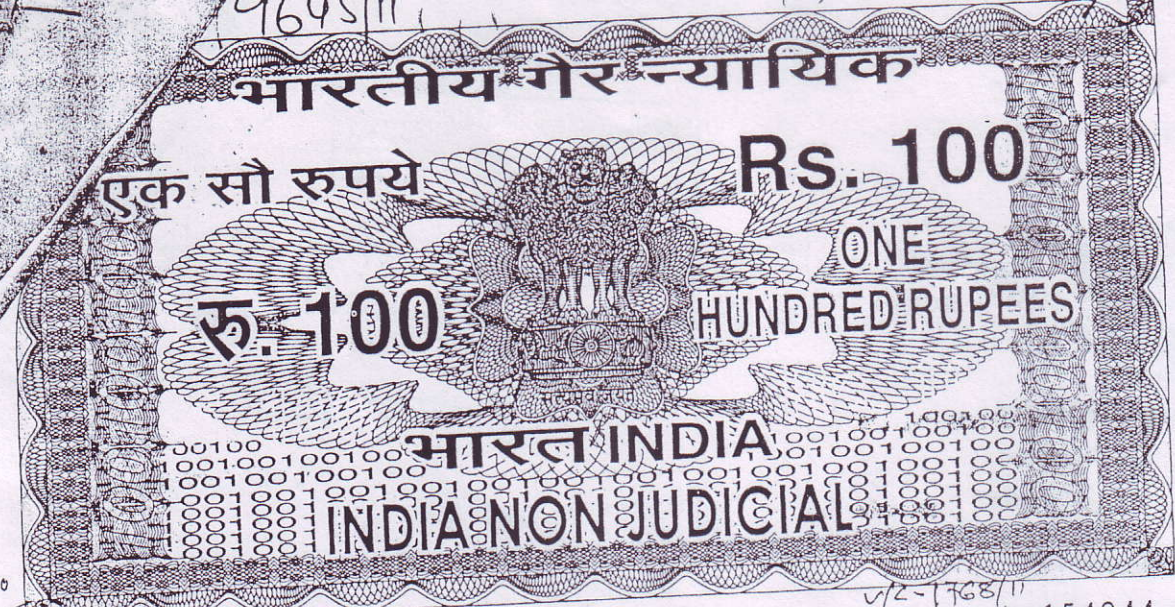


9645/11

15

10738



9/00

12-1768/11

L 154044

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12/04/11
 10/2/11
 11/18/11
 11/18/11



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
 of Assurances-1, Kolkata

THIS INDENTURE OF CONVEYANCE made this 10th day of August Two Thousand Eleven BETWEEN (1) (SRI) PREM GIANI son of Late H. K. Giani (PAN-ACZPG2123R) and (2) (SRI) RAVI GIANI son of Sri Suresh Giani (PAN ADVPG7774P), both residing at Flat No.13-1, Kailash Building, 35/1, Jawahar Lal Nehru Road, Police Station Shakespeare Sarani, Kolkata 700071, and both

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
 of Assurances-1, Kolkata
 10/12/11

Handwritten notes and scribbles at the bottom right of the page.

T 5

63887

Saraogi & Co., Adv.

4C, P. Narain Chamber

7B, Kiran Shankar Bldg, Park

Kolkata-700

NAME.....
 ADD/ADV.....
 RS. 400/-
 - 9 AUG 2011
 SURANJAN NUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Bldg

✓ Rajeev K. Jhaforia



4188 ✓

Safal Commotrade Pvt. Ltd.

Rajeev K. Jhaforia

Director

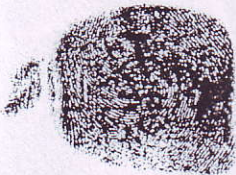
Sampark Tradecom Pvt. Ltd.

Rajeev K. Jhaforia

Director

[Handwritten signature]

9 AUG 20



4189 ✓

For GOPI PROPERTIES PVT. LTD.

[Handwritten signature]
Director

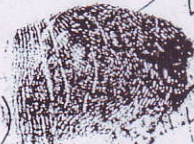
GOPI IRON & STEEL PVT. LTD.

