



बिहार BIHAR

क्रमांक	विक्रेता	मुद्रांक मूल्य मूल्य वर्ग का	क्रेता का नाम और पता	अभियुक्ती
4	1	3.00-3.00	श्री. 3.00-3.00	---



पवन कुमार शिखा
मुद्रांक विक्रेता
अनुसूचित-3582-83
निबन्धन कार्यालय प्रामणा, गया

सच्ची छाया प्रतिलिपि

5.6.2015
घास्ते जिला निबन्धक
गया

15-8
जिना. अवर निदेशक
मया

No:
No: 8936
Status
Party

Deed No:
of 2008
Name of Party

Photo Thumb Index Middle Ring Little

Wanted by Bijay kr. Agarwal(Director)

Signature of Party 23-07-08

Wanted by Bijay K Agarwal(Director)

Signature of Party

Wanted by

Subrat De
Sarkar(G.M)(Tech)

Signature of Party

Chandra Shekhar Sharma

Wanted by

Chandra Shekhar Sharma

Signature of Party

Sri Sohan Lal ji Sharma

S. De Sarkar
General Manager (Tech)

NTCLTD Sub-office Kolkata
G. J. L. Naha Road
Kolkata-700 013

G. S. - 2015

5.6.2015
जिला अवर निबंधक
गया



बिहार सरकार
जिला निबंधन कार्यालय, गया
Bijay Kr. Agarwal(Director)

दिनांक 30/09/2008 को

हारा यह दस्तावेज

निबंधन हेतु उपस्थापित किया गया। इसमें स० 7216000/- मुद्रांक शुल्क एवं स० 1804979 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेखकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके परजानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर लिखे अंकित हैं। इसे दस्तावेज सं० 12318 के रूप में पुस्तक सं० 1 की शिर्षक सं० 159 के पृष्ठ सं० 172 से 186 तक CO 25 में आज निबंधित एवं कुल 15 पृष्ठों में संघारित किया गया।

ह०

(Md. Kamal Ashraf)

निबंधन पदाधिकारी

Date : 30/09/2008

5.6.2015
जिला प्रमुख निबंधक
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its registered office at 7, Ganesh Chandra Avenue,
2nd Floor, Kolkata-700 013 hereinafter referred to as
the PURCHASER represented through its Director,
Sri Binay Kumar Agarwal aged about 50 years, S/o
Late Niranjan Lal Agarwal residing at 50/1, Sri
Arabinda Road, P.S. Malipanchghara, Howrah-6
(which expression shall unless excluded by or
repugnant to the subject or context be deemed to
mean and include its successor or successors in
interest and assigns) of the OTHER PART.

WHEREAS by virtue of the provisions of Sick Textiles
Undertakings (Nationalisation) Act, 1974 the textile
undertakings of Gaya Cotton & Jute Mills, Gaya
which included the land being all that the piece and
parcel of land containing an area of 29.30 acres more
or less situated at North side of Gaya City by the side
of Gaya-Patna railway line on Eastern side comprised
in the following.

Khata No.	Plot No.	Khata No.	Plot No.
7	458	164	539
7	544	190	531
7	545	128	529
7	542	152	527
5	551	152	512
11	463	215	525
16	528	153	519
28	530	153	507
28	526	169	522
54	550	197	501
86	460	147	499
100	521	147	511
103	520	147	496
103	505	137	495
110	618	137	494
153	466	161	503
175	455	171	506
188	461	47	513
185	465	99	515
221	459	169	523
208	534	137	479
208	508	103	509
208	516	203	510
164	532	152	512
164	535	152	498
164	537	153	524



8. J. L. Naha Road
 Kolkata-700 013
 3-6-07
 NICLID Sub-office, K. 133

5-6-2015
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 गया

AND WHEREAS the Central Government had transferred the custody and ownership of the said mill and the said land to the Vendor herein by virtue of the provisions of the said Act.

AND WHEREAS the Vendor thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the said land.

AND WHEREAS as said land has been duly mutated with the Gava Municipality.

AND WHEREAS the Board for Industrial & Financial Reconstruction (BIFR) has sanctioned the rehabilitation scheme of the Vendor by its order dated 15th February, 2002 and approved sale of its assets including surplus land.

AND WHEREAS the Vendor has in order to dispose of the said land floated a tender dated the 19th day of January, 2007 for sale of the said land on as is where is and as is what is basis.

AND WHEREAS pursuant to the said tender notice the purchaser has submitted its bid on the 20th day of February, 2007 for a sum of Rs. 9,02,00,000/- (Rupees Nine Crores Two Lakhs only).

AND WHEREAS the said bid was ultimately accepted by the Vendor and thereupon the purchaser has paid to the Vendor a sum of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lac) as earnest money deposit.

AND WHEREAS the said bid was ultimately accepted by the Vendor and thereupon the purchaser has paid to the Vendor a sum of Rs. 1,20,00,000/- (Rupees One crore twenty lakhs only) as earnest money as Bank Guarantee which was released by vendor on 19.07.2007 after receiving full consideration amount.

S. De Saktar

General Manager

NTC LIL

6, J. L. Nehru Road

Kolkata-700 013

G.B. 15

निबंध

NTCLID Sec Office, Noida S. De Sackbr--
6, J L Nehru Road, Gandhi Nagar, Lucknow
Kolkata-700 012

NTCLID
6, J L Nehru Road
Kolkata-700 013

5.6. 2015
जिला अवर निबंधक
गया

5.6
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<u>Khata No.</u>	<u>Plot No.</u>	<u>Khata No.</u>	<u>Plot No.</u>
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5	551	152	512
11	463	215	525
16	528	163	519
28	530	153	507
28	526	169	522
54	550	197	501
86	460	147	499
100	521	147	511
103	520	147	496
103	505	137	495
110	518	137	494
153	466	161	503
175	455	171	506
188	461	47	513
185	465	99	515
221	459	169	523
208	534	187	479
208	508	103	509
208	516	208	510
164	532	152	512
164	535	185	498
164	537	153	524

Together with building fixturer etc. with all the estate, right, title and interest of the Vendor herein together with all other right, easements, advantages, privileges and appurtenances whatsoever in the said piece and parcel of land **TO HAVE AND TO HOLD** the same unto the purchaser herein absolutely free from all encumbrances, claims, demands, attachments and charges of all claim but subject however to the payment of all Government assessment and other taxes payable to the Government or any other Local Authorities in respect of the said land and property more particularly described in the Schedule hereunder the delineated

S. De Sarkar
General Manager (Local)

3-4-08
J. C. Office
N.T.C. Ltd.
6, J. L. Nehru Road
Kolkata-700 013

G-5-2015
S. De Sarkar
General Manager

in the plan attached hereto and coloured red thereon together with all ways, waters, watercourses thereto, whatever in the said piece or parcel of land more fully described in the Schedule hereunder and hereby conveyed, the Vendor covenants and confirm that all rents, rates, taxes, assessment dues, duties on the said property have been paid by them upto and including the date of these presents and further covenant that should any rates, taxes, dues and duties be found payable upto date, the same shall and will be paid by the vendor.

AND whereas the vendor do hereby covenants with the said purchaser that the vendor have good right, title, interest and full power to grant, convey and assign the said piece and parcel of property more particularly described in the Schedule hereunder and delineated in the plan attached hereto and coloured red thereon in the manner aforesaid and that the said property is free from all encumbrances, claims, demands and other court attachments and that the purchaser may quietly enter into and enjoy the same, the rents and profits of the said property without any lawful interruption, claims, demand or disturbances whatsoever from the said Vendor or any other person or persons, claiming through, under or in trust for the said Vendor. And that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles and charges and/or encumbrances whatsoever had made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by, from,

S. De Sarkar
General Manager

Payable to
3. 2. 8-8

Full consideration
of cash

NTCLTD
Sub office 40, Kala
6, J. L. Nehru Road
Kolkata-700 013

5-6-2015
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गया

under or in trust for them or any of them with the vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest in law or in equity in all said property hereby assigned, transferred or any part thereof by, from or in trust for the Vendor or its successors, assignees and representatives shall and will from time to time.

AND the Vendor doth hereby covenants with the purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done, committed or knowingly or willingly suffered to the contrary, has right, title or interest to the said property not becoming void or voidable or the Vendor doth hereby covenant with the purchaser that there is no mortgage, charge or lien or other encumbrances on the said property and the Vendor doth hereby further covenant with the purchaser that the purchaser, its visitors, servants agents and licensees from time to time and at all times hereafter by day and night and its or their free will and pleasure for all purposes connected with the use and enjoyment of the said property hereby conveyed and assured or expressed so to be go to return, pass and repass with or without vehicles of all description (including mechanically propelled vehicles) laden or unladen and with or without animals over common road and the vendor declared that he has handed over to the purchaser all documents of title relating to, belonging to or connected with the said property and the vendor declares and confirms that he does not have any other documents of title and should he come in possession of any evidence or document of or relating to title, he shall and will hand over or cause to be handed over to the purchaser or any person claiming through or under the purchaser.

5. 6. 07
NTCLT Sub office, Kolkata
6, J L Nehru Road S. De Sarkar
Kolkata-700 013
General Manager (Tech)

5-6-2015
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AND, lastly the Vendor doth hereby confirm
that it had handed over to and placed the purchaser
in possession of the said property hereby granted,
conveyed transferred and assigned unto the purchaser.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land
containing an area of 29.30 acres/situated at North
side of Gaya City by the side of Gaya-Patna
railway line on Eastern side

<u>Khata No.</u>	<u>Plot No.</u>	<u>Khata No.</u>	<u>Plot No.</u>
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103	505	137	495
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153	466	161	503
175	455	171	506
188	461	47	513
185	465	99	515
221	459	169	523
208	534	137	479
208	508	103	509
208	516	208	510
164	532	152	512
164	535	185	498
164	537	153	524

8. De Gantar
General Manager (Tenna)
NTCL
7.6.08
6. J. L. Nehru Road
Kolkata-700 013

5.6.2015
निबंधक
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butted and bounded in the manner following, that is
to say.

ON THE NORTH : PRET SHILA ROAD AND
LANDED PROPERTY OF
GYAN PRAKASH BHADANI
ON THE EAST : CHOTKINAWADAH
ON THE SOUTH : RAILWAY COLONY
ON THE WEST : GAYAPATNARAILWAY LINE

IN WITNESS WHEREOF the Vendor has
hereunto set its hand to this indenture of sale on the
day, month and year first above herein written.

COMMON SEAL OF THE VENDOR

has been affixed in the presence of
Mr. Sankanta Chatterjee, G.M. (Legal) and
Mr. Ram Chandra Pal, M.A. two of its Directors and
Mr. S. DE SARKAR its Secretary
who have been so authorised by a resolution of the
Board of Directors of the Vendor dated
2007 and who have also signed and executed these
presence at Kolkata in the presence of

S. De Sarkar
General Manager (Legal)
Sub office, Kolkata
6, J. L. Nehru Road
Kolkata-700 013
NTCLID

5-6-2015
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RECEIVED of and from the within named
purchaser the within mentioned sum of Rs 9,02,00,000/-
- (Rupees Nine Crores Two Lakhs only) being the full
consideration money as per Memo below :-

MEMO OF CONSIDERATION
(RUPEES NINE CRORES TWO LAKHS ONLY)

WITNESSES:

- 1) *Shri K. K. Chatterjee*
(Signature)
- 2) *Chandana Sankar Sarmah*

3-6-08
NTCLIL Sub Office, 30 Kailash
6, J. L. Nehru Road
Kolkata-700 013
General Manager (Tech)
S. De Sarkar

5-6-2015
जिला अवर निबंधक
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DEFINITIONS

For the purpose of the Sale Deed the following words and expressions shall have the meaning hereby assigned to them except where the context otherwise requires:-

1. NTC Ltd. shall mean National Corporation Ltd. on whose behalf Managing Director or any officer authorized by him shall execute and sign the correspondence and documentation.
2. Vendor means NTC Ltd.
3. "The Competent Authority" shall mean the ASSET SALE COMMITTEE, or any officer authorized by the ASSET SALE COMMITTEE.
4. "The Tenderer" shall mean the individual, Proprietary Firm, Partnership Firm, Joint Venture Company, Company/Entrepreneur or Consortium who purchase the tender documents and submits its tender and the legal successors of such company.
5. "The Purchaser" Shall mean a tenderer whose tender has been accepted by the Competent Authority and to whom a written communication has been sent.
6. "The Property" shall mean (land of Gaya Cotton & Jute Mills, Gaya, Bihar) more specifically described in the described in the tender documents.
7. "The Tender" shall mean the bid of the tenderer accepted by the Competent Authority.

NTC LTD
6, J. 1
Kolkata-700 013
2.6.08
A. De Sarkar
General Manager (Tender)
Kolkata-700 013

5-5-2015
Rajendra Prasad
10/1

DATED DAY
OF 2008

3-6-08

BETWEEN
NATIONAL TEXTILES CORPORATION
LIMITED

B. De Sarkar
B. De Sarkar
General Manager (Cotton)
3.6.08

NTCLTD Sub-office, Kolkata
6, J. L. Nehru Road
Kolkata-700 012

AND
NLBD Marketing Pvt. Ltd.
B. De Sarkar
3.6.08

NLBD MARKETING PRIVATE LIMITED

3-6-08
अवर निबंधक
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Endorsement of Certificate of Admissibility (Rule - 13)

Admissible under Rule 21 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 23. Also admissible under section 26(a) of the B. T. Act

Stamp duty paid under Indian Stamp Act Rs. 7216000
Addl. Stamp duty paid under RDA/Municipal Act Rs. 0
(Paid Rs. 1000/- by N.J. Stamp Paper and Rs. 50199791 through Bank Challan.)

A1	1804009 C	0 H1B	0 Kp1	0 LR	0 LLR
A8	0 D	0 H2	0 K1b	0 Lir	0 Proc. Fee
A9	0 DD	0 I	0 K1c	0 Mib	0
A10	0 E	0 J1	0 K2	0 Na	45
B	0 H1a	0 J2	0 Li	0 Scan	375

525 Total Fee
25 1804979

Registering Officer
Gaya Sadar

Date : 30/09/2008

Endorsement under section 52

Presented for registration at 11:31 AM on Tuesday, 30th September 2008 at the District
Registry Office, Gaya Sadar by Bhaiy Kr. Agarwal (Director)
(Claimant) s/o late niranjan lal agarwal
by profession Business.

Registering Officer
Gaya Sadar

Signature of Presentant Date : 30/09/2008

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Chandra Shekhar Sharma age 43 Sex M son/daughter of S/O Sohan Lall Sharma resident of R/O Flat No -305-Block A3 Subhash Nagar Housing Complex, Pa-Serampore, Distt - Hooghly (W.B.).

Registering Officer
Gaya Sadar

Date : 30/09/2008

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/SRO Gaya having 15 pages in the volume CD-26 and document no. of which is printed on the First Page of the document.

Registering Officer
Gaya Sadar

Date : 30/09/2008

Token No. 8935 Year : 2008 Sl.No. 12910 SCORE Ver. 2.0. Deed No. 12318 NIC-Bihar

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