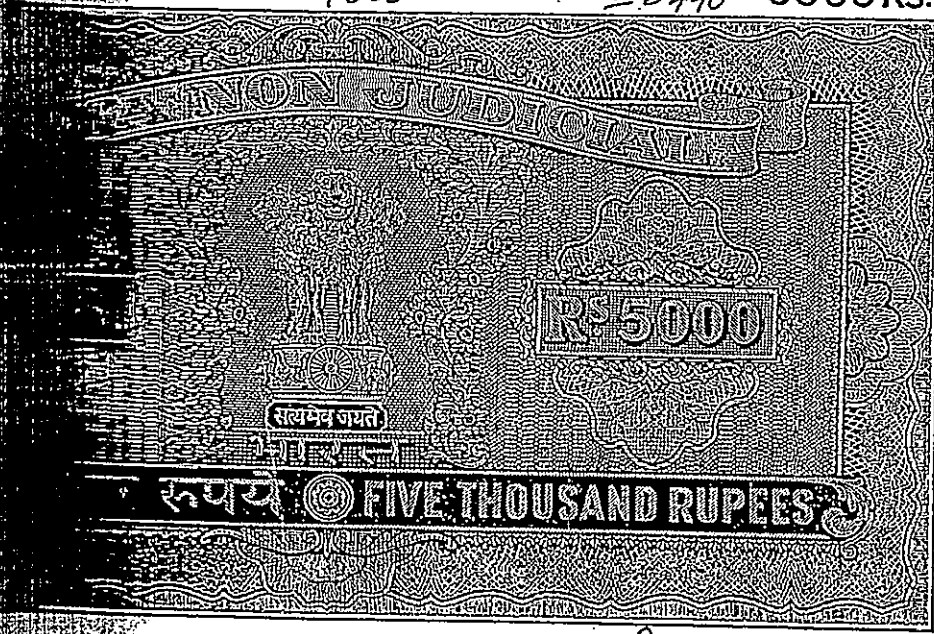


-1065-

IS445 5000Rs.



ANNEXURE-2/61

SALE VALUED AT Rs.1,10,000/- ONLY.

Stamp duty 5%
23 + 5 (2)

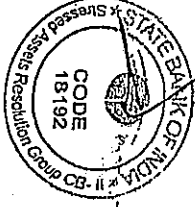
Handwritten signature
Addl. District 11-12-96
Sub-Registrar, Jans

Bimla Devi Marodia

DEED OF SALE made this the 10th day of December,
Hundred and Ninety Six B-E-T-W-E-E-N
MARODIA, Wife of Sri Shyam Sundar Marodia
by occupation house hold duties residing
Road, Calcutta-7 at present residing
Avenue, 2nd floor, Calcutta - 29 hereinafter
as "THE VENDOR" (Which term or

cont d...2.

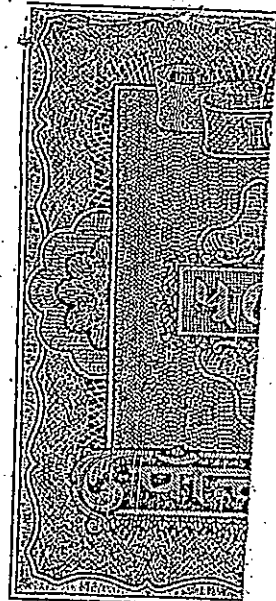
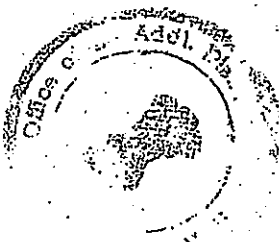
6.12.96
Handwritten signature and date



-1066-

St. John's (P) 447
K. S.
C. J. /

8-



12-96
Bimela der. Marodia

9642
Bimela der. Marodia
S. S. /

915
Bimela der. Marodia
S. S. /

Local Marodia
Sunder Marodia
300 Avenue C.C. 29

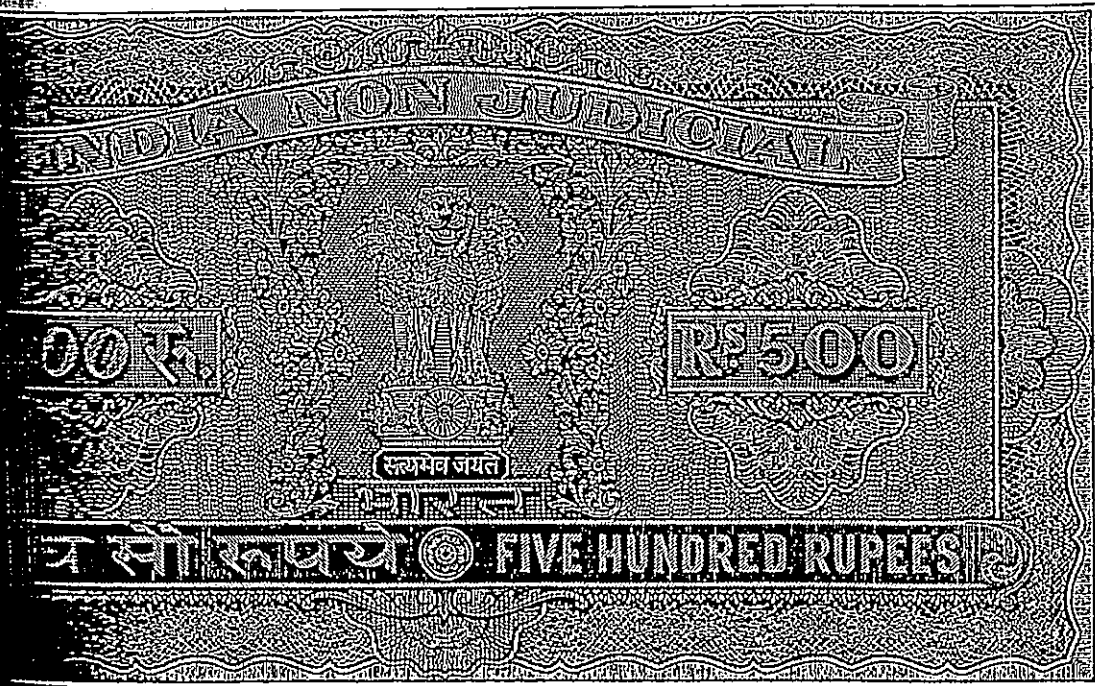
expres
to the
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M/S S

10/12
96

-1067-

500Rs.



: 2 :

shall unless excluded by or repugnant
subject or context be deemed to mean and
heirs, successors legal representatives,
administrators and assigns) of the ONE PART

A N D

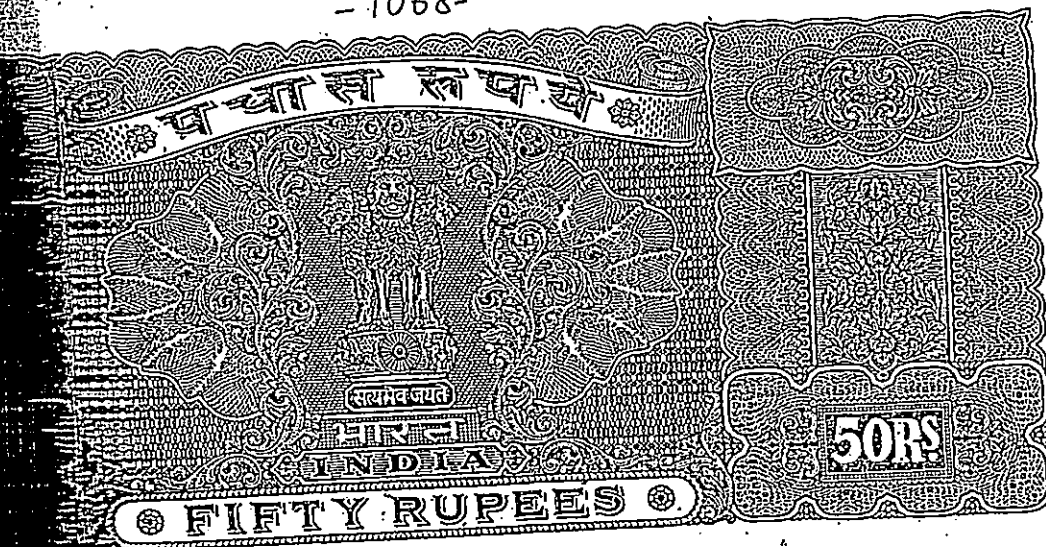
REELS (P) LIMITED, a Company duly

contae....3



-1068-

50Rs.



: 3 :

under the Companies Act, 1956 and
registered office at 4A, POLLOCK STREET
(CENTRE) 5TH FLOOR, CALCUTTA-1 hereinafter
as " THE PURCHASER " (Which term or

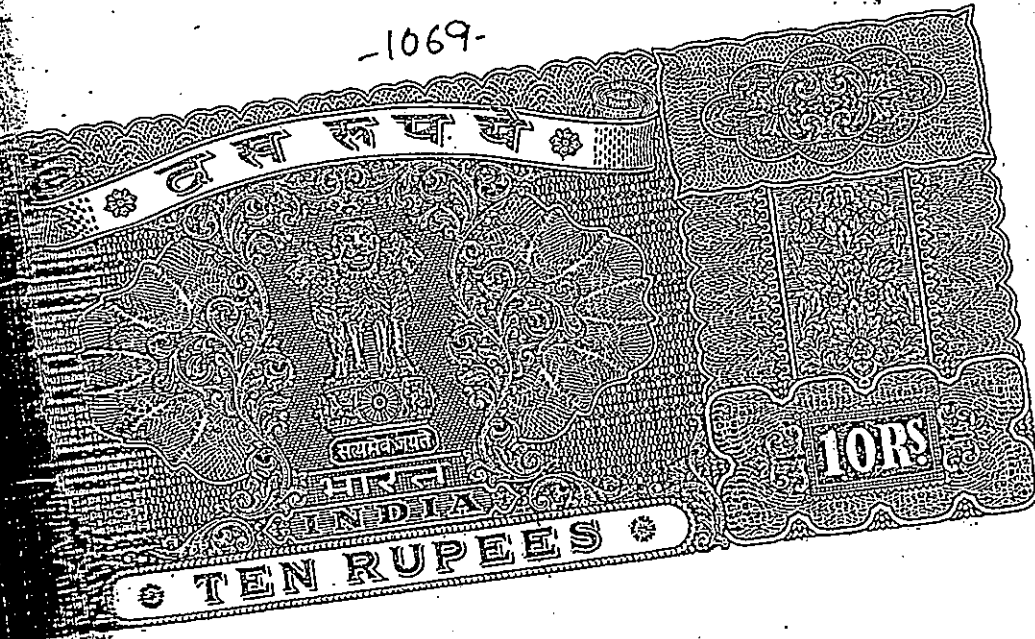
Bimla Devi Marodia

cont d...4.



-1069-

10RS.

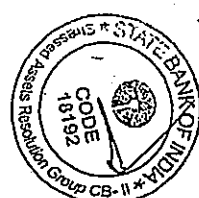


:4 :

shall unless excluded by or repugnant
subject or context be deemed to mean and
successors in office, successors,
representatives, executors, administrators
) of the OTHER PART.

Bimla Devi Maroodia

contd...5.



-1070-

Bimla Devi Marodia.

:5 :

WHEREAS all that piece and parcel of Sali land measuring 8 Satak comprised in plot no. 134 under R.S. Khatian no. 198 and 412 lying at Mouza Chakundi, P.S. Chanditala, District Hooghly was originally belonged to OHID BOX son of Ali Box and ROUSON ALI SK son of Yeasin Ali Sk respectively and their names have been duly recorded in R.S. Settlement of records.

AND WHEREAS one Abdul Aziz son of Late Ali Box of Village Chakundi, P.S. Chanditala, District Hooghly got an area of 8 Satak in plot no. 134 of Mouza Chakundi, P.S. now Chakundi, District Hooghly from the said Sk. Ohid Box and his names have been duly recorded in L.R. Settlement of records.

AND WHEREAS by a Deed of sale dated 6.9.1985 made between the said Abdul Aziz therein referred to as the Seller 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 the Assurances, Calcutta in Volume no. 1, Volume no. 302, pages 26 to 34 being NO. 12896 of the year 1985 and for the consideration therein mentioned the said Abdul Aziz granted, transferred, conveyed, assured, and confirmed an area of 8 Satak in plot no. 134 under Khatian no. 412 of Mouza Chakundi unto and in favour of Smt. Bimla Devi Marodia absolutely and forever.

AND WHEREAS all that piece and parcel of sali land measuring 5 Satak comprised in plot no. 135 under R.S. Khatian no. 412 lying at Mouza Chakundi, now P.S. Dankuni, District Hooghly was originally belonged to ROUSAN ALI SK son of Yeasin Ali Sk of Village Chakundi, now P.S. Dankuni, District Hooghly and his name has been duly recorded in R.S. Settlement of Records in khatian no. 412.

cont d...6



-1071-

Bimla Devi Marodia

: 6 :

AND WHEREAS said Rousan Ali Sk. son of Late Yeasin Ali Sk and Bimal Kumar Sarkar son of Late Satyendra Nath Sarkar sold an area of 5 Satak of land in plot no. 135 under Mutation no. 412 lying at Mouza Chakundi, J. Ino. 94 under P.S. Chanditala now P.S. Dankuni, District Hooghly to Smt. Bimla Devi Marodia wife of Shyam Sundar Marodia 42, Vivekananda Road, Calcutta-7 by Deed NO. 13037 for the year 1984 of the office of the Registrar of Assurances, Calcutta.

AND WHEREAS all that piece and parcel of Satak land measuring 18 Satak in plot no. 140 under R.S. Mutation no. 6 of Mouza Chakundi, J. Ino. 94 under P.S. Chanditala P.S. Dankuni, District Hooghly was originally belonged to JAINAL ABADIN SK AND ENDAN ABI ALIAS ENTHAN ALI SK both sons of Abu Sk of Village Chakundi, P.S. Chanditala, District Hooghly and their names have been duly recorded in P.S. Settlement of records.

AND WHEREAS by a Deed of sale dated 22.10.1984, made between the said Jainal Abadin (2) Endan alias Enthan Ali Sk sons of Abu Sk and (3) Bimal Sarkar son of Satyendra Sarkar therein jointly referred to as the Vendors of the Deed and SMT. BIMLA DEVI MARODIA wife of Shyam Sundar Marodia of 42 Vivekananda Road, Calcutta-7 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. 202 pages 249 to 256, Being NO. 13038 for the year 1984 and for the consideration therein mentioned the said Jainal Abadin, (2) Endan alias Enthan Ali Sk and (3) Sri Bimal Sarkar jointly granted, transferred, conveyed, assured and assigned an area of 18 Satak land in plot no. 140 under R.S. Mutation no. 6 of Mouza Chakundi, J. Ino. 94 under P.S. Dankuni, District Hooghly unto and in favour of SMT. BIMLA DEVI MARODIA jointly and forever.

contd...



: 7 :

Bimla Devi Marodia

AND WHEREAS the Vendor is now absolutely seized and possessed or otherwise well sufficiently entitled to all that the said land containing an area of 8 Satak in plot no. 134 under R.S. Khatian no. 198 and 412 AND 2 Satak in plot no. 135 under R.S. Khatian no. 412 AND 12 Satak in plot no. 140 under R.S. Khatian no. 6 all lying at Mouza Chakundi, J.Lno. 94 under P.S. Chanditala now P.S. Dankuni, District Hooghly which has been more fully described in the schedule below are free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, requisition whatsoever or howsoever and the vendor declare that there is no case is pending in any Court and there is no 'BARGADAR' in the schedule property and there is no agreement for sale with any other party and there is no other legal heirs except the vendor.

The Schedule land is agricultural land and recorded as Sali in R.S. Settlement of records and still being cultivated.

cont d....8



-1073-

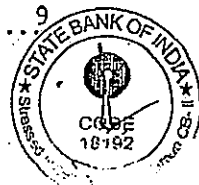
Bimla Devi Marodia

: 8 :

AND WHEREAS the Vendor is now absolutely seized and possessed of the entire property described in the schedule below hereby sold and conveyed have agreed with the Purchaser for the absolute sale of the land hereditaments mentioned in the schedule below for the price of Rs. 1,10,000/- (Rupees One lakh Ten thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the agreement between the vendor and the Purchaser referred to above and in consideration of the said sum of Rs. 1,10,000/- Rupees One lakh ten thousand only.) is paid by the Purchaser this day to the Vendor the receipt whereof the said Vendor doth hereby acknowledge the said vendor granted conveyance and to the use of the Purchaser its successors in office, administrators and assigns all that piece and parcel of revenue paying land meauages and hereditaments specifically described in the schedule hereunto together with all areas, trees, sewers, drains, water ways, paths, passages, liberties, privileges, easements, appurtenances whatsoever to the said land belonging or in any wise pertaining to or usually held or enjoyed herewith or reputed to belong to the appurtenant thereto free from all encumbrances TO HAVE AND TO HOLD the hereditaments and premises hereby granted and conveyed unto the use of the said PURCHASER its successors in office, administrators and assigns forever and the said vendor hereby for herself, her heirs, executors, administrators or assigns covenant with the Purchaser and declare that she is seized and is seized of and has not in any way encumbered or caused or caused to be encumbered or charged the property to be covered by this Deed of sale and that the said Purchaser its successors in office, executors, administrators and assigns, shall at all times peaceably and quietly possess and enjoy the hereditaments and premises and receive profits thereof free from any interruptions claims or demand whatsoever from or the said Vendor or any person or any persons lawfully or

contd... 9



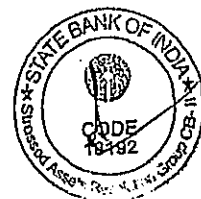
-1074-

: 9 :

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

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

contd....10



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:10 :

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

District Hooghly, P.S. Chanditala now P.S. Dankuni,
Mouza Chakundi, J.I. no. 94

R.S khatian no.	R.S plot no.	kind of land	Area sold
133 & 412	134 (One hundred and thirty four)	Sali land	8(Eight) Satak
412	135 (One hundred and thirty five)	Sali land	2 (Two) Satak
(Sir)	140 (One hundred and forty)	Sali land	12 Satak (Twelve satak)

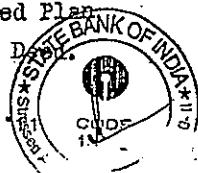
Total : 22 Satak (Twenty two)

all easement rights, with all areas, trees, sewers,
drains, water ways, paths, common passages from Delhi Road
Schedule land, liberties, privileges, easements
and tenancies for which the annual proportionate ground
rents of Rs.2.20 is to be paid to the Govt. of West Bengal
through B.L&L.R.O. Chanditala II at Dankuni, District
Hooghly.

Three side of the land is bounded by sali land
on the East side P.W.D. drain.
The total area sold by this Deed is 22 Satak.

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

con to



-1076-

: 11 :

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

Bimla Devi Marodia

MEMO OF CONSIDERATION

Received Rs. 1,10,000/- (Rupees One lakh Ten thousand) only

from the above named Purchaser as Consideration money as per memo

below :- by pay order no. 014811 dated 9.12.1996 drawn on
Grindlays Bank Brabourne Road Branch, Calcutta for
Rupees 1,10,000/-.

signed, sealed and delivered
by the Vendor in presence of:-
Benu Gopal Marodia
118 Southern Avenue Cat 29

Ajay Marodia (AJAY MARODIA)
118 Southern Avenue - Cat 29

Dilip Banerjee
Dulm. Haughy

Bimla Devi Marodia
Signature of the Vendor

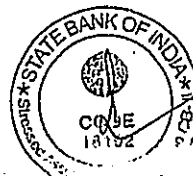
explained and the vendor admitted
the contain as correct &
certified by me.

M. R. Manna

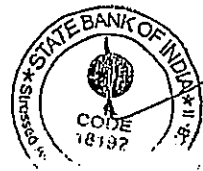
Advocate
Serampore Court.

signed by :-

N. Maitty



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-1078-

DATED 10th DAY OF DECEMBER 1996

D E E D O F S A L

B E T W E E N

SMT BIMLA DEVI MARODI

A N D

M/S SEM STEELS PRIVATE LIMITED

DRAFTED BY:-
M.R. MALLICK, ADVOCATE
SERAMPORE COURT
P.O. SERAMPORE
DIST. HOOGHLY