[Handwritten signature]
Director

CPYUSHI KUMAR BHAGAT

4190 ✓

[Handwritten signature] (RISHI GIANI)



Additional Registrar
of Assurances-I, Kolkata
10 AUG 2011

Identified by me
Shreyas Choudhary
Advocate
High Court, Calcutta

working for gain at Calcutta Carpets Pvt. Ltd. having its registered office at No.43 Park Street, Police Station Park Street, Kolkata 700016, hereinafter jointly referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs executors successors administrators and legal representatives) of the **FIRST PART AND (1) SAFAL COMMOTRADE PRIVATE LIMITED** (PAN AAPCS7507N), a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at No.5/1A, Hungerford Street, P.S. Shakespeare Sarani Kolkata 700017 and represented by one of its Director Mr. Ranjeet Kumar Jhajharia son of Sanwarmall Jhajharia of 5/1A Hungerford Street, P.S. Shakespeare Sarani, Kolkata - 700 017 and **(2) SAMPARK TRADECOM PRIVATE LIMITED** (PAN AAPCS7508D), a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at No.5/1A, Hungerford Street, P.S. Shakespeare Sarani, Kolkata 700017 and represented by one of its Director, Mr. Ranjeet Kumar Jhajharia son of Sanwarmall Jhajharia of 5/1A Hungerford Street, P.S. Shakespeare Sarani, Kolkata - 700 017, hereinafter jointly referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors in office and/or assigns) of the **SECOND PART AND (1) GOPI PROPERTIES PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at No.5/1A, Hungerford Street, P.S. Shakespeare Sarani Kolkata 700017 and represented by one of its Director Mr. Piyush Kumar Bhagat son of Late Nirmal Kumar Bhagat of 7 Iron Side Road, P.S. Karaya, Kolkata - 700 019 and **(2) GOPI IRON & STEELS PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at No.5/1A, Hungerford Street, P.S. Shakespeare Sarani, Kolkata 700017 and represented by one of its Director Mr. Piyush Kumar Bhagat son of Late Nirmal Kumar of 7 Iron Side Road, P.S. Karaya, Kolkata - 700 019, hereinafter jointly referred to as "the **CONFIRMING PARTIES**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors in office and/or assigns) of the **THIRD PART:**

WHEREAS:

- A. One Smt. Panno Bibi (since deceased), widow of Late Narain Das Khettry, was the absolute owner, amongst other properties, of **All That** the entirety of Premises No.86/2B Topsia Road (South), Calcutta - 700046 and had during her lifetime by a Will dated the 22nd October, 1925, gave, devised and bequeathed certain properties owned by her,

including the said premises No.86/2B Topsia Road (South), Calcutta - 700046, to her cousin, Sri Chuni Lal Burman, since deceased, to hold the same upon trust and for the idol Sri Sri Madan Mohan Jew, on the terms and conditions mentioned in the said Will. Upon the death of the said Smt. Panno Bibi, her said Will was duly probated in terms of the Order dated the 4th May, 1928, passed by the Hon'ble High Court at Calcutta..

- B. The heirs of the said Late Chuni Lal Burman, since the grant of the Probate as aforesaid, had been holding the said premises No.86/2B Topsia Road (South), Calcutta - 700046, amongst other properties.
- C. In terms of a Deed of Lease dated the 26th May, 1989, registered with the Additional District Sub-Registrar, Sealdah in Book No.I, Volume No.20, Pages 423 to 440, Being No.740 for the year 1989, made between Sarvashree Puran Chand Burman and Bankey Lal Burman as the Lessor therein of the One Part, one Sk. Ashif Ali, since deceased, as the Lessee therein of the Other Part, the said Sarvashree Puran Chand Burman and Bankey Lal Burman, granted a Lease and thereby transferred and assigned in favour of the said Sk. Ashif Ali, (since deceased) a portion of the said premises No.86/2B Topsia Road (South), Calcutta - 700046 measuring 7 Cottahs and 8 Chittacks, more or less, for a term of 99 years commencing from the 1st June, 1988 with an option to renew the same for a further term of 99 years, at the rent and on the other terms and conditions therein mentioned, including the right to assign and/or transfer the Lessee's leasehold rights without the previous consent of the Lessor.
- D. In terms of another Deed of Lease dated the 26th May, 1989 registered at the office of the Additional District Sub-Registrar, Sealdah in Book No.I Volume No.20, Pages 441 to 456, Being No.741 for the year 1989, made between Sarvashree Puran Chand Burman and Bankey Lal Burman as the Lessor therein of the One Part and one Sk. Amjad Ali as the Lessee therein of the Other Part, the said Sarvashree Puran Chand Burman and Bankey Lal Burman, granted a Lease and transferred and assigned in favour of the said Sk. Amjad Ali, **All That** another portion of the said premises No.86/2B Topsia Road (South), Calcutta - 700046 measuring 5 Cottahs, 12 Chittacks and 10 Square Feet, more or less, for a term of 99 years commencing from the 1st June, 1988 with an option to renew the said term for a further term of 99 years, at the rent and other terms and conditions more fully mentioned in the said

Deed of Lease, including the right to assign and/or transfer the Lessee's leasehold rights without the previous consent of the Lessor.

