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Stamp under Sec 31 of Stamp Act
under the Indian Stamp Act-1899
as amended by W. Bengal
Stamp Amendment Act-1908
Stamp No. 586401
Date 24.03

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Additional Registrar of Assurances

24/03

My 983500
Bansbari Pash 24/03 53338/RS 28640 +
Stamp No. 586401
Date 24.03

DEED OF SALE

THIS DEED OF SALE made this 17th day of February Two Thousand three A.D. BETWEEN Messrs. Tarit Appliances & Equipment (1989) Private Limited, a Company duly incorporated under the Companies Act. 1956 (Act. No. 1 of 1956) having its Registered Office at Mahamayatala, Garia, P.S. - Sonarpur, Dist. 24 Parganas (S) hereinafter called the "COMPANY" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Successor (s) in office and assigns) of the ONE PART.

Sale Price
250000

200
250

249
249
2739

A 2739
E 7
9 55
M 25
M 4

2830

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9(1) 250
9(2) nil
250

Sl. No. 34722

Sold to

of

17/10,

Ratan Mr. Ghosh and Others.

Patishreeghata Rd,

Kol-47.

Cash

Treasury.

Date 7.2.2003

Treasurer

1- 20,000

1- 50

20,000

Presented for registration 6.P.M.,

on the 17th

day of Feb year 03

his/her residences by Sankar Rajan Basu one of the proprietors.

Immao

18/2/03
18/2/03

For Tariff Appliances & Equipment (1989) Pvt. Ltd.

Sankar Rajan Basu Chairman
For Tariff Appliances & Equipment Pvt. Ltd.
Ratan Mr. Ghosh & Nikhil Ghosh
at 17/10, Bairuab ghata Rd, Kol-47.

(Sankar Rajan Basu)

Ratan Mr. Ghosh.

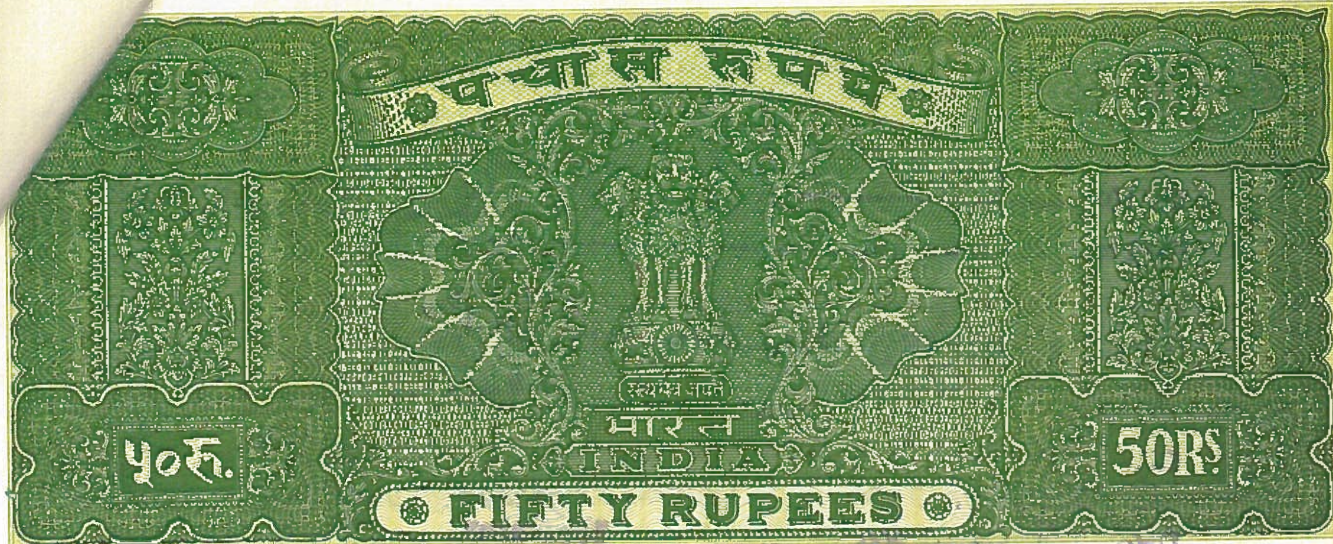
Nikhil Ghosh

Friday. Rangan Das
S/o late Pyare Mohan Das
Rishdy Gecesh Das
State Bank of India
Residing at 163 Garia
Garden, P.O. Garia,
Kolkata - 700084

Sankar Rajan Basu
at 163, Garia Garden,
Kolkata, 84, Beld.

