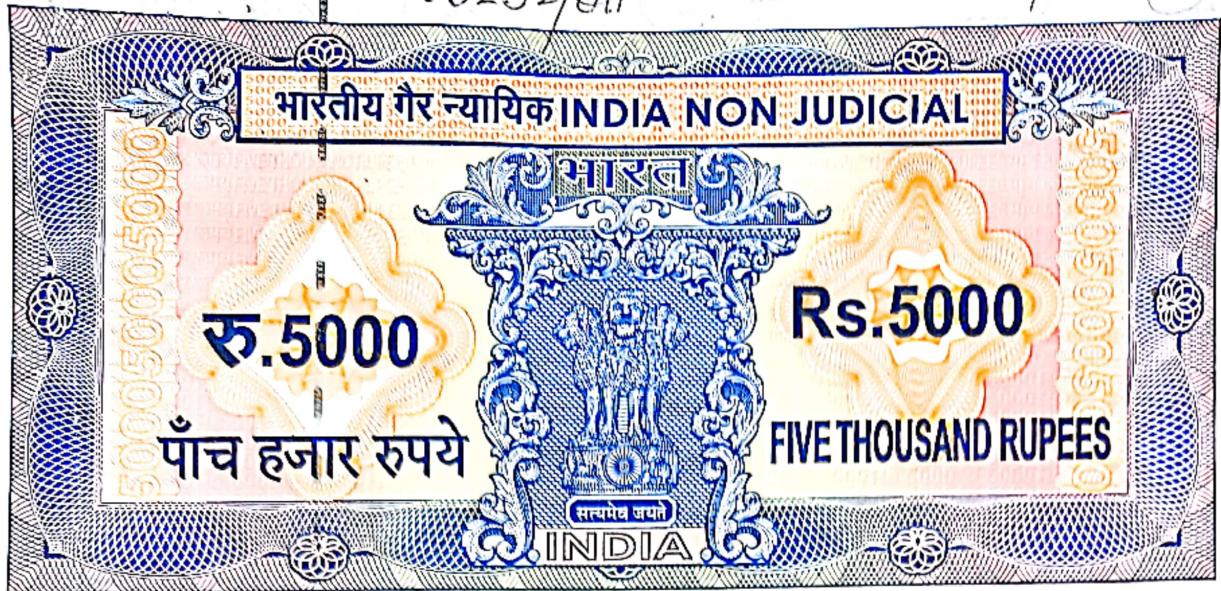


03252/011

3562/11



पश्चिम बंगाल WEST BENGAL

A 033151

017606/11
11/11 9700,000
16/03/11



Get this stamp from the Registrar of
Mortgages, Kolkata
16.03.11

017606/11

7606
16/3
S. S. S.

Deed Of Sale



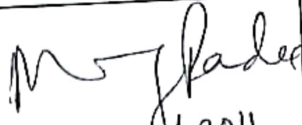
THIS INDENTURE made on this 16th day of March Two
Thousand Eleven (2011)

BETWEEN



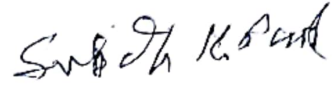



5000
5000
350
VIC, 1000 & 1000
P. S. S.

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 03252 / 2011, Deed No. (Book - I , 03562/2011)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|------------------------|---|---|--|
| Manoj Pande |  16/03/2011 |  LTI 16/03/2011 |  16th March 2011 |

II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|-------------------------|--|---|---|
| 1 | Subodh Kumar Paul Address -1/1, N G Basak Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700080 | Self and as Attorney |  16/03/2011 |  LTI 16/03/2011 |  |
| 2 | Manoj Pande Address -B - 30, Sec- 53, Noida (Gautam Budh Nagar , Thana:-Noida, UTTAR PRADESH, India, P.O. :- | Self |  16/03/2011 |  LTI 16/03/2011 |  16th March 2011 |

Name of Identifier of above Person(s)

