:01/11/2007, Bank name:STATE BANK OF INDIA, Howrah, recieved on :22/11/2007.

**Deficit Fees paid**

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 14685/- on: 22/11/2007.

Name of the Registering officer :**Bidyabhushan  
Bhattacharya**  
Designation :**DISTRICT SUB-REGISTRAR OF HOWRAH**

  
[Bidyabhushan Bhattacharya]  
DISTRICT SUB-REGISTRAR OF HOWRAH  
OFFICE OF THE DISTRICT SUB-REGISTRAR OF HOWRAH  
Govt. of West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 2212 to 2232  
being No 07199 for the year 2007.



(Bidyabhusan Bhattacharya) 22-November-2007  
DISTRICT SUB-REGISTRAR OF HOWRAH  
Office of the D.S.R.HOWRAH  
West Bengal