

14067

I-05/07/10



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL M/V = 4,57,51,700/- B 361530

Market value Assessed  
by the D.I.A.R Range I  
Ticket No. - 262  
Dt - 15/2/10

~~Certified that the Document is admitted to  
Registration and the  
enclosed forms attached to this document  
are the part of this Document.~~

*SRI  
Monohar Lal Seal  
of Assurances-I, Kolkata*  
26.05.10



THIS DEED OF SALE made the 28<sup>th</sup> day of

September

Two Thousand and Seven BETWEEN SRI MANOJ LAL SEAL son of  
Late Monohar Lal Seal, by occupation Landlord, by religion Hindu,  
residing at 1A, Nalin Sarkar Street, Kolkata - 700 001, hereinafter  
referred to as the VENDOR (which expression shall unless excluded

No 17

16489  
16580

78863

Marinal Kanti Chatterjee Das

S Roy Rd  
7 Gr. 1

4617

28844



25 SEP 2007

6

YARDHAMAN GEARS (P) LTD

4617

Director

(Asray Kumar Garg)

28845-

9

1. Moj Laddu

Identified by me:

1. Mrinal Kanti Chatterjee  
Avocet High Court  
Calcutta

9  
ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

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by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives) of the **ONE PART AND M/S. VARDHAMAN GEARS (P) LTD.** a company incorporated under the companies Act, 1956 having its office at 13, Brabourne Road, Kolkata – 700 001 hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor or successors-in-office) of the **OTHER PART.**

**W H E R E A S:**

- A) One Manik Lal Seal during his life time and at the time of his death was a Hindu governed by the Bengal School of Hindu Law was seized and possessed of or otherwise well and sufficiently entitled to various messuage, land hereditament and premises including premises No. 33A, 33B and 33C, Canal South Road, Kolkata (formerly known as 33, Canal South Road) more fully and particularly described in the **FIRST SCHEDULE** hereunder given and hereinafter called the **SAID PREMISES.**
- B) The said Manik Lal Seal died on 12<sup>th</sup> September, 1907 leaving a Will bearing date 7<sup>th</sup> day of June 1907 whereby he bequeathed all his properties to his only son Monohar Lal Seal (since deceased) and appointed Official Trustee of Bengal as the Executor of the said will.

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ALL INDIA TRADE MARKS, KOLKATA

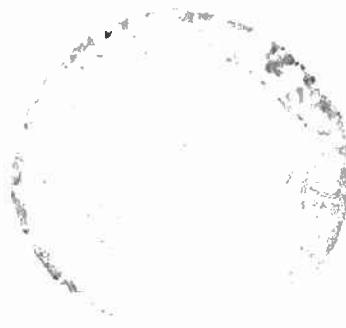
C) The said Will dated 7<sup>th</sup> June 1907 of late Manik Lal Seal was duly probated by the Hon'ble High Court Calcutta in its Testamentary and Intestate Jurisdiction on 18<sup>th</sup> day of November, 1907.

D) By virtue of the said probated Will Monohar Lal Seal (since deceased) the father of the VENDOR became the owner of the estate of Late Manik Lal Seal (since deceased) including the messuage land, hereditaments and the **SAID PREMISES** being premises No. 33A, 33B, 33C, Canal South Road, Kolkata described and mentioned in the **FIRST SCHEDULE** hereunder given.

E) By and under a Registered Indenture made on 12<sup>th</sup> day of September 1934 between the Official Trustee of Bengal therein referred to as the Transferor AND Monohar Lal Seal therein referred to as the Transferee the said Official Trustee made over the properties including the **SAID PREMISES** to the said Monohar Lal Seal (since deceased) the father of the VENDOR. The said Deed of Transfer dated 12<sup>th</sup> September, 1934 was duly registered in the office of the Registrar of Calcutta and recorded in Book No. 1, Volume No. 87 pages 166 to 186 being No. 3309 for the year 1934.

F) The said Monohar Lal Seal died on March 16, 1963 at Calcutta leaving a Will dated 23<sup>rd</sup> February 1932 whereby he bequeathed all his properties to his sons and appointed

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ADDITIONAL REGISTRAR OF  
ALL INDIA, 34, KOLKATA



the Official Trustee of West Bengal as the sole Executor of his last Will and it was also provided in the said Will that until the sons attain the age of 21 years the estate will be managed by the executor i.e. Official Trustee of West Bengal.

C) At the time of death of the said Monohar Lal Seal his three sons Mohan Lal Seal, Manoj Lal Seal (The **VENDOR** herein) and Mohit Lal Seal attained the age of 21 years and applied for Letters of Administration of the said will of Monohar Lal Seal before the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction.

H) By an order dated 14<sup>th</sup> June 1965 passed by the Hon'ble High Court at Calcutta in the Testamentary Suit No. 99 of 1964 the Letter of Administration to the estate of Monohar Lal Seal (since deceased) was granted to the said three sons of late Monohar Lal Seal.

I) Although other properties of Late Monohar Lal Seal were divided amongst his said three sons by a decree passed on 24<sup>th</sup> day of December 1973 by the Hon'ble High Court at Calcutta in Partition Suit being No. 564 of 1965 but the **SAID PREMISES** and a few other properties remained undivided amongst the said three sons of Monohar Lal Seal (since deceased)

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in equal share that is 1/3 share each of the said three sons of Monohar Lal Seal (since deceased).

J) Thus the **VENDOR** has become the owner of undivided **1/3** share of the **SAID PREMISES** being premises No. 33A, 33B and 33C, Canal South Road (formerly known as 33, Canal South Road) holding No. 30, Division - IV, Sub-Division 24 Parganas Collectorate, P.S. Beliaghata, Sub-Register office Sealdah having an area of 35 Bighas 4 Cottahas 10 chittaks equivalent to 47,202 Sq. meters have duly been mentioned as item no. 23 of the schedule of the Indenture dated 12<sup>th</sup> day of September, 1934.

K) By a notification in the Extra Ordinary Calcutta Gazette dated Mondays the October 27, 1997 the competent authority published a notification that Monohar Lal Seal (since deceased) held land in excess of the ceiling limit being more or less 6 Bighas 6 Cottahs 1.45 Chittaks equivalent to 8492.19 square meter situate in the **SAID PREMISES** and the said excess land was vested with the State of West Bengal. The said area of the said property has been fully described in the **SECOND SCHEDULE** hereinafter referred to as the **VESTED LAND**.

L) After such vesting of a portion of a land as stated in the Second Schedule, land admeasuring about 28 Bighas 18 Cottahs 0.79 Chittaks equivalent to 38709.81 sq.mtr. of the total land of

ADDITIONAL INFORMATION  
by [unclear] KIRKAGA



which structure area is 4,752.92 sq. mtrs retained by the successors and heirs of Monohar Lal Seal (since deceased). The said retained land of the said three sons of Monohar Lal Seal (since deceased) has been described and mentioned fully in the Third Schedule hereinafter given and referred to as the **SAID PROPERTY**.

M) The **VENDOR** and his brothers Mohan Lal Seal and Mohit Lal Seal became joint owners of the Said premises No. 33A, 33B and 33C, Canal South Road, Calcutta having 1/3<sup>rd</sup> share each of the **SAID PROPERTY** and the said sons of Monohar Lal Seal (since deceased) were in joint possession and fully and sufficiently entitled to the **SAID PROPERTY** free from all encumbrances save and except monthly tenancy created in favour of a person for a portion of the said premises. The **SAID PROPERTY** is also occupied by some trespassers.

N) By a registered Deed of sale dated 28<sup>th</sup> February 2006 Mohan Lal Seal sold transferred and conveyed his undivided 1/3<sup>rd</sup> share out of the **SAID PROPERTY** to M/s. Park Trade Centre (P) Ltd. having its registered office at No. 2/1B, Dinesh Das Sarani, Kolkata – 700 053 and by another registered Deed of sale dated 9<sup>th</sup> March 2006 Sri Mohit Lal Seal sold his undivided 1/3<sup>rd</sup> share of the **SAID PROPERTY** to M/s. NISHANT FISCAL SERVICES (P) LTD. having its registered office at 13, Brabourne Road, Kolkata – 700 001.

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ASSURANCES, S.S.I., KOLKATA

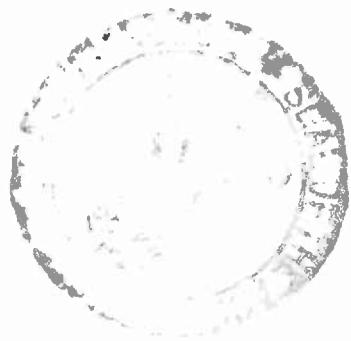


O) The **VENDOR** along with new purchasers as stated above since then are in joint possession of the **SAID PROPERTY** having undivided 1/3<sup>rd</sup> share each of the **SAID PROPERTY** seized and possessed of or with good title absolute ownership with every right to transfer, deal with their respective 1/3<sup>rd</sup> undivided share comprised in the **SAID PROPERTY** by each of them. (Morefully mention and described in the Third Schedule).

P) The **VENDOR** shall co-operate with the Purchaser in each and every stage for recording its name in the record of the Government Authority and also with the Calcutta Municipal Corporation and the **VENDOR** shall further co-operate and assist the Purchaser for the purpose of development of **SAID PROPERTY** if necessary.

Q) The **VENDOR** being the absolute owner of undivided share of **SAID PROPERTY** measuring about land 9 Bighas 12 Cottahs 33 Chittaks equivalent to 12,903.27 sq. metrs (out of which 1584.33 sq. mtrs is covered area) approached the **PURCHASER** to sell his undivided share or right title interest i.e. undivided shares of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures equivalent to 6451.63 sq. metrs of the **SAID DEMISED PREMISES** morefully mention and described in the FOURTH SCHEDULE here under given at and for a consideration of Rs.15,00,000.00 (Rupees Fifteen Lacs) only which amount the

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Purchaser has agreed to pay to the **VENDOR** for acquiring his undivided share of the **SAID PROPERTY** more fully particularly mentioned and described **Fourth Schedule** hereinafter referred to as the "**DEMISED PREMISES**" The **VENDOR** doth hereby profess to transfer his undivided share or interest of the **SAID DEMISED PREMISES** to the **PURCHASER** at a total consideration of Rs.15,00,000.00 (Rupees Fifteen Lacs) only paid by the Purchaser and received and accepted by the **VENDOR**, the particulars of such payments have been mentioned in the **Fifth Schedule** hereinafter referred to as the **MEMO OF CONSIDERATION**.

**NOW THIS INDENTURE WITNESSETH** As follows :-

- 1) In pursuance to the said consideration of the said sum of Rs.15,00,000.00 (Rupees Fifteen Lacs) only well and truly paid in the hands of the **VENDOR** by the **PURCHASER** as demonstrated in the **MEMO OF CONSIDERATION** i.e. in the **Fifth Schedule** hereunder given, on the execution and registration of this presents (the receipt whereof the Vendor doth hereby as well as the receipt hereunder written admit and acknowledge of and from the same and every part thereof) the Vendor doth hereby indefeasibly and absolutely grant, convey, assure sell and transfer unto and to the use of the Purchaser undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metrs) in the **SAID DEMISED PREMISES** being a part

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of premises No. 33A, 33B and 33C, Canal South Road, Police Station Tangra, Kolkata - 700 015 more fully described and mentioned in the Fourth Schedule hereunder mentioned along with right of common passage more fully and specifically **OR HOWSOEVER OTHERWISE** the undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metres) or interest of the SAID DEMISED PREMISES hereditaments and premises or any portion thereof now are or is any time or times heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** undivided rights and benefits in over and under the common passage and all areas water, water-courses, sewers, drains, ditches, ponds, rights, privileges, easements, advantages, light, liberties and appurtenances whatsoever to the undivided share of the **SAID DEMISED PREMISES** hereditaments and premises belonging to or otherwise appertaining to or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion and remainder and remainders and all the estate right title interest use trust possession property claim and demand both at law and in equity of the **VENDOR'S** undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metres) or interest unto and upon the **SAID DEMISED PREMISES** hereditaments and premises or any or every part thereof and all proportionate rents, issues and

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ADVERTISEMENTS, KOLKATA



profits thereof and all deeds pattahs writings and evidence of title whatsoever relating to or concerning the **SAID DEMISED PREMISES** hereditaments and premises which are now or hereafter shall or may be in the custody, possession power or control of the said **VENDOR** or any person from whom he can or may procure the same without any suit or action at law or in equity free from all liens, attachments and encumbrances **TO HAVE AND TO HOLD** the said undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metrs) of interest of the **SAID DEMISED PREMISES** hereditaments and premises hereby granted conveyed assured sold and transferred or expressed or intended so to be and to the use of the Purchaser absolutely and forever **AND** the **VENDOR** doth hereby for himself his heirs, executors, administrators, representatives and covenant with **THE PURCHASER** and/or their successor or successors-in-interest and assigns that **NOTWITHSTANDING** any act deed or thing by the Vendor or any of his predecessor or predecessors in title done committed or executed or knowingly suffered to the contrary the said vendor is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metrs) of the **SAID DEMISED PREMISES** hereditaments and premises hereby granted conveyed