Kailash Chand Gupta
55 B, Shivam Enclave, Vivek Vihar, DELHI, India, P.O.
:- Pin :-110092

Signature of Identifier with Date


16/3/11

16/3/11



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03562 of 2011
(Serial No. 03252 of 2011)

On

Payment of Fees:

On 16/03/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 106780/-, on 16/03/2011

(Under Article : A(1) = 106689/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 16/03/2011)

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.-9700000/-

Certified that the required stamp duty of this document is Rs.- 679010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 674010/- is paid 92101814/03/2011 State Bank of India, Commercial Branch, Noida, received on 16/03/2011

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

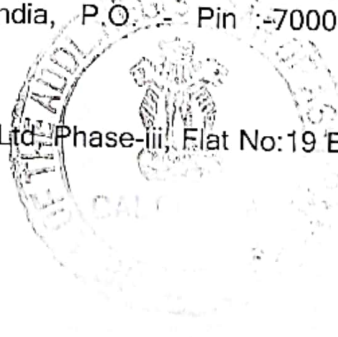
Presented for registration at 14.00 hrs on :16/03/2011, at the Office of the A. R. A. - II KOLKATA by Manoj Pande ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 16/03/2011 by

1. Subodh Kumar Paul, son of Late R K Paul , 1/1, N G Basak Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700080 , By Caste Hindu, By Profession : Retired Person

2. Manoj Pande
Managing Director, M/s. Statcon Power Controls Ltd Phase-iii, Flat No:19 E, Pocket-ii, Kondli Gharoli, Mayur Vihar, DELHI, India, P.O. :- Pin :-110096 .
, By Profession : Business



(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II

16/03/2011 15:16:00

EndorsementPage 1 of 2





Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03562 of 2011

(Serial No. 03252 of 2011)

Identified By Kailash Chand Gupta, son of P M Gupta, 55 B, Shivam Enclave, Vivek Vihar, DELHI, India, P.O. :- Pin :-110092 , By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Subodh Kumar Paul, son of Late R K Paul , 1/1, N G Basak Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700080 By Caste Hindu By Profession: Retired Person, as the constituted attorney of 1. Ananda Paul 2. Dhrubo Paul 3. Smt Subha Roy is admitted by him.

Identified By Kailash Chand Gupta, son of P M Gupta, 55 B, Shivam Enclave, Vivek Vihar, DELHI, India, P.O. :- Pin :-110092 , By Caste: Hindu, By Profession: Service.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II



(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

03/2011 15:16:00

EndorsementPage 2 of 2



(1) **SRI SUBODH KUMAR PAUL**, son of Late R.K. Paul, (Passport No.540156080) by Nationality - N.R.I., by faith - Hindu, by Occupation - Retired, residing at 1/1, N.G. Basak Road, Police Station - Dum Dum, Kolkata - 700 080, (2) **SRI ANANDA PAUL**, son of Sri Subodh Kumar Paul, by faith - Hindu, by Occupation - Business, (3) **SRI DHRUBO PAUL**, son of Sri Subodh Kumar Paul, by faith - Hindu, by Occupation - Service, (4) **SMT. SUBHA ROY** daughter of Sri Subodh Kumar Paul, by faith - Hindu, by Occupation-Business, the vendors No.2, 3 & 4 are residing at 120, Raeburn Avenue, Surbiton, Surrey, KT59EA, England and being represented by their Constituted Attorney Sri Subhodh Kumar Paul, son of Late R.K. Paul, resident of 1/1, N.G. Basak Road, Police Station - Dum Dum, Kolkata - 700 080, hereinafter called and referred to as **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

M/S. STATCON POWER CONTROLS LTD., (Pan AABCS1814N) a limited company registered under Companies Act, having its registered office at Flat No.19E, Pocket II, Kondli Gharoli, Mayur Vihar, Phase - III, Delhi - 110096, represented by its Managing Directors **SRI MANOJ PANDE** son of Sri B.B. Pandey, by faith - Hindu, by occupation - Business, residing at B-30, Sector-53,

Noida (Gautam Budh Nagar) U.P. P.S.-Noida, hereinafter called and referred to as **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs executors, successors administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS at all material times the Government of India through ministry of defence seized possessed of and sufficiently entitled to amongst others **ALL THAT** 19 Cottahs 3 Chittacks 17 Sq. ft. revenue free land and hereditaments comprised in C.S. Plot No.2304, lying and situate at Naba Gouranga Basak Road, in Mouza – Dum Dum Cant., P.O. & P.S. – Dum Dum, Sub-Registry Office – Cossipore Dum Dum, Calcutta -28, within bearing Dum Dum Municipality under previous Holding No.6/8, and present Holding No.1, (hereinafter called the said property).

AND WHEREAS by a Deed of absolute Sale dated 9th May, 1938 the Government of India represented by their duly authorized and constituted Attorney Mr. C. Mac I.G. Oglivie, I.C.S., O.B.E. Secretary Defence Department of the Government of India, conveyed, and transferred the said property to one Sri Sankari Prosad Chatterjee for consideration mentioned therein which was registered with office of Sub-Registrar Cossipore Dum Dum vide being No.1673 for the year 1938 and recorded in Book No.I, Volume No.28, Pages 40 to 43 and upon such sale by the

Government of India to Sri Sankari Prosad Chatterjee the said Government of India ceased to have right title and interest therein and Sri Sankari Prosad Chatterjee acquired indefeasible right title and interest in the said property free from all encumbrances with right to convey and transfer the said property to any third parties.

AND WHEREAS the said Sri Sankari Prosad Chatterjee entered into an arrangement and Agreement for Sale of the said property with Sri Ranadhir Sen Gupta of 2, Nava Gouranga Basak Road, Calcutta - 28.

AND WHEREAS Sri Sankari Prasad Chatterjee while seized and possessed of the said property by an Indenture dated 4th October, 1951 conveyed and transferred the said property in favour of Sri Ranadhir Sen Gupta for consideration mentioned therein which was duly registered in the Office of Sub-Registrar Cossipore Dum Dum vide Being No.5907 for year 1951 and recorded in Book No.I, Volume No.79, Pages 177 to 181 and upon such sale the said Sri Sankari Prosad Chatterjee ceased to have any right title and interest therein and Sri Ranadhir Sen Gupta acquired absolute right title and interest in the said property with right to convey and transfer the same to any third party.

AND WHEREAS the said Sri Ranadhir Sen Gupta on becoming absolute owner of the said property got his name mutated with

Dum Dum Municipality as absolute owner thereof without objection.

AND WHEREAS by a Deed of Sale which was duly registered in the office of Sub-Registrar Cossipore Dum Dum, and recorded in Book No.I, Volume No.82, Pages No.244 to 254, Being No.6188, for the year 1957 the said Sri Ranadhir Sen Gupta conveyed and transferred his right title and interest of a portion of the said property measuring about 11 Cottahs 9 Chittacks more or less out of 19 Cottahs 3 Chittacks 17 Sq. ft. of land hereinafter called the said land in favour of Smt. Sudha Ghosh for consideration mentioned therein and thereafter the said Sri Ranadhir Sen Gupta ceased of have any right title and interest in the said land and Smt. Sudha Ghosh acquired absolute right title and interest in the said Land.

AND WHEREAS by a Deed of Sale dated 9th December, 1980 the Smt. Sudha Ghosh conveyed and transferred the said 11 Cottahs 9 Chittacks of land with building she constructed thereon in favour of Smt. Krishna Paul married daughter of Late Biswanath Bhattacharjee and wife of Sri Subodh Kumar Paul for valuable consideration as mentioned in the said Deed which was registered in the Office of District Registrar Alipore vide being No.9808 for the year 1980 and recorded in Book No.I, Volume No.223, Pages

8 to 20 and by virtue of the said deed Smt. Krishna Paul became absolute owner of the said land free from all encumbrances.

AND WHEREAS while enjoying the said land and building thereon more fully described schedule hereunder the said Smt. Krishna Paul died intestated on 27th July, 1995 leaving behind her husband Sri Subodh Kumar Paul and two sons namely Sri Ananda Paul and Sri Dhrubo Paul and married daughter Smt. Subha Roy, all vendors herein as her legal heirs and successors who jointly inherited the said land and building became entitled to the same in equal share and duly seized and possessed of the said property more fully and particularly described in the schedule hereunder written and also got their names mutated in the record of Dum Dum Municipality and the said Municipality realised relevant rates and taxes from them.

AND WHEREAS the vendors herein expressed their desire to sell an area measuring about 7 Cottahs 1 Chittacks out of 11 Cottahs 9 Chittacks of land be the same a little more or less together with two storied building covering about $(3200 + 3200) = 6400$ Sq. ft. super built up area situated at premises No.1/1 Nava Gouranga Basak Road, Kolkata - 700 028, P.S. Dum Dum Cant. morefully described in the schedule hereunder at a consideration of Rs.97,00,000/- (Rupees Ninety Seven Lacs) only free from encumbrances whatsoever and the purchaser herein agreed to purchase the same at the said consideration and both the parties

herein have entered into agreement for sale dated 1st February, 2011 wherein the vendors agreed to sell the said property to the purchaser on fulfillment of several terms and conditions set forth therein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement dated 1st February, 2011 and in Consideration of the sum of Rs.97,00,000/- (Rupees Ninety Seven Lacs) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of this Deed (the receipt whereof the Vendors doth hereby admit by the receipt and Memo of Consideration hereunder written admit and acknowledge) and of and from the same and every part thereof for ever release discharge and acquit the Purchaser the said land along with Two storied building constructed on a portion there of together with all benefit will and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto the Purchaser **ALL THAT** piece or parcel of land comprising an area of 7 Cottahs 1 Chittacks be the same, a little more or less along with Two storied building thereon having a total covered area 6400 Sq.ft. which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written **AND** all manners of rights privileges easements benefits advantages and appurtenances thereunto belonging to or anywise appertaining to or with the same or every part thereof

usually held used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof **AND** all deeds pattahs muniments writings instruments and evidences of title whatsoever exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendor or of any person or persons from whom he can or may procure the same without any action or suit or law or in equity **TO HAVE AND TO HOLD** the said land along with three storied building thereon and every part thereof hereby granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser free from all encumbrances whatsoever absolutely and forever **AND** the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor made done executed or knowingly suffered to the contrary, the Purchaser now has good right and full and absolute power and indefeasible title in the said land and Two storied building thereon hereby granted conveyed or expressed or intended so to be unto the Purchaser in the manner aforesaid **AND THAT** the Purchaser may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and Two storied building thereon and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendor **AND THAT** the said land and Two storied building thereon is freed and discharged from or otherwise by the Vendor and/or sufficiently indemnified against

all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any person or persons howsoever **AND THAT** the vendor shall at the cost of the Purchaser give and render all facilities and assistances to the Purchaser for the purpose of and join in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchaser **AND FURTHER THAT** the Vendor or any persons lawfully or equitably claiming any estate or interest in the said land and two storied building thereon shall and will from time to time and at all times at the request and cost of the Purchaser do and execute and cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and Two storied building thereon and every part thereof unto and to the use of the Purchaser as shall or may from time to time be reasonably required **AND THAT** the Vendor doth hereby covenant with the Purchaser that they have not done anything whereby the said land and Two storied building thereon has been encumbered in anyway or by reason whereof the Vendor is prevented from transferring conveying assuring or granting the said land and Two storied building thereon in the manner aforesaid **AND FURTHER THAT** the said land and Two storied building thereon hereby granted conveyed assigned assured and expressed or suffered by the Vendor or any reason or reasons having or lawfully rightfully or

equitably claiming any estate or interest therein through under or in trust for the Vendor and her predecessors-in-interest and title.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) Notwithstanding anything heretofore done or suffered to the contrary the Vendor have good right, title and interest and authority to convey the said land and Two storied building at premises No.1/1, Nava Gouranga Basak Road, Kolkata -700 028, morefully described in the Schedule hereto rights, privileges, appurtenances thereunto belong are hereby sold, conveyed and transferred to the purchaser in the manner aforesaid and that the Vendor has not done or knowingly suffered anything whereby the said property may be encumbered, or impeached in estate, title or otherwise.
- b) There are no encumbrances, charges, trust, liens, attachments, claims or demands whatsoever on the property and that the same is not the subject matter of any suit, litigation or proceedings and has not been offered as security or otherwise to any Court or Revenue Authority.
- c) The Vendor shall at all time indemnify and keep indemnified and save harmless the Purchaser against all claims and demands whatsoever in respect of the said property hereby conveyed and transferred.

d) The purchaser shall henceforth peaceably and quietly hold possess and enjoy the rents and profits derivable from and out of the said property without any hindrance, interruption or disturbance from or by the Vendor or any person or persons claiming through or under or in trust for the Vendor and without any lawful act, hindrance, interruption, disturbance by any other person or persons whomsoever.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

ALL THAT piece and parcel of revenue free land measuring an area 7 Cottahs 1 Chittacks be the same, a little more or less along with Two storied building thereon having a total covered area 6400 Sq.ft. (for both floor) approx together with furniture and fixtures all AC, all Fans, Generator Set, lying in and situated at and being Plot No. 2304 at premises No. 1/1, Nava Gouranga Basak Road, Kolkata -700 028, P.S. - Dum Dum Cant. bearing Municipality Holding No.1/1, within the Limits of the Dum Dum Municipal Corporation, under Ward No.21, in the District - North of 24-Parganas. The said property is delineated on the annexed Map or Plan and bordered by Red border. The said property is butted and bounded as follows :

ON THE NORTH BY : Part of delineated Plot No.C.

ON THE SOUTH BY : Plot No. F of Plot No.2304

ON THE EAST BY : Municipal Road.

ON THE WEST BY : Plot No. E of Plot No. 2304.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **PARTIES at KOLKATA** in the presence of :

WITNESSES :

- (1) *Sanjeev Kumar Singh*
Dum Dum Central Jail
Plot Water Tank No. 2
Kol-28

For Self and as Constituted Attorney of
① Ananda Paul ② Dhrubo Paul and ③ Subha Roy

Subha K. Paul

SIGNATURE OF THE VENDOR

- (2) *Suman Barua*
9611, H. 2. 2
KOL-65

For Statcon Power Controls Ltd.

M. J. Bandyopadhyay
Managing Director

- (3) *Sahadev Bhattacharya*
88 R.B. Chatterjee
KOL - 28

SIGNATURE OF THE PURCHASER

Drafted by :

D. S. Mullick

MR. D.S. MULLICK

Advocate
High Court, Calcutta
6, Old Post Office Street,
Room No. 59, First floor,
Kolkata - 700 001.

Computer Print by :

NEW VIJAYA

10, Old Post Office Street,
Kolkata - 700 001.

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.97,00,000/- (Rupees Ninety Seven Lacs) only being the total Consideration Money as per Memo below :

MEMO OF CONSIDERATION

| <u>SL. NO.</u> | <u>PARTICULARS</u> | <u>AMOUNT (RS.)</u> |
|-----------------------|---|----------------------------|
| 1. | Paid by Cash on dated 20.12.2010 | 1,50,000/- |
| 2. | Paid by Cheque No.435342 dated 01.02.2011 on SBI Noida Branch. | 10,00,000/- |
| 3. | Paid by Cheque No.435343 dated 01.02.2011 on SBI Noida Branch. | 10,00,000/- |
| 4. | Paid by Demand Draft No.921017 dated 14.03.2011 on SBI Sr. Branch, Kolkata. | 75,50,000/- |

TOTAL RS.97,00,000/-

(Rupees Ninety Seven Lacs) only

WITNESSES

(1) Sangeev Kumar Singh

For Self and as Constituted Attorney of
① Ananda Paul, ② Dhrubo Paul and ③ Subha
by
Subha K Paul

(2) Sumit Banerjee

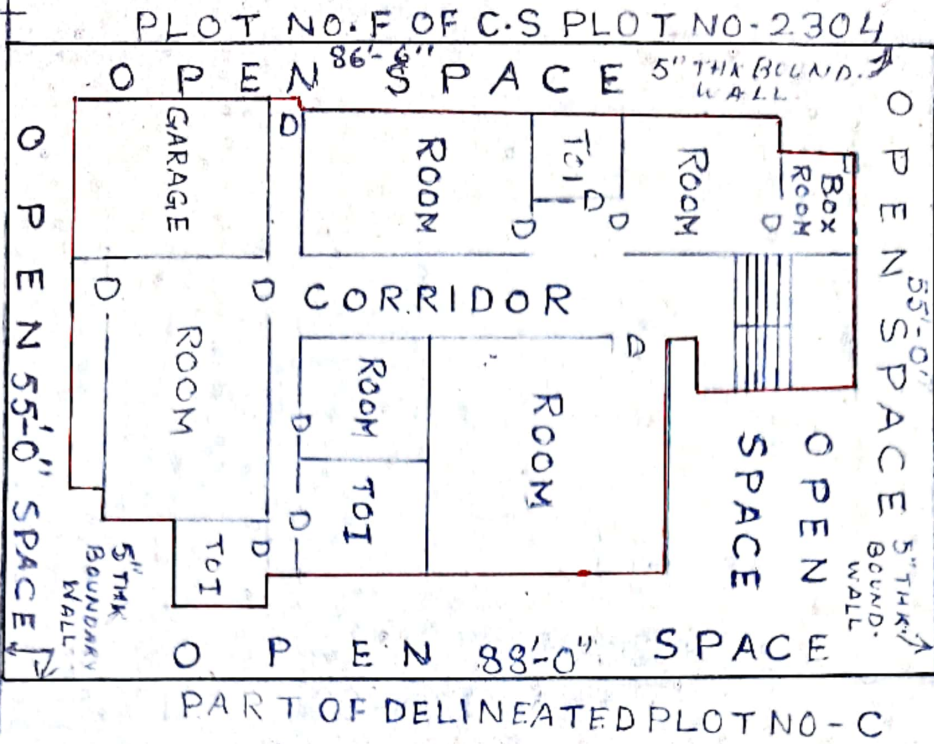
SIGNATURE OF THE VENDOR

(3) Sahadev Bhattacharya

(4)

PLAN OF EXISTING TWO STORED BUILDING WITH SITE PLAN AT PRE. NO-1/1, NAVA GOURANGA BASAK ROAD KOLKATA-700028, UNDER DUM-DUM MUNICIPALITY WARD NO-21, P.S.-DUM-DUM CANT.

PLOT NO. E OF C.S. PLOT NO-2304

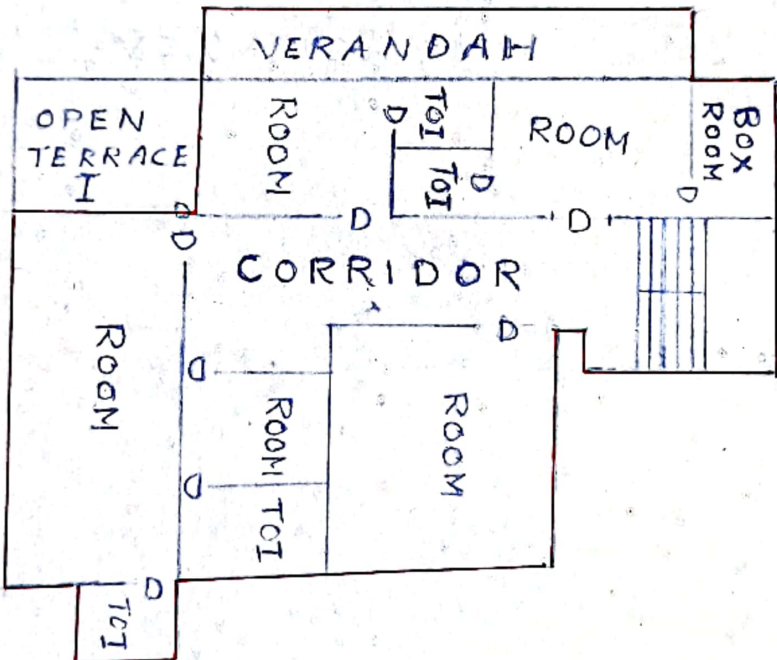


EXIS. GROUND FLOOR PLAN
 NOT TO SCALE

N. G. BASAK ROAD

PART OF DELINEATED PLOT NO-C

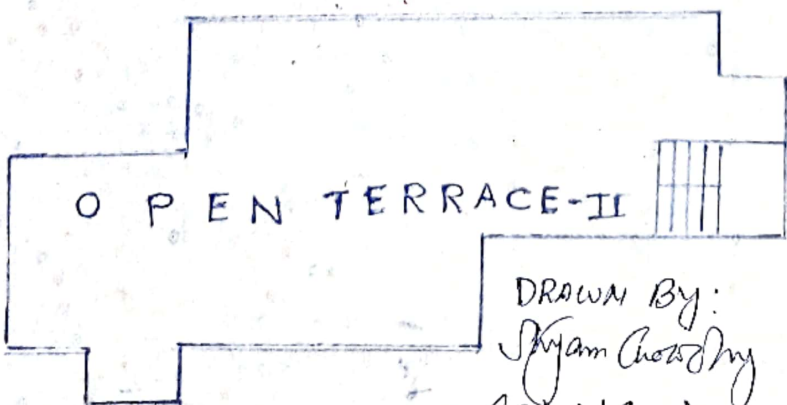
AREA OF LAND - 7K-1CH-059. FT MARKED WITH BLACK COLOUR
 GROUND FLOOR SUPER BUILT UP AREA = 3200 SQ. FT MARK WITH RED COLOUR
 FIRST FLOOR SUPER BUILT UP AREA = 3200 SQ. FT MARK WITH RED COLOUR



EXIS. FIRST FLOOR PLAN
 NOT TO SCALE

Subscribed & signed
 S. K. Das

SIGN. OF THE VENDORS



EXIS. ROOF PLAN
 NOT TO SCALE

For Statcon Power Controls Ltd.

Managing Director

SIGN. OF THE PURCHASER

DRAWN BY:
 Jayam Choudhary
 (Civil Engineer)

SPECIMEN FORM FOR TEN FINGERPRINTS



Subodh K. Nayak

| | | | | | | |
|------------|--|---------------|-------------|---------------|-------------|---------------|
| | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |

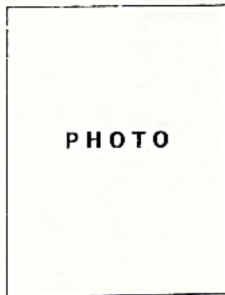
Subodh K. Nayak



Mr. M. G. Bhande

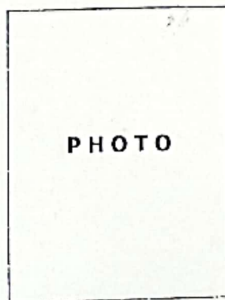
| | | | | | | |
|------------|--|---------------|-------------|---------------|-------------|---------------|
| | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |

Mr. M. G. Bhande



PHOTO

| | | | | | | |
|------------|--|---------------|-------------|---------------|-------------|---------------|
| | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |



PHOTO

| | | | | | | |
|------------|--|---------------|-------------|---------------|-------------|---------------|
| | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |