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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 466806

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 SALETHIS DEED OF SALE made on this 22nd day of July 2013BETWEEN:

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

24 JUL 2013

MONI MOHAN GANGULY son of late Pulin Behari Ganguly an Indian Hindu businessman a resident of Gopalpur P.S Rajarhat District-24 Parganas North 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 09.04.2012 registered with A.D.S.R Bidhannagar in book IV C.D Vor -1 pages 5081 to 5093 being no 431 for 2012.

2736 তার 12/7/13.

১০০/-

ক্রয়কারীর নাম

সাং

স্বাক্ষর

বিস্তারিত নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও

মোট স্টাম্প ক্রয় তার

চালান নং মোট কত টাকা খরচ

BRL Estates PVT LTD.

৮- 493 B. G.T. Road,

BJM Industries Compound

Warehouse 126 Hecorah.

71102.

21 JUN 2013

9600 00

টেক্সটাইল বাবাকপুর ভেডার মিতা দত্ত

Harry Khan

✓. e. T. 9.

1664

M/s BRL ESTATES (P) LTD.

Harry Khan

Director

✓. e. T. 9.

1660



- Santanu Nath
continuing Party.

Addl. District Sub-Registrar
Bidhannagar, (Sett 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 Board 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

SANTANU NAG (HAVING PAN NO. ABOPN1768K) son of Late Lalmohan Nag an Indian Hindu businessman of P-197/1A C.I.T Road P.S Belegkata Kolkata-700010 District-24 Paraganas South 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 his heirs, executors, successors, administrators, legal representatives and assigns) of the Third Part

AND WHEREAS by a Bengali kobala dated 13.08.58 and registered in the Office of the Sub-Registrar at Cossipore Dumdum in Book I being deed No. 5909 for the year 1958 the Vendor herein absolutely purchased for a consideration therein mentioned the property described in the schedule of the said kobala and pursuant to such purchase the Vendor became and acted as the absolute owner thereof without any let hindrance claim question or demand being raised by anybody in this behalf and has been in actual physical thereof since the date of purchase till date

AND WHEREAS the Vendor entered into an agreement for sale with the Confirming Party on 17.08.88 whereby the Vendor agreed to sell 81 dec. of the property purchased by him through the said kobala dated 13.08.58 of the terms and conditions therein mentioned but notwithstanding the execution of such agreement for sale the Vendor has contained to be in possession of the said property and has been exercising his right of ownership in respect

v. e. T. S.

1663



(PRASANTA CHAKRAVARTY)

Represented by the constituted attorney of
Honi Mohan Chakravarty.



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

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

22 JUL 2013

AND WHEREAS the Vendor expressed his intention to sell portion of the property purchased by him as afore recited by the kobala dated 13.08.1958 and the Purchaser on coming to know of such intention has come forward to purchase such portion of area 53 dec. which is more particularly described in the schedule below and delineated in red border in the map or plan annexed and forming an integral part of this instrument such that description in the map or plan shall have precedence or over riding effect and the said portion is hereinafter for the sake of brevity referred to as the property conveyed, and the property conveyed was included in the said agreement for sale between the Vendor and the Confirming party dated 17.08.1988

AND WHEREAS the Confirming Party has been fully apprised of the negotiations between the Vendor and the Purchaser and the Confirming Party has agreed to the sale of the property conveyed by the Vendor to the purchaser and has further agreed to ratify and confirm such sale by reason of which the Confirming Party is executing this instrument and the Confirming Party has received back his earnest money with interest and damages

AND WHEREAS the Vendor has represented to the Purchaser that the property conveyed is totally free from all encumbrances and in the circumstances aforesaid the Vendor has good right full power and absolute authority to sell the property conveyed to the Purchaser

AND WHEREAS the parties have agreed that a sum of Rs. 3,73,94,844/- is the fair and reasonable market price of the property conveyed which has an area of 53 dec.

NOW THIS INDENTURE WITNESSETH that at and for the consolidated consideration of Rs. 3,73,94,844/- (Rupees Three Crore Seventy Three lacs Ninety Four thousand Eight hundred Forty 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



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

22 JUL 2013

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 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 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 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 in the property conveyed by this instrument and the Vendor and the Confirming Party doth hereby jointly further covenant with the Purchaser conveyed and every part thereof is totally free from 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 hereby further covenant with the Purchaser that the property conveyed and every thereof is NOT subject to any charge lien, lispence life interest, Trust, Debttor, 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 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 outgoing 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



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

22 JUL 2013

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 53 dec. corresponding to 32 cottahs 1 chhitaks 42.07 Sq.Ft. out of 81dec. is C.S dag no. 7078 R.S. dag no 4278 Touzi No. 2998 J.L. no. 2, L.R. Khaitan no. 2124 Muza Gopalpore, Block Rajarhat, P.S- Airport (previously Rajarhat) within ward no. 5 of Rajarhat Gopalpore Municipality ADJR Bidhannagar, Dist. 24 Parganas (North) on rajarhat road (salua to Gopalpur) butted and bounded on the North by dag nos. 4279 (P) & 4280 (P) on the East by dag no. 4280 (P) & 4273 (P) on the west by balance portion of Dag no. 4278 and on the South by dag no. 4277 (P) and delineated in RED border in the map or plan annexed to this deed and forming an integral part of the 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
Bidhanagar, (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. *Mallick*
SIR MALICK
CB-63, Salt Lake
K-01-64.

2. Suman Mondal
6/6 D P S M Road
Budge Budge

Drafted by

S.K. Mallick

S.K. Mallick (Advocate)

8/2, K.S. Roy Road

Kolkata - 700 001

MONI MOHAN GANGULY

by the pen of his constituted attorney :-

(PRASENJIT GANGULY)

(Signature)

VENDOR

SANTANU NAG

Santanu Nag

CONFIRMING PARTY

M/s BRL ESTATES (P) LTD.

Ranjit Chandra
Director

PURCHASER

10/07/13 3:04 PM
Director



Addl. District Sub-Registrar
Bidhannagar, (East 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. 3,73,94,844/-

(Rupees Three Crore Seventy Three lacs Ninety Four thousand Eight hundred Forty Four) only as follows:

<u>Date</u>	<u>Cheque/Draft No.</u>	<u>Bank</u>	<u>Amount</u>
20.07.2013	209480	ICICI BANK	Rs. 3,70,20,896/-
TDS			Rs. 3,73,948/-
Total			<hr/> Rs. 3,73,94,844/-

(Rupees Three Crore Seventy Three lacs Ninety Four thousand Eight hundred Forty Four) only

WITNESS:

1. *Sisir Mallik*

MONI MOHAN GANGULY
by the pen of his constituted attorney :-
(PRASENjit GANGULY)



VENDOR

2. *Suman Mondal*

SANTANU NAG
Santanu Nag

CONFIRMING PARTY



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

22 JUL 2013



[Signature]

LH.



RH.



ATTESTED :-

[Signature]



[Signature]

LH.



RH.



ATTESTED :-

[Signature] No. 7



[Signature]

LH.



RH.



ATTESTED :-

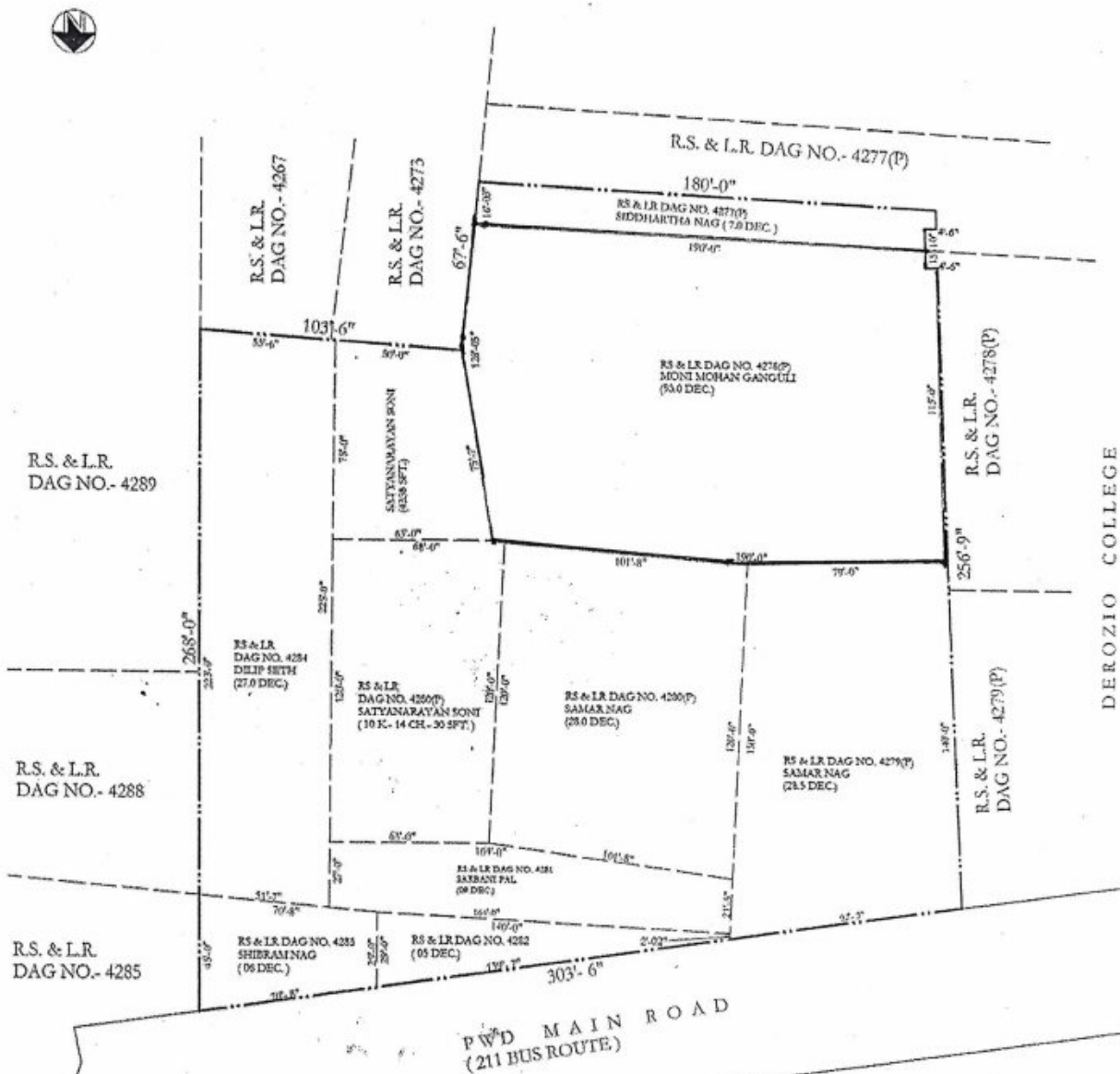
[Signature]



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Addl. District Sub-Registrar
Bidhannagar, (Sat Lane 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. 53 DECIMAL CORRESPONDING TO 32 KH. 1 CH. 42.07 SET (MORE OR LESS)
 AREA CONVEYED SHOWN IN RED BORDER



Signature of Vendor

Signature of Confirming Party

Signature of Purchaser

M/s BRL ESTATES (P) LTD.

Director



Addl. District Sub-Registrar
Bidhannagar, (Sahibnagar City)

M/s BRL 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 - 02297 of 2013
(Serial No. 02404 of 2013 and Query No. 1504L000004464 of 2013)

On 22/07/2013

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

Presented for registration at 18.30 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. Santanu 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.

Executed by Attorney

Execution by

1. Prasenjit Ganguly, son of . . . Gopalpur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089 By Caste Hindu By Profession: Others,as the constituted attorney of Moni Mohan Ganguly 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.-3,73,94,844/-

Certified that the required stamp duty of this document is Rs.- 2617660 /- and the Stamp duty paid as: Impresive Rs.- 100/-



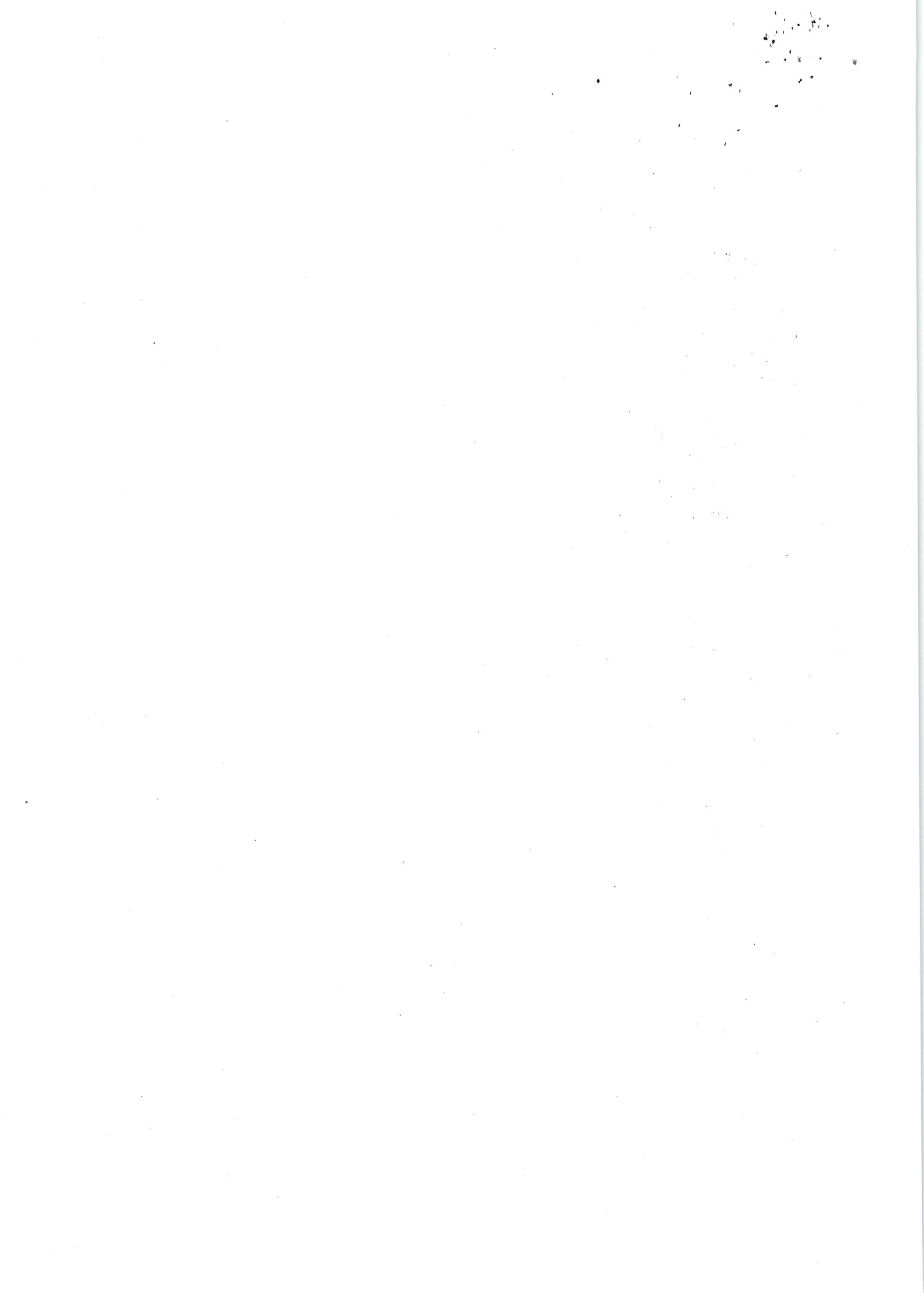
(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/07/2013

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

(Signature)
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 - 02297 of 2013
(Serial No. 02404 of 2013 and Query No. 1504L000004464 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. 8,22,682/- paid online on 24/07/2013 12:41PM with Govt. Ref. No. 192013140002396861 on 24/07/2013 12:07PM, Bank: AXIS Bank, Bank Ref. No. 9774655 on 24/07/2013 12:41PM; Head of Account: 0030-03-104-001-16, Query No:1504L000004464/2013

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

Stamp duty Rs. 26,17,660/- paid online on 24/07/2013 12:41PM with Govt. Ref. No. 192013140002396861 on 24/07/2013 12:07PM, Bank: AXIS Bank, Bank Ref. No. 9774655 on 24/07/2013 12:41PM, Head of Account: 0030-02-103-003-02, Query No:1504L000004464/2013

(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR



24 JUL 2013

Addl. District Sub-Registrar
Bidhanagar, (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 2270 to 2283
being No 02297 for the year 2013.



Saikat Patra

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