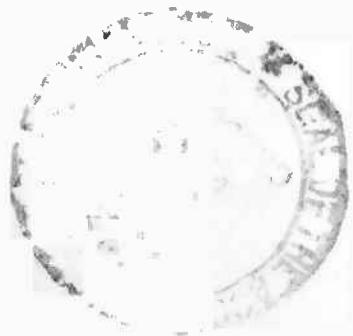
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and transferred or express so to be and every part thereof unto and to the use of the Purchaser absolutely and for ever for perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any act deed or thing whatsoever and aforesaid the Vendor now has in himself good right full power absolute authority and indefeasible estate title to sell convey or transfer the said undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metrs) or interest of the **SAID DEMISED PREMISES** hereditaments and premises and every part thereof thereby granted conveyed and transferred or expressed to be unto and to the use of the **PURCHASER** absolutely and forever **AND** that the **VENDOR** has not in any way encumbered the said undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metrs) or interest of the **SAID DEMISED PREMISES** hereditaments and premises hereby granted conveyed and transferred **AND** the Purchaser shall or may at all times hereafter peacefully and quietly enter upon have hold, possess and enjoy the said undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metrs) or interest of the **SAID DEMISED PREMISES** described in Fourth Schedule hereditaments and premises and every part thereof and receive and take all

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proportionate rents, issues and profits thereof and without lawful eviction interruption claim and demand whatsoever from or by the **VENDOR** or any person or persons lawfully and equitably claiming from under or in trust for the **VENDOR** or from or under or any of his predecessor or predecessors in title **AND** that free and clear land freely and clearly and absolutely discharged removed kept harmless and indemnified against all estate and encumbrances in title **AND FURTHER THAT** the Vendor and all and every other person or persons having or lawfully or equitably claiming any estate or undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metrs) or interest in the **SAID DEMISED PREMISES** described in Fourth Schedule hereditaments and premises or any part thereof from under or in trust for the Vendor or from or under any of the Vendor's predecessor or predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 undivided share of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq. metrs) or right, title interest of the **SAID DEMISED PREMISES** described in the Fourth Schedule hereditaments and premises and every part thereof unto

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and to the use of the PURCHASER in the manner aforesaid or shall or may be reasonably required.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(THE SAID PREMISES)**

**ALL THAT** piece and parcel of land measuring 35 Bighas 4 Cottahs 10 Chittaks equivalent to 47,202 sq.mtrs more or less situated at 33A, 33B and 33C, Canal South Road (old premises No. 30, Canal South Road), Police Station Tangra, Kolkata – 700 015, under Ward No. 57, District 24-Parganas (South) butted and bounded as follows:-

**ON THE NORTH** : A road running from West to East, Canal South Road.

**ON THE EAST** : Bengal Potteries

**ON THE SOUTH** : Pagladanga First Lane

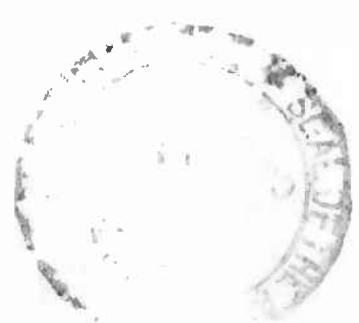
**ON THE WEST** : Partly Rani Rashmoni Garden Lane.

**THE SECOND SCHEDULE ABOVE REFERRED TO:-**

**(VESTED LAND)**

**ALL THAT** piece and parcel of land hereditaments admeasuring 6 Bighas 6 Cottahs 1.45 Chittaks equivalent to 8,492.19 sq.mtrs vested land be the same a little more or less

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known and numbered as 33A, 33B and 33C, Canal South Road, Police Station Tangra, Kolkata - 700 015 within the Municipal Limits of Kolkata Municipal Corporation, Sub-Registry Office at Sealdah, P.S. Tangra.

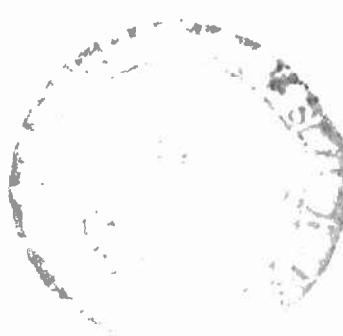
**THE THIRD SCHEDULE ABOVE REFERRED TO  
(THE SAID PROPERTY)**

**ALL THAT** piece and parcel of land hereditaments admeasuring 28 Bighas 18 Cottahs 0.79 Chittaks equivalent to 38709.81 sq. mtrs of which structure are is 4,752.92 sq.mtrs be the same a little more or less together with structures standing thereon or part thereof known and numbered as 33A, 33B and 33C, Canal South Road, Police Station Tangra, Kolkata - 700 015, within the Municipal limits of Kolkata Municipal Corporation, Sub-Registrar Office at Sealdah butted and bounded as follows:-

**ON THE NORTH** : Canal South Road

**ON THE EAST** : Bengal Potteries

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**ON THE SOUTH** : Vested portion under ULC and common passage

**ON THE WEST** : Partly Rani Rashmoni Garden Lane and party vested portion under ULC, partly common passage.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**(DEMISED PREMISES)**

**ALL THAT** piece and parcel of land, hereditaments admeasuring of land 4 Bighas 16 Cottahs 0.66 Chittaks alongwith 792.16 Sq. Mtrs. Structures (equivalent to 6451.63 sq.mtrs) (undivided share of land and structures mentioned in the Third Schedule) known and numbered as 33A, 33B and 33C, Canal South Road, Police Station Tangra, Kolkata - 700 015, within the Municipal limits of Kolkata Municipal Corporation, Sub-Registry Office at Sealdah. A part of the **SAID PROPERTY** described in the **THIRD SCHEDULE** above.

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**THE FIFTH SCHEDULE ABOVE REFERRED TO****(MEMO OF CONSIDERATION)**

**RECEIVED** the within mentioned sum of Rs.15,00,000/- (Rupees Fifteen lacs) only from the withinnamed PURCHASER as full consideration in the following manner:-

By demand draft being No. 92032966 Rs.15,00,000.00

Dated 26.09.07 drawn on VIJAYA BANK

Kolkata-700 001 in favour of

Manoj Lal Seal

Total Rs.15,00,000.00

(Rupees Fifteen lacs ) only.

**WITNESSES:**

1. Nitya Gopal Das.  
S/o Ajit Kr. Das.  
7,c, K.S. Roy Road, G.F. Kol-1

*monjulal seal*

VENDOR  
(Manoj Lal Seal)

2. *Manoj Lal Seal*  
Avv. *Monjulal Seal*  
High Court Calcutta.

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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



IN WITNESS WHEREOF the Parties hereto set and subscribed their respective hand and signature on this day, month and year first above written.

**SIGNED AND DELIVERED** by the

**VENDOR** at Calcutta in the

**presence of:**

1. Nitya Ganguly  
S/o Ajit Kr. Das  
7, C. K. S. Roy Road, G.F.  
Kol-1

2. *Manoj K. Das*  
Advocate High Court  
Calcutta

*Manoj K. Das*

**SIGNATURE OF THE VENDOR**  
(Manoj K. Das)

**SIGNED AND DELIVERED** by the

**PURCHASER** at Calcutta in the

**presence of:**

1. *Manoj K. Das*  
Advocate High Court  
Calcutta

2. Bishwanath Sarkar  
7C, K.S. Roy Road  
Calcutta - 700001

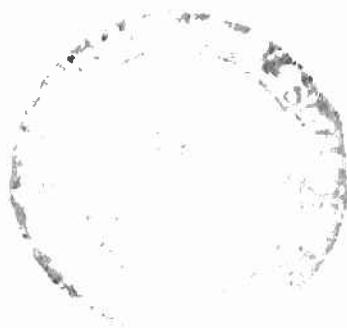
**WARDHAMAN GEARS (P) LTD**

*M. K. D.*

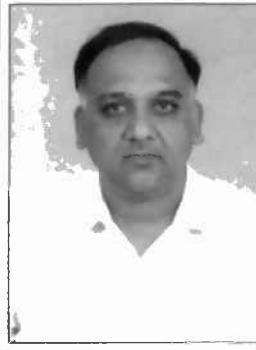
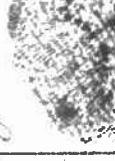
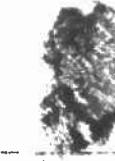
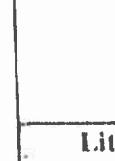
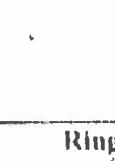
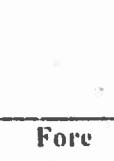
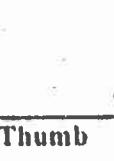
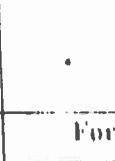
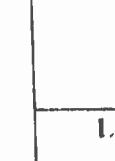
**SIGNATURE OF THE PURCHASER**

(Ajay Kumar Gang)

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ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA



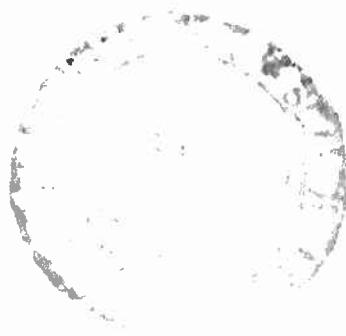
**SPECIMEN FORM FOR TEN FINGERPRINTS**

                    	 Little					 Ring					 Middle					 Fore					 Thumb				
	<b>(Left Hand)</b>																								
	 Thumb					 Fore					 Middle					 Ring					 Little				
	<b>(Right Hand)</b>																								
	 Little					 Ring					 Middle					 Fore					 Thumb				
	<b>(Left Hand)</b>																								
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ASSURANCES-I, KOLKATA



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

Endorsement For Deed Number : I - 05107 of 2010  
(Serial No. 14067 of 2007)

On 28/09/2007

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 16489/- ,E = 7/- ,I = 55/- .M(a) = 25/- ,M(b) = 4/- on 28/09/2007

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 4800/- is paid, by the draft number 518505, Draft Date 26/09/2007, Bank Name STATE BANK OF INDIA, Park St. Br., received on 28/09/2007
2. Rs. 4700/- is paid, by the draft number 352299, Draft Date 26/09/2007, Bank Name STATE BANK OF INDIA, Jeevan Deep Br., received on 28/09/2007

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

Presented for registration at 12.51 hrs on :28/09/2007, at the Office of the A.R.A.-I KOLKATA by Ajay Kumar Garg. ,Claimant.

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

Execution is admitted on 28/09/2007 by

1. Manoj Lal Seal., son of Lt Monohar Lal Seal , Nalin Sarkar Street, 1 A, CALCUTTA, District:-Kolkata, WEST BENGAL, India, P.O. :-.. Pin :-700004 , By Caste Hindu, By Profession : Professionals
2. Ajay Kumar Garg.  
Director, M/s Vardhman Gears P Ltd, Brabourne Road, 13, , CALCUTTA, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .  
. By Profession . Others

Identified By M. K. Chatterjee, son of ... ..., High Court, Old Post Office Street, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-.. Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

( Ramananda Das )  
ADDL. REGISTRAR OF ASSURANCE-I

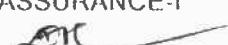
On 23/02/2010

**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.-45751700/-

Certified that the required stamp duty of this document is Rs.- 3202649/- and the Stamp duty paid as: Impresive Rs.- 1000/-

( Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

Additional  of  
Assurance  
24 MAY 2010  
Dines Kumar Mukhopadhyay )  
ADDL. REGISTRAR OF ASSURANCE-I

DATED THIS 28<sup>TH</sup> DAY OF *September* 2007

MANOJ LAL SEAL  
MANOJ LAL SEAL  
MANOJ LAL SEAL  
MANOJ LAL SEAL

BETWEEN

**MANOJ LAL SEAL**

VENDOR

AND

**VARDHAMAN GEARS PVT. LTD.**

PURCHASER

ADDITIONAL CLOSING DAY OF  
2007

**DEED OF SALE**

MRINAL KANTI CHATTERJEE  
(ADVOCATE)  
HIGH COURT, CALCUTTA  
7C, KIRAN SHANKAR ROY ROAD  
ROOM NO. GF, GROUND FLOOR  
KOLKATA - 700 001