- E. The said Sk. Ashif Ali died intestate on or about the 24th June, 1990 and upon his death, his widow, Ms. Parveen Ali, and his two daughters Ms. Kehkasan Parveen and Afshan Parveen, along with his surviving brothers, Sk. Yeasin Ali and the said Sk. Amjed Ali, became entitled to the leasehold rights of the said Late Ashif Ali in respect of the said portion of the said property.
- F. In terms of a Deed of Sub-Lease dated the 14th November, 2000 duly registered at the office of the Additional District Sub-Registrar, Sealdah being Deed No.2332, made between the said (1) Ms. Parveen Ali (2) Ms. Kehkasan Parveen, (3) Ms. Afshan Ali and (4) Sk. Yeasin Ali as the Lessors therein of the One Part, and the said Sk. Amjed Ali as the Lessee therein of the Other part, the said Ms. Parveen Ali and others granted a sub-lease and assigned all their right title and interest under the said Deed of Lease dated the 26th May, 1989 unto and in favour of the said Sk. Amjed Ali on the terms and conditions mentioned in the said Deed of Sub-Lease dated the 14th November, 2000;
- G. In the circumstances, the said Sk. Amjed Ali became solely and absolutely entitled, as the Lessee therein in respect of the entirety of the said Premises No.86/2B, Topsia Road (South), Calcutta-700046 containing an area of land measuring about 13 Cottahs 4 Chittacks and 10 Square feet more or less with an unfettered right to assign, convey, transfer and/or part with the said premises without the previous consent of the Landlord.
- H. In terms of an Indenture dated 10th October, 2002 made between the said Sk. Amjed Ali as the Assignor therein of the One Part and M/s. Times Marble Private Limited as the Assignee therein of the Other Part, the said Sk. Amjed Ali granted transferred and assigned all his leasehold rights and interest in respect of an area of 2 (Two) Cottahs more or less being portion of the said premises unto and in favour of the said M/s. Time Marble Private Limited, on the terms and conditions mentioned in the said Indenture dated the 10th October, 2002.
- I. By a Deed of Conveyance dated the 8th July, 2003, made between Sri Ashok Chand Burman, sole trustee to the Estate of said Panno Bibi Trust, represented by Sri Ramesh Burman, therein called the Vendors of

the One Part and the said Sk. Amjed Ali as the Purchaser therein of the Other Part which was duly registered with the Registrar of Assurances, Calcutta in Book No.I Volume No.1 at Pages 1 to 10 Being No.10370 for the year 2003, the said Ashok Chand Burman, the vendor therein, duly sold granted conveyed transferred unto and in favour of the said Sk. Amjed Ali, the entirety of the said Premises No. 86/1B, Topsia Road (South), Calcutta-700046, containing an area of land measuring about 13 Cottahs 4 Chittacks and 10 Square feet be the same a little more or less free from all encumbrances, charges, mortgages, claims, demands, attachments, acquisitions, requisitions etc. whatsoever and howsoever.

- J. In the circumstances, the said Sk. Amjed Ali became well and sufficiently seized and possessed of and/or otherwise absolutely entitled to, after assignment in respect of the said Two Cottahs of land in favour of the Times Marble Pvt. Ltd, the remaining portion of **All That** the said Premises No.86/1B, Topsia Road (South), Calcutta-700046, free from all encumbrances charges, liens, lispendens, acquisitions, requisitions, attachments, trusts whatsoever and howsoever.
- K. By a Deed of Conveyance dated the 9th day of September, 2003 made between the said Sk. Amjed Ali therein called the Vendor of the One Part and the Vendors herein therein jointly called the Purchaser of the Other Part and registered on the 10th day of September, 2003 at the office of the Additional Registrar of Assurances-I, Kolkata in Book No. I, Volume No.1 at pages from 1 to 11 Being No.10828 for the year 2003, the said Sk. Amjed Ali for the consideration therein mentioned sold **That** the piece and parcel of revenue redeemed land containing an aggregate area of 8 (eight) Cottahs and 34 (thirty four) Square feet be the same a little more or less together with the existing R.T. Structures and shed and also the brick built structure situate lying at and being a divided and demarcated portion of the said Municipal Premises No.86/2B, Topsia Road (South), Kolkata-700046, as more fully mentioned in the Schedule thereunder written and shown and delineated on the map or plan thereof annexed thereto and bordered therein within RED borders and delivered peaceful vacant actual khas physical possession thereof to the Purchaser therein (being the Vendors herein).

- L. The Vendors herein thus became well and sufficiently and otherwise absolutely entitled to and are seized and possessed of **All That** the piece and parcel of revenue redeemed land containing an aggregate area of 8 (eight) Cottahs and 34 (thirty four) Square feet be the same a little more or less Together With the existing brick built one storied building and garage thereon, being the divided and demarcated portion of the said Municipal Premises No.86/2B, Topsia Road (South), Kolkata-700046, which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written (and hereinafter for the sake of brevity referred to as "the **said Premises**") free from all encumbrances, charges, liens, lispens, acquisitions, requisitions, attachments, trusts, uses, debutters and liabilities whatsoever and howsoever.
- M. The said Premises, being the divided and demarcated portion of the said Larger Premises No.86/2B Topsia Road (South), Kolkata-700046, containing an aggregate area of 8 (eight) Cottahs and 34 (thirty four) Square Feet more or less, was subsequently separately reassessed and renumbered by the Kolkata Municipal Corporation as Municipal Premises No.86/2B/1 Topsia Road (South), Kolkata-700046, and the names of the Vendors herein was mutated / recorded as the joint owners of the said Premises in the records of the Kolkata Municipal Corporation.
- N. The Vendors agreed to sell transfer convey assign and assure the said Premises to the Confirming Parties and the Confirming Parties agreed to purchase and acquire the said Premises from the Vendors herein absolutely and forever free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Premises for the consideration and on the terms and conditions contained in the Agreement dated 14th May 2006, (hereinafter for the sake of brevity referred to as "the said Agreement").
- O. The Confirming Parties have since nominated the Purchasers herein to the Vendors herein to acquire the said Properties from the Vendors in place and stead of the Confirming Parties, which nomination the Vendors duly accepted.

P. All amounts receivable by the Vendors for sale transfer and conveyance of the said Premises have been duly received by them and the Purchasers have been put in "khas" peaceful vacant possession of the said Premises.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and nomination and in consideration of the sum of **Rs.1,10,00,001/= (Rupees one crore ten lacs and one) only** of the lawful money of the Union of India in hand and well and truly paid and/or deemed to have been paid by the Purchaser to the Vendors at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and Memo of Consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be), the Vendors do and each of them doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure and the Confirming Parties do and each of them doth hereby concur confirm and assure unto and to the Purchasers **ALL THAT** the piece or parcel of revenue redeemed land containing an area of 8 (eight) Cottahs 34 (thirty-four) Square Feet, be the same a little more or less, Together With the existing R.T. Structures and sheds and also the existing brick built one storied building and garage thereon, situate lying at and being Premises No.86/2B/1 Topsia Road (South) [formerly being the divided and demarcated portion of Premises No.86/2B Topsia Road (South)], Kolkata-700046, within Ward No.59 of the Kolkata Municipal Corporation and comprised in Collectorate Holding No.125, Division 4, Sub-Division "O" Pargana Panchannagram Police Station Topsia, Sub Registry Sealdah, District Registration Office Alipore in the District of South 24 Parganas, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written (hereinafter for the sake of brevity referred to as "the **SAID PREMISES**") **AND** all and entire ownership shares rights title interest of the Vendors and each of them into or upon the said Premises and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Premises or any part thereof and/or meant for beneficial use and enjoyment of the said Premises **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound compound walls areas sewers drains ways paths passages driveways fences hedges ditches trees walls boundary walls water

water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the said Premises belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders **and** the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidence of title which in anywise relate to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be which now are or hereafter shall or may be in possession power or control of the Vendors or any of them or any other person or persons from whom the Vendors or any of them can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters leases tenancies thika tenancies occupancy rights claims demands acquisition requisition allgnment and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the entirety of the said Premises.