Immao

18/2/03
18/2/03



(2)
AND

1) SRI RATAN KUMAR GHOSH and (2) SRI NIKHIL GHOSH both are sons of Sri Haran Chandra Ghosh residing at 17/10, Baishnabghata Road, Kolkata-700 047, both are by caste Hindu, by occupation Business, hereafter jointly called the "PURCHASERS" (which expression or terms shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Company, Tarit Appliances & Equipment (1989) Private Ltd. as lawful owners are seized and possessed of or otherwise well and sufficiently entitled to the messuage, tenements, land, hereditaments and premises (hereby intended to be granted and conveyed and hereinafter

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S. No. 34722
Sold to Motan Mr. Ghosh and others

17/10, Baiskhabghata Rd,
Kolar 47

Calcutta, 18th Decr. 1841.
Treasury.

Date 7. 2 2003


Treasurer

1- 20 000

1-50

2005

(2)

QVA

and to mean and include with respective heirs, executors, administrators and assigns of the OTHER PART.

[illegible]

69. 1915

(3)

referred to as the "said property") as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances AND WHEREAS the Company have contracted with the purchasers for the absolute sale to them a portion of the said property situated at Mouza Barhans Fartabad J.L.No. 47 Sheet No.1, C.S. Khatian No.440,C.S Dag No. 501, P.S. Sonarpur, Sub- Registry and D.R. Office Alipore, Dist. 24 Parganas(S) measuring land area 8 decimal (4 Kottah, 13 Chittak, 15 sft.) be the same or a little more or less with structures standing thereon out of the Holding No.219, Ward No.26(23) of Rajpur-Sonarpur Municipality more particularly mentioned and described in the schedule herein below free from encumbrances at or for the price of Rs.2,50,000.00 (Rupees Two Lakhs Fifty thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. Rs.2,50,000.00(Rupees Two Lakhs Fifty thousand) only paid to the Company by the said purchasers at or immediately before the execution of these presents, the receipt whereof the Company do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchasers, their heirs, executors, administrators, representatives and assigns and every one of them and also the said property, the Company as beneficial owners do by these presents indefeasibly grant, sell, convey and transfer assign and ensure unto the purchasers, their heirs, executors, administrators, representatives and assigns free from encumbrances, attachments and other defects in title ALL THAT the said property being the piece and parcel of land area of 8 satak be the same or a little more or less situated at Mouza Barahans Fartabad, J.L.No. 47 Sheet No.1, C.S. Khatian No.440,C.S Dag No. 501, P.S. Sonarpur Sub registry and D.R. Office Alipore, Dist. 24 Parganas(S), with structures standing thereon out of the Holding No.219 Ward No.26(23) of Rajpur-Sonarpur Municipality more particularly mentioned and described in the schedule hereto OR HOWSOEVER otherwise the said property now or hereto fore were or was situated, butted and bounded, called, known, numbered, described and distinguished TOGETHER with all houses, out-houses, or other building, erections, fixtures, walls, yards, courtyads and benefits and advantages of ancient and other lights, liberties,easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to it with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion(s) remainder(s), rents

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RECEIVED IN THE OFFICE OF THE ADDL. DISTRICT ENGINEER, CALCUTTA

(4)

issues and profits thereof and of every part thereof together further more all the estate, right, title, inheritance, use, trust, property, claim, and demands whatsoever both at law and in equity of the Company into and upon the said property or every part thereof AND all the deeds, pattas, muniments, writings and evidence of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Company, their assigns, successors-in-office, executors or administrators or any persons from whom they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof here by granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the purchasers, their heirs, representatives, executors, administrators, assigns forever freed and discharged from or otherwise by the Company well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Company from to these present and the Company do hereby for themselves, their heirs, executors, administrators and representatives, covenant with the purchaser, their heirs, executors, administrators, representatives and assigns, THAT notwithstanding any act, deed, or thing, whatsoever, by the Company or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary they the Company had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property here-by granted, sold, conveyed and use of the purchasers, their heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the purchasers their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Company or any person(s) lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and the costs and expenses of the Company well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the

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[Handwritten signature]
REPORT A

(5)

Company or any of their ancestors or predecessors in title or any person(s) lawfully or equitably claiming as aforesaid AND FURTHER THAT the Company and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Company or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchasers, their heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds, and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchasers, their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Company and all their heirs, executors, administrators and successors shall at all times hereafter indemnify and keep indemnified the purchasers, their heirs, executors, administrators and successors assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Company or any breach of the covenants hereinafter contained.

The Company hereby assure unto the purchasers that they are authorised under their Memorandum of Association and Articles of Association of the Company to sell the portion of property and that necessary resolution by the Board of Directors of the Company to sell the said portion of property as in these presents has duly been passed, and authorised the Company's present Chairman-cum- Managing Director Sri Shanti Ranjan Basu to execute these conveyance.

The Company hereby acknowledge that they have retained possession of documents of title mentioned in the schedule here-to which relate to the said property hereby sold and to other property and the Company will upon every reasonable request of the purchasers and at the cost of the person making the request produce all or every of the documents of title relating to the said property and furnish such true copies or extracts therefrom as the purchasers may require, and will, in the meantime, keep the said documents safe, uncanceled and undefaced unless prevented from doing by one or other inevitable accident.

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REGISTRAR OF COMPANIES
CALCUTTA

(6)

The Company further assure the purchasers that they will render all possible assistance to get the said property mutated in the names of the purchasers, and that the property does not fall under the provision of Urban Land Ceiling (Regulation and Control) Act. 1976.

SCHEDULE

(of the said property hereby sold)

ALL THAT piece or parcel of land measuring 8(Eight) Satak,(4K.13CH.15 sft.),be the same or a little more or less in Mouza Barahans Fartabad, J.L.No. 47 Sheet No.1, C.S. Khatian No.440,C.S Dag No: 501, P.S. Sonarpur Sub Registry and D.R. Office Alipore, Dist. 24 Pargana(S) with an old and dilapidated semi-pucca building of an area of 60 sft. standing thereon, being a part of Holding No.219, Ward No.26(23) of Rajpur-Sonarpur Municipality, as shown in the map plan bordered with RED forming a part of this deed. The said property along with other property was purchased by the Company from the Official Liquidator, High Court Calcutta Sri Hironmoy Banerjee having his office at 9,Old Post Office Street, Kolkata-1, on 22.7.1993. appointed for M/S Tarit Appliances & Equipment Pvt.Ltd.(in liquidation) vide order dated 08.03.1989 made in the Company petition No.319 of 1988 in the High Court at Calcutta in its original jurisdiction, for valuable consideration and registered at the Kolkata Registration Office. Being No.10207 for the year 1993, Book-1, Volume-220, pages-478 to 489, butted and bounded by

On the North : C. S. Dag No. 500

On the South : Municipality Road

On the East : Municipality Road

On the West : C. S. Dag No. 502

Contd....P/7



M

~~REGISTRAR OF COMPANIES~~
~~CALCUTTA~~

(7)

IN WITNESS WHEREOF the parties hereto have put their signatures hereto the day, month and year first above written.

Signed Sealed and Delivered by the within named Sri Santi Ranjan Basu for on behalf of the company under the authority of the Resolution dated 30th december, 2002 at Kolkata.

In the presence of
WITNESSES :

For Tarit Appliances & Equipment (1989) Pvt. Ltd.

1) Friday Ranjan Das
163, Garia Road,
P.O. Garia,
Kolkata - 700084

[Signature]
Chairman

Santi Ranjan Basu

Signature with common seal

2) S. P. Shyamabada Choudhury
3, Madan Street
Kolkata - 700072

Tarit Appliances & Equipment (1989) Private Limited

Signed by the Purchasers

in the presence of

WITNESSES :

1) Friday Ranjan Das

1) Rabin Kumar Ghosh

2) Shyamabada Choudhury 2) Dikhil Ghosh

Signature of the Purchasers

Drafted by :

Nirjjan Kumar
Advocate, High Court
Kolkata

Typed by :

Jibon Kumar Ghosh
42, Sreerampur East
Kolkata - 700084

Contd....P/8



Special Agent - Agent
Chicago

(8)

MEMO OF CONSIDERATION

Received the within mentioned sum of Rs 2, 50,000/- (Rupees Two Lakhs Fifty Thousand) only from the written mentioned purchasers, being the full consideration money as follow:-

1) By Demand Draft No.426596 dt.13.02.2003 on
Indian Overseas Bank, Garia Branch. Rs.1,00,000.00

2) By Demand Draft No.01702 dt13.02.2003 on
Bank of indiaJodhpur Park Branch. Rs.1,50,000.00

Total Rs.2,50,000.00

(Rupees Two Lakhs Fifty Thousand) only.

WITENESSES :

1) *Friday Bangun Da*
663, Garia Road
Calcutta 700084

2) *Shyama Bada Chakraborty*
3 Madan Street
Kolkata - 700072

Santi Ranjan Bose

For Tark Appliances & Equipment (1989) Pvt. Ltd.

[Signature]

Chairman

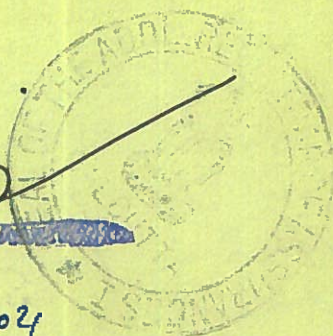
For the Company

Typed by:
Gibson Kumar Ghosh
42 Sree rampran east
Kolkata - 700 084

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2003

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SECRET

18.2.03