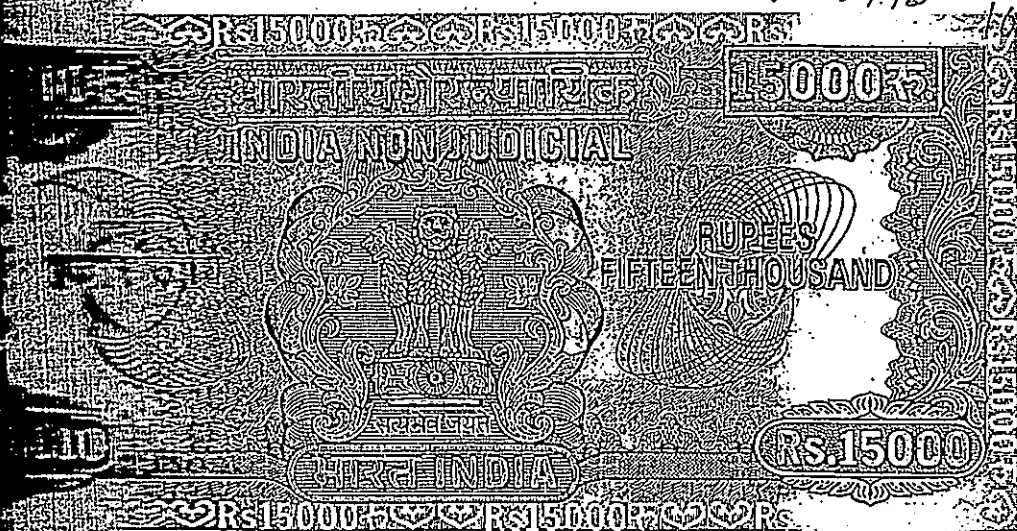


1- 8443

27-



00BB 741053

ANNEXURE-2/61

23+5(6)
DEED OF SALE VALUED AT Rs. 3,62,500/- ONLY.

A 3982.00
E 7.00
3989.00
R. 1.50
H. 1.50

11.12.96

Bimla Devi Marodia

THIS DEED OF SALE made this the 10th day of December, One Thousand Nine hundred and Ninety Six BETWEEN BIMLA DEVI MARODIA, wife of Sri Shyam Sundar Marodia by faith Hindu, by occupation House hold, of 42, Vivekananda Road, Calcutta - 7 present residing at 118, Southern Avenue,

contd...2.

6.12.96
H. 1.50
J. 1.50

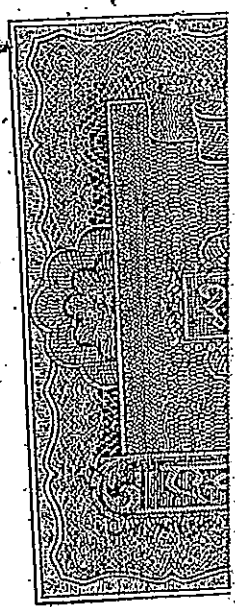
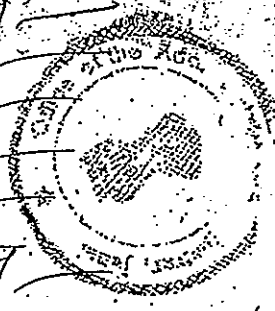


-1028-

Shri (P) - [unclear]
[unclear]
[unclear]

President

15000/-
Gavi Manodea 3000/-
100/-
50/-
40/-
18190/-



Primala Gavi Manodea
W/o Shyam Sunder Manodea
of 42, Veerakamunda Road
at Per-1 & Southern Avenue
Cal-29

Small circular stamp with text in Hindi and English.

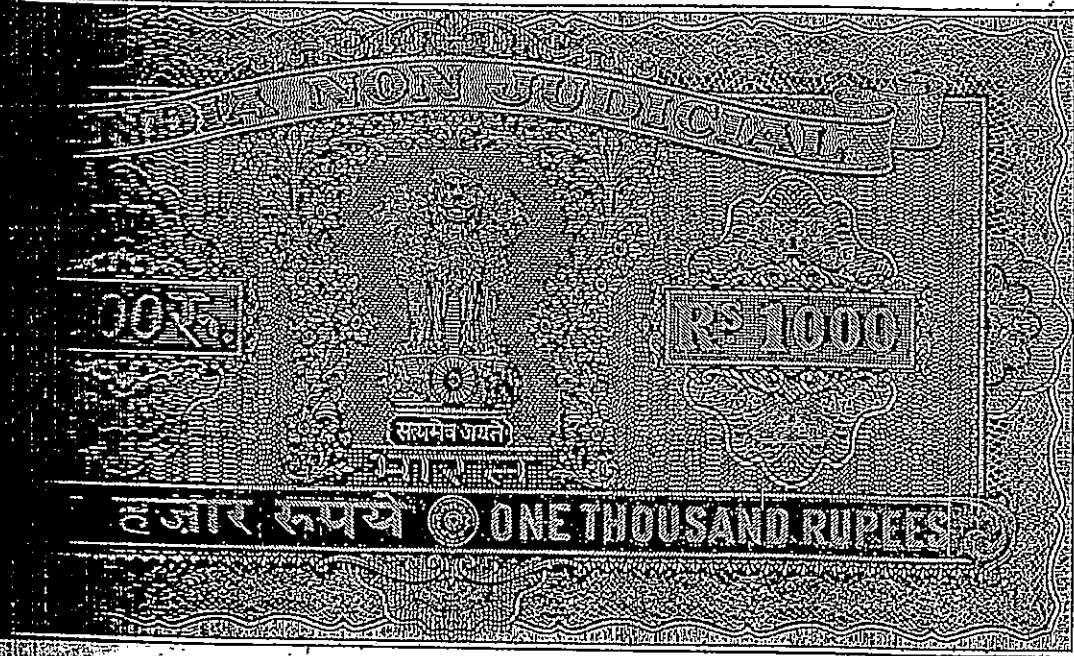
Beni Gopal Manodea
S/o Shyam Sunder Manodea
N. 8, Southern Avenue
Cal-29

Small circular stamp with text in Hindi and English.

[Signature]
10-12-86
[unclear]

-1029-

1000Rs.



: 2 :

Clause-29 hereinafter referred to as
"THE VENDOR" (Which term or expression shall
be included by or repugnant to the subject
in context be deemed to mean and include her heirs,

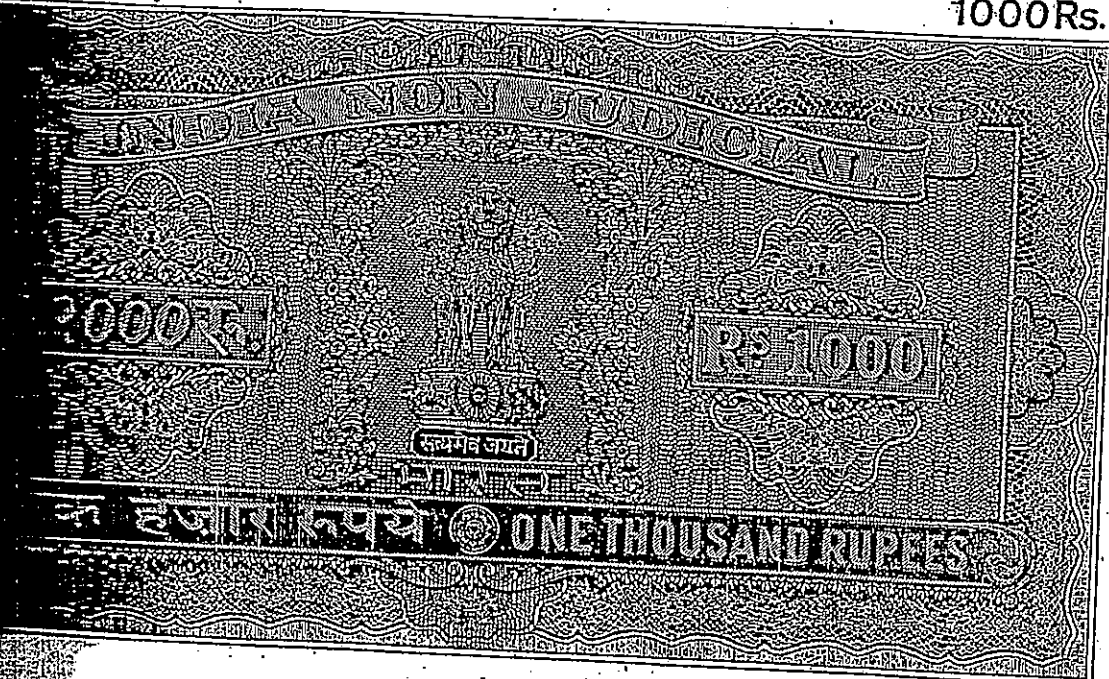
Bimla Devi Karodia.

contd...3.



-1030-

1000Rs.



: 3 :

successors, legal representatives, executors,
administrators and assigns of the ONE PART

A N D

THE SEM STEELS PRIVATE LIMITED, a Company duly

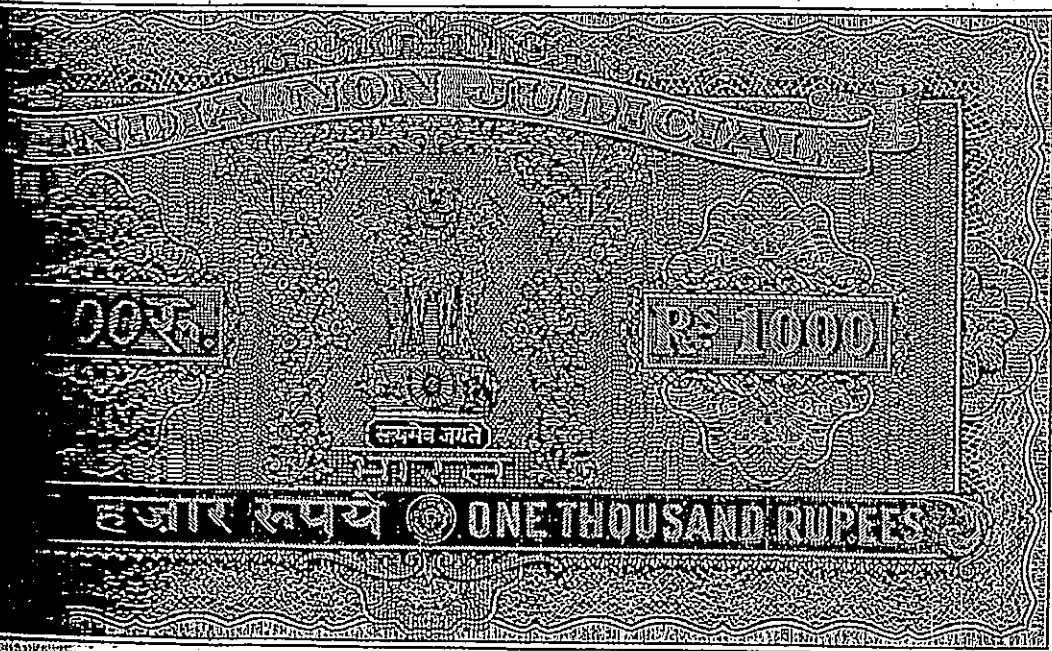
contd...4.



Bimla Devi Marodia

-1031-

1000Rs.



Bimla Devi Naredia.

: 4 :

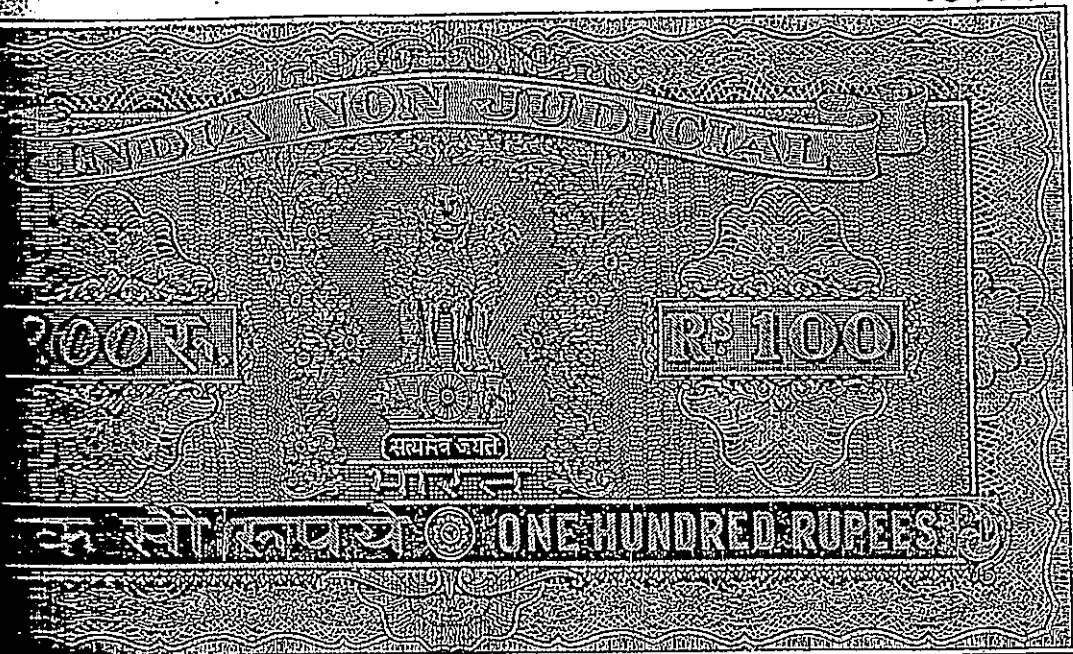
Incorporated under the Companies Act, 1956 and
having its registered office at 4A, POLLOCK STREET
(BANKA CENTRE) 5TH FLOOR, CALCUTTA-1 hereinafter

contd...5.



-1032-

100Rs.



: 5 :

referred to as "THE PURCHASER" (Which term
expression shall unless excluded by or
significant to the subject or context be deemed
mean and include its successors in office,
successors, legal representatives, executors,
administrators and assigns) of the OTHER PART.

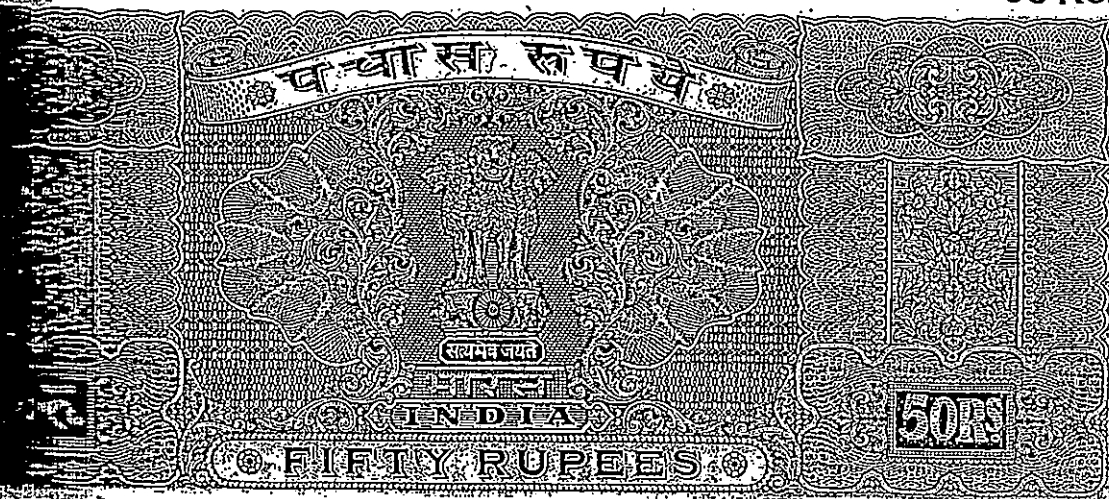
Bimla Devi Marodia.

Contd.....6



-1033-

50 Rs.



:6 :

WHEREAS all that piece and parcel of sali land
measuring 35 Satak comprised in plot no. 136 under R.S.
No. 14/1 lying at Mouza Chakundi, J.Lno. 94
P.S. Chanditala now P.S. Dankuni, District Hooghly
originally belonged to NARSHED SK son of Sk. Malik
Village Chakundi, P.S. Dankuni, District Hooghly
his name has been duly recorded in R.S.
Department of records.

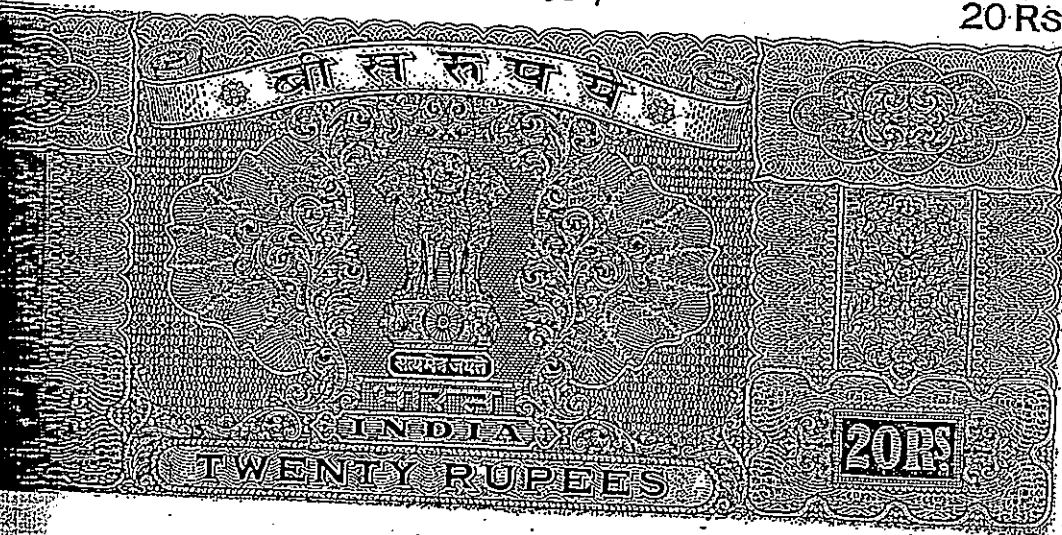
Bimla Devi Narodia

contd...7



-1034-

20 Rs.



Bimla Devi Marodia

: 7 :

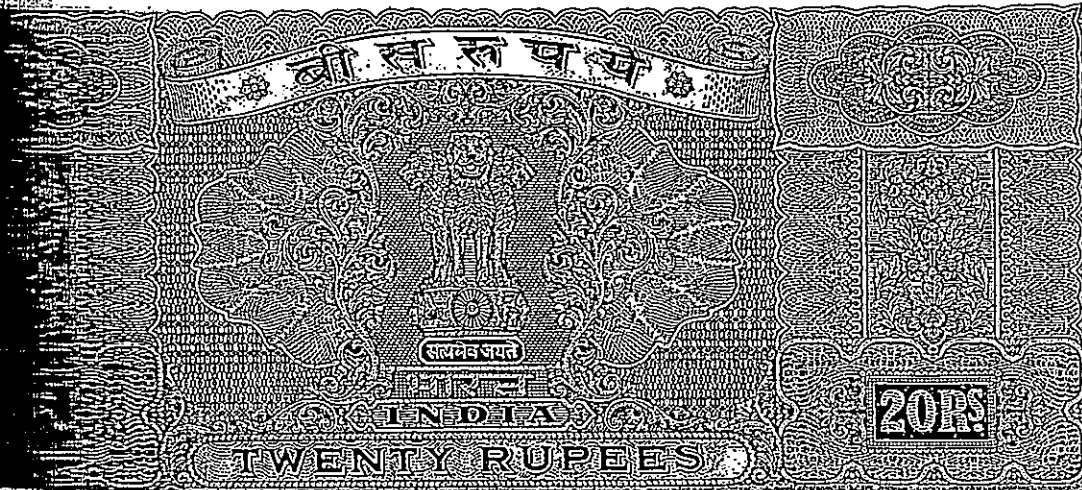
AND WHEREAS by a Deed of sale dated 1.2.1985 made between the said Sk. Narshed Ali therein referred to as the Vendor of the one part and SMT. BIMLA DEVI MARODIA therein referred to as the Purchaser of the other Part and Registered in the office of the Registrar of Assurances, Calcutta in book no.1, Volume no.46 pages 204 to 211 being NO. 1626 for the year 1985 and for the consideration therein mentioned the said Sk. M Narshed Ali granted, transferred, conveyed, assured, assigned an area of 35 Satak land in plotno. 136 of Mouza Chakundi, J.Lno. 94 into and in favour of SMT., BIMLA DEVI MARODIA absolutely and forever.

contd...8



- 1035-

20 Rs.



: 8 :

AND WHEREAS all that piece and parcel of Sali land
measuring 74 Satak in R.S. plot no. 139 under R.S. Khatian
lying at Mouza Chakundi, J.Lno. 94 under P.S.
Chanditala now P.S. Dankuni, District Hooghly was originally
allotted to MAHABAT MOLLAH son of Panchkari Mollah
village Chakundi, P.S. Chanditala, District Hooghly
his name has been duly recorded in R.S. Settlement
records in Khatian no. 220.

Bimla Devi Narodia.

cong...9.



-1036-

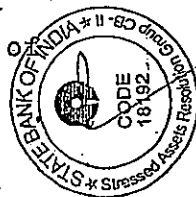
Bimla Devi Marodia.

: 9 :

AND WHEREAS said Mohabbat Mollah died leaving him his sons (1) Safi Ali Mollah (2) Samsher Ali (3) Mokshed Ali Mollah (4) Niyamat Ali Mollah (5) Mokshed Ali Mollah and one daughter (6) Nasira Khatun as his legal heirs and successors under the Mohammadan

AND WHEREAS by a Deed of sale dated 14.9.1985 between the said Safi Ali Mollah, Samsher Ali Mollah and Nasira Khatun therein jointly referred to as the Sellers of the One part and Smt. Bimla Devi Marodia referred to as the Purchaser of the Other part registered in the office of the Registrar of Assurances, in book no. 1 volume no. 293, pages 46 to 55 Being No. 1237 for the year 1985 and for the consideration therein mentioned the said Safi Ali Mollah, Samsher Ali Mollah and Nasira Khatun jointly granted, transferred, conveyed, assigned an area of 33 Satak land comprised in plot No. 139 of Mouza Chakundi unto and in favour of SMT. BIMLA DEVI Marodia absolutely and forever.

AND WHEREAS by an another khblla dated 21.8.1992 made between the said Mokshed Ali Mollah therein referred to as the Vendor of the one part and Sri Bimal Kumar Sarkar and Late Satyendra Nath Sarkar of Mahesh, P.S. Serampore, Hooghly therein referred to as the Purchaser of the Other part and registered in the S.R.O. Janai in book no. volume no. 184 to 188 Being no. 5357 for the year 1992 and for the consideration therein mentioned the said Mokshed Ali Mollah, transferred, conveyed, assured, assigned an area of 33 Satak land comprised in plot no. 139 of Mouza Chakundi unto and in favour of Sri Bimal Kumar Sarkar absolutely and forever.



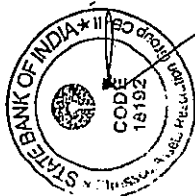
- 1037 -

Bimala Devi Narodhia

: 10 :

WHEREAS by a Deed of sale dated 8.4.1983 made between the said Bimal Kumar Sarkar therein referred to as the seller of the one part and M/S FORGINGS INDIA IRON AND STEEL PRIVATE LIMITED, therein referred to as the Purchaser of the other part and Registered in the office of the Registrar of Companies, Calcutta in book no.1, Volume no. 143 pages 243 being NO. 3539 for the year 1983 and for the consideration therein mentioned the said Bimal Kumar Sarkar transferred, conveyed, assured, assigned, an area of 11 Satak land in plot no. 139 of Mouza Chakundi, J.No.94 in favour of M/S FORGING INDIA IRON & STEEL PRIVATE LIMITED absolutely and forever.

AND WHEREAS by an another Kobia dated 18.5.1977 made between the said Nousher Ali Mollah & therein referred to as the seller of the one part and (1) Sk. Answer Ali (2) Sk. Sarabat Ali both sons of Sk. Ambar Ali therein jointly referred to as the Purchasers of the other part and Registered in the sub-Registry office at Janai in Book no.1, Volume no.43, pages 58 to 60 Being no. 2854 for the year 1977 and for the consideration therein mentioned the said Nausher Ali granted, transferred, conveyed, assured, assigned an area of 11 Satak in plot no. 139 of Mouza Chakundi unto the favour of (1) Sk. Answer Ali and (2) Sk. Sarabat Ali absolutely and forever. Thereafter said Sk. Answer Ali and Sarabat Ali jointly sold the said 11 Satak of land in plot no. 139 to M/S FORGINGS INDIA IRON AND STEEL PRIVATE LIMITED in Book no. 3844 for the year 1983 of the office of the R.A.



contd....11

: 11 :

~~WHEREAS~~ THEREAS by a Deed of sale dated 1.2.1985 made

sid M/S FORGING INDIA IRON & STEEL PVT LTD.

referred to as the Vendor of the One part and

~~SECRET~~ DEVI MARODIA therein referred to as the.

of the other part and registered in the R.A.

Book no.4, Being NO. 1625 for the year 1985 and

14. The said letter of 12.12.1974, also mentioned the said M/S Forgings

Steel Pvt Ltd granted, transferred, conveyed,

received an area of 22 Satak land in plot no.139

~~Signature~~ unto and in favour of SMT. BIMLA DEVI MARODIA

forever.

~~XXXXXXXXXX~~ XXXXXXXXXX the vendor is now absolutely seized and

otherwise well sufficiently entitled to all that

containing an area of 35 Satak in plot no. 136

Dianno. 14/1 AND 37.5 Satak in plot no. 139

220 both lying at Meuza Chakundi, J.Ino.

Handitala now P.S. Dankuni, District Hooghly

carefully described in the Schedule below:

all encumbrances charges, liens, lispendens,

all encumbrances charges, liens, expenses
costs, acquisitions, requisitions whatsoever

the vendor declare that there is no case

the Court and there is no 'BARGADAR' in the

and there is no agreement for sale with

and there is no other legal heirs except

and there is no other legal heirs except

100

100

~~Sample~~ land is agricultural land and recorded

Settlement of records and still being

INDIA * 11-80



cont

STATE OF NEW YORK
COUNTY OF [illegible]
[illegible]

100-443887-100

[illegible]

12-24-12



contd...12

-1039-

Bimla Devi Marodia

: 12 :

the Vendor is now absolutely seized and possessed
property described in the schedule below hereby sold
agreed with the Purchaser for the absolutely sale
hereditaments mentioned in the schedule below
Rs. 3,62,500/- (Rupees Three Lakh Sixty-two thousand
) only-

SIGNATURE WITNESSETH that in pursuance of the
between the vendor and the Purchaser referred to
consideration of the said sum of Rs. 3,62,500/- (Rs. Three
thousand and five hundred) is paid by the
to the Vendor the receipt whereof the said
by acknowledge the said vendor granted
to the use of the Purchaser its successors in
officers, administrators and assigns all that piece and
paying land measurages and hereditaments
described in the schedule hereunto together with
cesses, sewers, drains, water ways, paths, passages,
privileges, easements, appurtenants whatsoever to the
belonging or in any wise appertaining to or usually
herewith or reputed to belong or be appurtenant
from all encumbrances TO HAVE AND TO HOLD the
and premises hereby granted and conveyed unto and
the said PURCHASER its successors in office,
administrators and assigns forever and the said vendor
for herself; her heirs, executors, administrators or
agent with the Purchaser and declare that she is
seized of and has not in any way encumbered or
caused to be encumbered or charged the property to be
this Deed of sale and that the said Purchaser its
office, executors, administrators and assigns, shall
possess and enjoy the said premises and receive profits thereof
interruption claims or demand whatsoever from



Bimla Devi Marodia.

: 13 :

...ing from under or in trust for him AND that
... shall and will and for all times to come at the
... cost of the said Purchaser its successors in office,
... administrators or assigns do or execute or cause to be
... all such acts deed and things whatsoever for
... perfectly assuring the title of the PURCHASER
... hereditaments or any part thereof AND the Vendor
... ment that if it transpires that the property conveyed
... is not free from all encumbrances as hereinbefore
... the vendor here heirs, executors, administrators
... will civilly and criminally liable to the Purchaser
... in office, executors, administrators and assigns
... bound to make good any loss sustained by him or them.

~~XX~~ :

The Vendor further agreed that if the schedule
... not free from all encumbrances and if in future
... the vendor is found defective or if the schedule
... acquired by the Govt. or if any heirs claim
... or title in the schedule property the vendor shall
... repay 10(ten) times of the consideration money with
... compensation and incidental charges to the
... his successors in office.

contd...



- 1041-

Bimla Devi Harodia.

: 14 :

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

P.S. Chanditala now P.S. Dankuni,
Mouza Chakundi, J.Lno. 94.

plot no.	Area sold	kind of land
136	35 Satak	Sali land
One hundred	(Thirty five)	
thirty six)		

139	37½ Satak	Sali land.
One hundred	(Thirty seven and	
thirty nine)	half satak)	

Total : 72½ Satak (Seventy two and half Satak)

...ment rights, with all areas, trees, sewers, drains,
... paths, common passages leading to Schedule land to
... liberties, privileges, easements, appertenances,
... the annual proportionate ground rents of Rs.8.00 is to be
... Govt, of West Bengal through B.L.&L.R.O. Chanditala II
District Hooghly.

... schedule land has been shown in the annexed Plan in
... and the said land is part and parcel of this Deed.

... total area sold by this Deed is 72½ Satak. bounded



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Bimla Devi Marodia

: 16 :

WHEREOF the said Vendor doth hereunto set
her hand and seal on this day, month and the
above written .

MEMO OF CONSIDERATION

Rs. 3,62,500/- (Rs. Three lakh sixty two thousand and
) only from the above named purchaser as consideration
memo below :-

order NO. 014810 dated 9.12.1996 drawn on ANZ
Banks Bank, Brabourne Road Branch, Calcutta for
Rs. 3,62,500/-

sealed and delivered

Vendor in presence of :-

Marodia. (BENU GOPAL MARODIA)
Bottle-n Avenue Cal-29

Marodia (AJAY MARODIA)
Bottle-n Avenue Cal-29

Bair
and explained
the vendor admitted
in as correct &
by me.

M.R. Mallik

Advocate

Chennai Court .

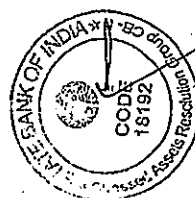
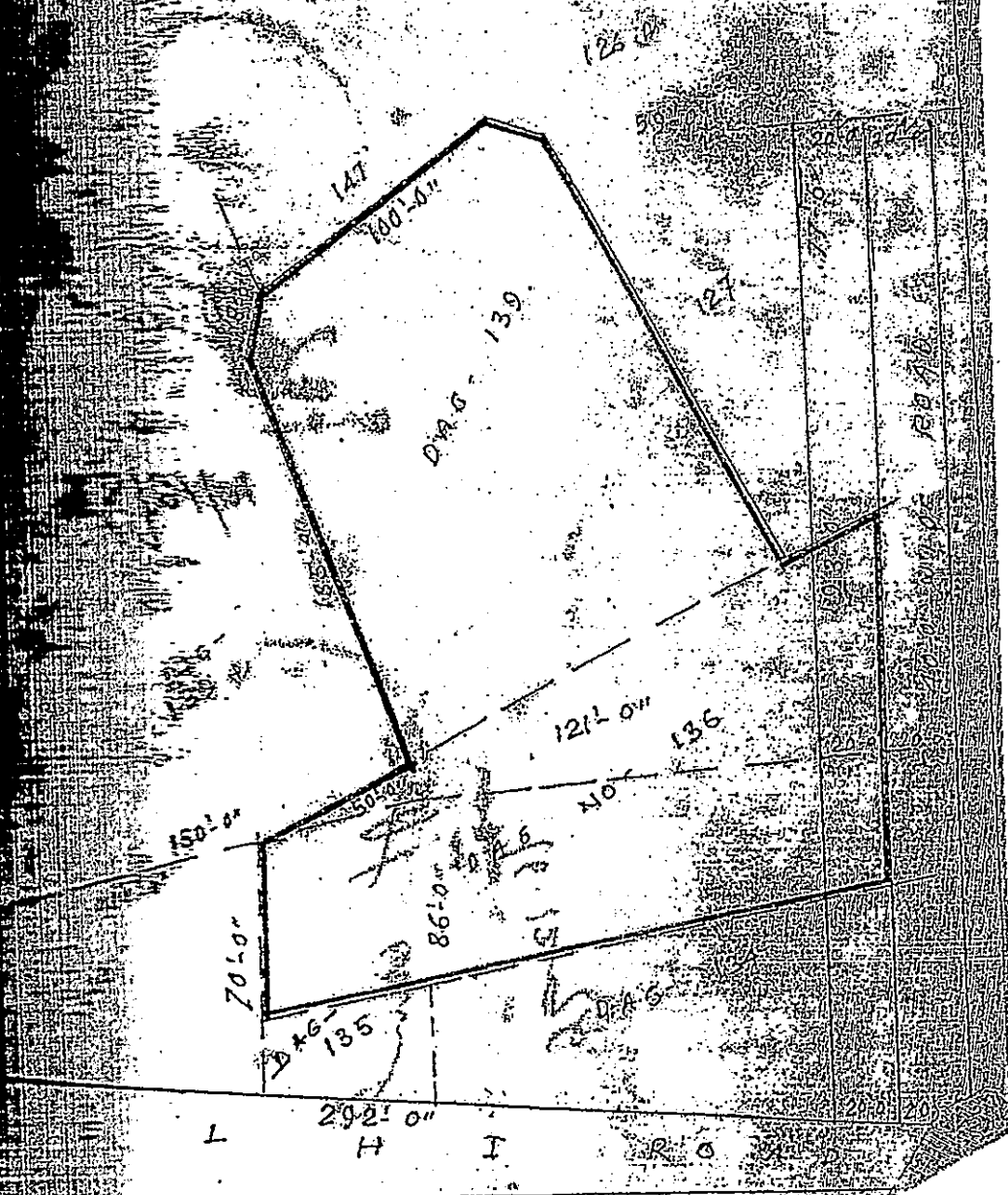
Bimla Devi Marodia.

Signature of the Vendor



- 1043 -

OF CS DRAINAGE
JL NO. 111
RED BORDER LOT 703
SITE 50' 0" = 11' (INCH)
AREA - 13.6 - 35.25
13.9 - 37.5
TOTAL - 72.5



-1044-

DATED 10th DAY OF DECEMBER 1996

D E B T O F S A L E

B E T W E E N

SMT BIMLA DEVI MARODIA

A N D

M/S SBM STEELS PRIVATE LIMITED

DRAFTED BY:-

M.R. MALLICK , ADVOCATE
SERAMPORE COURT

P.O. SERAMPORE
DIST. HOOGHLY