II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors done committed executed or knowingly permitted or suffered to the contrary the Vendors have been and are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants lispendens uses debutters trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or their predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid.
- (vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or any of them or any person or persons having or lawfully rightfully

or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants liens attachments lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.

(vii) **AND THAT** the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or any of them or their 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 for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

(viii) **AND ALSO THAT** the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made by the Vendors herein being found to be untrue, incorrect, false or misleading.

III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY RECORD REPRESENT DECLARE CONFIRM AND ASSURE THE PURCHASERS as follows:

- a) That the Vendors will be liable to pay and satisfy all municipal and other rates taxes (including penalty, interest, supplementary bills), impositions, levies and other outgoings (including interest, penalty etc., if any thereon) accruing till the 30th June 2009 in respect of or relating to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and shall indemnify and keep saved harmless and indemnified the Purchasers for and against all losses damages costs claims demands and proceedings that may be suffered by the Purchasers or any of them because of non-payment or delay in payment thereof. All such outgoings with effect from 1st July 2009 shall be for and to the account of the Purchaser.

**THE SCHEDULE ABOVE REFERRED TO:
(Said Premises)**

ALL THAT the piece or parcel of revenue redeemed land containing an area of 8 (eight) Cottahs 34 (thirty-four) Square Feet more or less Together With the existing R.T. Structures and sheds (measuring 1000 square feet more or less) and also the existing brick built one storied building and garage thereon (measuring 1000 square feet more or less), situate lying at and being Municipal Premises No.86/2B/1 Topsia Road (South) [formerly being the divided and demarcated portion of Premises No.86/2B Topsia Road (South)], Kolkata-700046, within Ward No.59 of the Kolkata Municipal Corporation and comprised in Collectorate Holding No.125, Division 4, Sub-Division "O", Pargana Panchannagram, Police Station Topsia, Sub Registry Sealdah, District Registration Office Alipore in the District of South 24 Parganas, as delineated in the plan annexed hereto duly bordered thereon in "**RED**" and butted and bounded as follows:


- on the NORTH** : By Public Road;
- on the SOUTH** : By partly by premises No.9/2 Topsia Road and partly by 16' wide Road;
- on the EAST** : By Municipal Corporation Drain; and
- on the WEST** : By Premises No.9/6 Topsia Road, Kolkata.

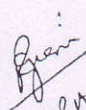
OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED
by the abovenamed **VENDORS** at
Kolkata in the presence of:

1. Swapan Maity.
2. Sangi Mehta


(PREM GHOSH)


(PAVI GHOSH)

SIGNED SEALED AND DELIVERED
by the abovenamed **PURCHASERS** at
Kolkata in the presence of:

1. Swapan Maity.
2. Sangi Mehta

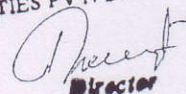
Safal Commotrade Pvt Ltd.
Ranjit Kr. Jhaiparia
Director

Sampark Tradecom Pvt Ltd.
Ranjit Kr. Jhaiparia
Director

SIGNED SEALED AND DELIVERED
by the abovenamed **CONFIRMING**
PARTIES at **Kolkata** in the presence
of:

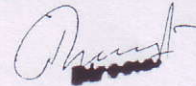
1. Swapan Maity.
7B, K.S. Roy Road,
Kolkata - 700001
2. Sangi Mehta
62/7/1B Ballygunj Condo
Road, Kolkata. 700019

FOR GOPI PROPERTIES PVT. LTD


Director

(PAN No. AAACG9641E)

FOR HPI IRON & STEELS PVT. LTD


Director

(PIYUSH KUMAR BHAG)


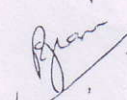
(PAN No. AABCC9593X)

Receipt and Memo of Consideration:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs.1,10,00,001/= (Rupees one crore ten lacs and one) only** being the consideration in full payable to the Vendors under these presents by and out of various cheques drawn by the Purchasers and/or the Confirming Parties in favour of the Vendors as per the details mentioned below.

Memo of Consideration:

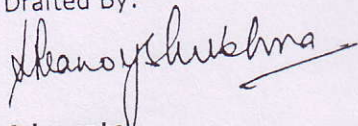
Sl. No.	Cheque No.	Date	Drawn on	Amount	In favour of	Paid by
1.	559368	12.05.05	HSBC	12,50,000/-	Ravi Giani	Gopi Properties Pvt Ltd
2.	559367	12.05.05	HSBC	12,50,000/-	Prem Giani	Gopi Properties Pvt Ltd
3.	532586	12.05.05	HSBC	12,50,000/-	Ravi Giani	Gopi Iron & Steels Pvt Ltd
4.	532587	12.05.05	HSBC	12,50,000/-	Prem Giani	Gopi Iron & Steels Pvt Ltd
5.	034406	16.05.06	HSBC	8,00,000/-	Prem Giani	Gopi Properties Pvt Ltd
6.	034407	16.05.06	HSBC	8,00,000/-	Ravi Giani	Gopi Iron & Steels Pvt Ltd
7.	014429	10.08.10	Axis Bank	11,00,000/-	Prem Giani	Safal Commotrade Pvt Ltd
8.	014427	10.08.10	Axis Bank	11,00,001/-	Ravi Giani	Safal Commotrade Pvt Ltd
9.	014428	10.08.10	Axis Bank	11,00,000/-	Ravi Giani	Sampark Tradecom Pvt Ltd
10.	014430	10.08.10	Axis Bank	11,00,00/-	Prem Giani	Sampark Tradecom Pvt Ltd
TOTAL				1,10,00,001/-		



(Vendors)

WITNESSES:

1. Swapam Maurya
2. Jangir Mehta

Drafted By:



Advocate,

High Court, Calcutta



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

Endorsement For Deed Number : I - 10738 of 2011
(Serial No. 09645 of 2011)

On

Payment of Fees:

On 10/08/2011

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

Presented for registration at 21.00 hrs on :10/08/2011, at the Private residence by Ranjeet Kumar Jhajharia ,Claimant.

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

Execution is admitted on 10/08/2011 by

1. Prem Giani, son of Lt H. K Giani , 35/1, J. L. Nehru Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Hindu, By Profession : Others

2. Ravi Giani, son of Suresh Giani , 35/1, J. L. Nehru Road, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 , By Caste Hindu, By Profession : Others

3. Piyush Kumar Bhagat
Director, Gopi Properties Pvt Ltd, 5/1 A, Hungerford Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017 .

Director, Gopi Iron & Steels Pvt Ltd, 5/1 A, Hungerford Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017 .
, By Profession : Others

4. Ranjeet Kumar Jhajharia
Director, Safal Commtrade Pvt Ltd, 5/1 A, Hungerford Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017 .

Director, Sampark Tradecom Pvt Ltd, 5/1 A, Hungerford Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017 .
, By Profession : Others

Identified By S Pranaysubhro, son of . . . , High Court, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Advocate.

(Ashok Bandyopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

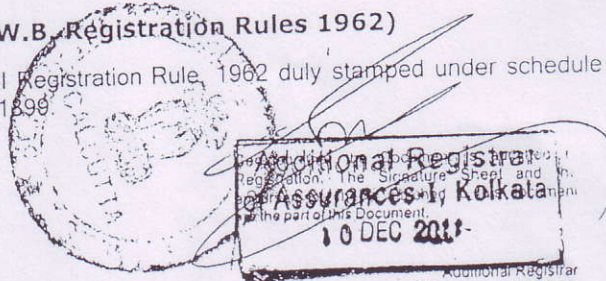
On 10/12/2011

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



(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 1 of 2

10/12/2011 15:14:00

For Gopi Properties Pvt. Ltd.

Piyush
Director

For Gopi Iron & Steels Pvt Ltd

Ranjeet
Director



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

Endorsement For Deed Number : I - 10738 of 2011
(Serial No. 09645 of 2011)

Rs. 0/-, on 10/12/2011

Amount by Draft

1. Rs. 9493/- is paid , by the draft number 946566, Draft Date 10/12/2011, Bank Name State Bank of India, ESPLANADE, received on 10/12/2011
2. Rs. 121098/- is paid , by the draft number 254633, Draft Date 10/08/2011, Bank Name State Bank of India, ESPLANADE, received on 10/12/2011

(Under Article : A(1) = 130493/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 10/12/2011)

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.-11863127/-

Certified that the required stamp duty of this document is Rs.- 830439 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 770000/- is paid 254634 10/08/2011 State Bank of India, ESPLANADE, received on 10/12/2011
2. Rs. 60500/- is paid 946565 10/12/2011 State Bank of India, ESPLANADE, received on 10/12/2011

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 2 of 2

10/12/2011 15:14:00

FOR SUDI PROPERTIES PVT. LTD.

Prust
Director

FOR SUDI PROPERTIES PVT. LTD.

Prust
Director

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay K. Jaiswal

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Praveen

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Abhishek (Pranav)

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



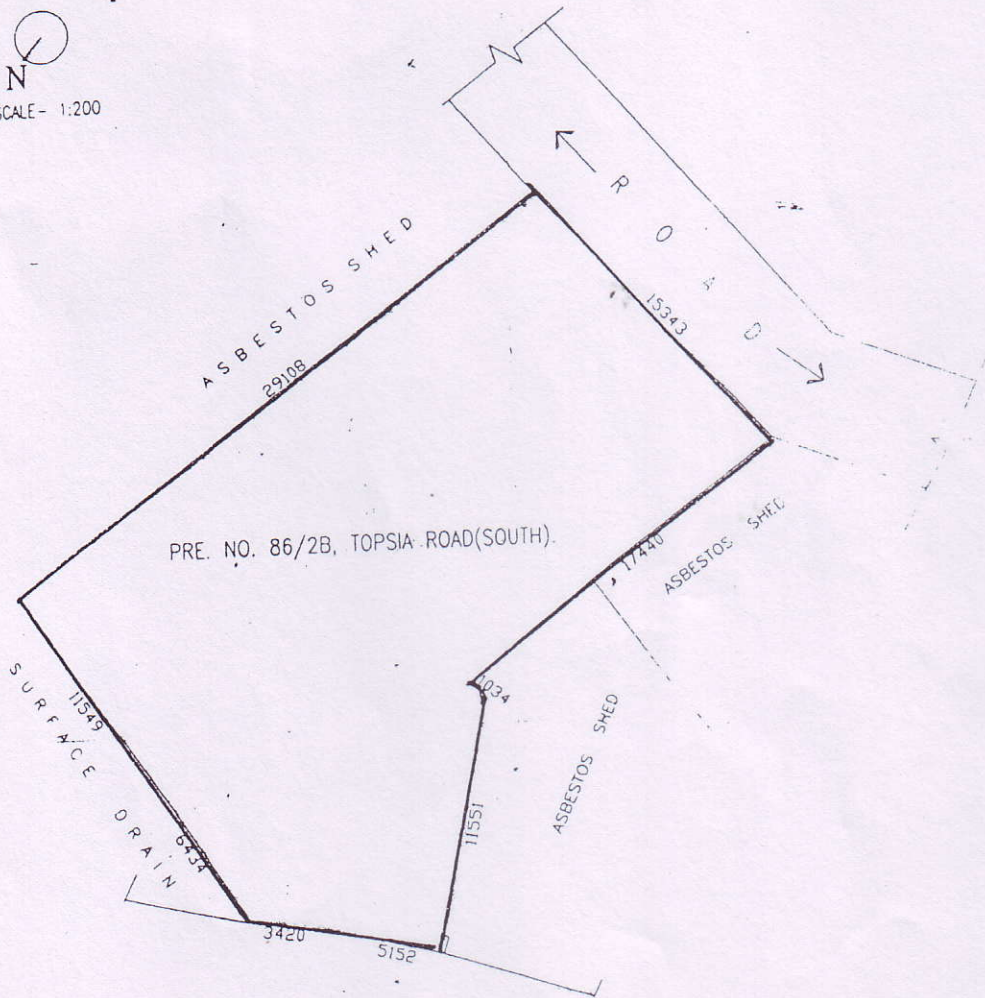
Pranav (Pranav)

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

SITE PLAN OF PRE. NO. 86/2B, TOPSIA ROAD(SOUTH),
KOLKATA-46.

AREA OF LAND-538.321 SQM. (08K.-00CH.-3450FT.)

N
SCALE - 1:200



Safal Commotrade Pvt. Ltd.
Ranjeet K. Jha
Director

Sampark Tradecom Pvt. Ltd.
Ranjeet K. Jha
Director

[Handwritten signatures]

SIGNATURE OF OWNER

For Gopi Properties Pvt. Ltd.

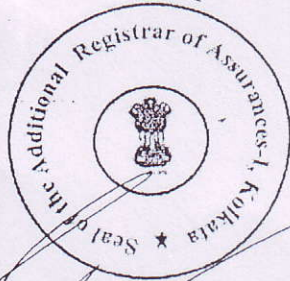
[Signature]
Director

For Gopi Iron & Steels Pvt. Ltd.

[Signature]
Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 9246 to 9265
being No 10738 for the year 2011.



(Sadhan Chandra Das) 16 December-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal