

13 DEC 2012

SR NO. 56385

NO. 1

ADD

AMT. 1000

S. V. Developers.

18. G. Babu Lane

Kol-12

Ajay Kumar Rungta



3182

Ajay Kumar Rungta.



3183

Ajay Kumar Rungta



3184

MS ADITYA KUMAR RUNGTA (H.N.P)

Ajay Kumar Rungta



3187

Aditya Kumar Rungta



3188

Anup Ghoshal.



3189

Anup Ghoshal

Chak

INDUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Additional District
Sub-Registrar, Howrah

14 DEC 2012

SERIALISED AUTHENTICATED BANK RECEIPT

SABR No. 062583
001



STATE BANK OF INDIA

HOWRAH

Branch Name : _____

00091

Branch Code : _____

Date: 13/12/2012

Certified that a sum of

Rs. 2,51,960/- (Rupees two lacs fifty one thousand nine hundred -
sixty only.) has been paid towards Stamp

Duty by Sri/Smt Deepak Kumar Padia & others

residing at 51/1A/10, Rabindra Sarani, Liluah
Howrah - 711204

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. 2,51,960/-

[Signature]
Signature of authorized Officer
(S. S. Number: 517860)

[Signature]
Signature of authorized Officer
(S. S. Number: 65414)



(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/- or more)

T. R. FORM NO. 7

(See S B 46)

Additional District
Sub-Registrar, Howrah

Challan of receipt of money in the account of Government of West Bengal

1 Name of Bank & Branch *SBI, Howrah*

2 a) Name of the Treasury

b) Treasury Code

H W H

Account Code

0030-02-102-007-17

(14 Digits must be filled properly)

4 Detail Head of Account

5 a) Amount

Rs. 2,51,960/-

b) In words

Rupees

Two Lacs fifty one thousand nine hundred sixty only

6 By whom tendered Name & Address

*Piyush chowdhary, Adm
4A, Council House Street, Kool - 1*

7 Name Designation & Address of the Departmental Office on whose behalf/favour money is paid

*Deepak Kumar Padia & Co
51/A/10, Rabindra Sarani, Liluah
Howrah - 711204*

8 a) Particular & Authority of deposit

b) T. v. No and Date A C Bill

9 Accounts Officer by whom adjustable Accountant General (SA and L) West Bengal Verified

Signature of Departmental/Treasury Officer

Piyush chowdhary
Dispositor's Signature

Date

Received payment



Receipt by the Bank Treasury

Date

Signature with seal of the Bank

In respect of Challan relating the refund of unspent amount of AC Bill

S A B R O U L V E R E D

BETWEEN

SHREE VISHNU ROLLING MILLS, a partnership firm having its principal place of business at 14, Netaji Subhash Road, Kolkata-700001, having its PAN NO ABAFS9710L represented by its partners namely (1) **RAJ KUMAR SARAOGI**, son of Late Dwarka Prasad Saraogi, (2) **SHYAM SUNDAR AGARWAL**, son of Late Jwala Prasad Agarwal, (3) **HARI KISHAN SARAOGI**, son of Late Dwarka Prasad Saraogi, (4) **SANDEEP KUMAR BANKA**, son of Late Megh Raj Banka (5) **NEMCHAND AGARWALA**, son of Late Hazarimal Agarwala, and (6) **ROSHAN BANKA**, son of Sri Tarachand Banka, all by faith Hindu, by occupation Business, all of 14, N.S. Road, Kolkata- 700 001, hereinafter called and referred to as the **OWNETRS/VENDORS** (which term and expression shall unless excluded by and/or repugnant to the subject or context be deemed to mean in include their heirs, successors, administrator, executors, legal representative and assigns) of the **ONE PART**,

AND

(1) **DEEPAK KUMAR PADIA**, son of Sri Hari Ram Padia, by faith Hindu. By occupation business having its PAN NO AFTPP6004P residing at 51/1/A/10, Rabindra Sarani, Post Office and P.S Liluah, Dist Howrah, (2) **ADITYA KUMAR RUNGTA (HUF)**

T. R. FORM NO. 7

(See S R 46)

Additional District
Sub-Registrar, Hooghly
West Bengal

Challan of deposit of money in the account of Government of West Bengal

1 Name of Bank & Branch *SBI, Howrah*

2 a) Name of the Treasury

b) Treasury Code

H	W	H
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Account Code

0030	02	102	007	17					
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(14 Digits must be filled properly)

4 Detail Head of Account

5 a) Amount

Rs. *2,51,960/-*

b) In words

Rupees

Two Lacs fifty one thousand nine hundred sixty only

6 By whom tendered Name & Address *Ayush Choudhary Jde*

4th, Convent House Street, Netaji

7 Name-Designation & Address of the Departmental Office on whose behalf/favour money is paid

Deepak Kumar Padia & Ors

*51/1/A, 10, Rabindra Sarani, Liluah, Howrah
71204*

8 a) Particular & Authority of deposit

b) T. v. No and Date & C Bill

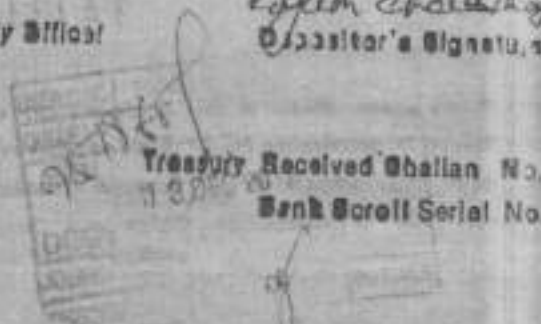
9 Account Officer by whom adjustable Accountant General (SA and L)
West Bengal Verified

Signature of Departmental/Treasury Officer

Ayush Choudhary
Depositor's Signature

Date

Received payment



Receipt by the Bank Treasury

Date

Signature with seal of the Bank

In respect of Challan regarding the refund of deposit amount of AC Bill

represented by its Karta namely Aditya Kumar Rungta, son of Late Moti Lal Rungta, by faith Hindu, by occupation Business, having its PAN NO AAFHA4144L residing at 105/1, Bidhan Nagar Road, Block — D, Flat Nos. D- 405 and 406, Kolkata - 700067, Police Station Maniiktalla AND **(3) AJAY KUMAR RUNGTA**, son of Late Moti Lal Rungta, by faith Hindu, by occupation Business, having its PAN NO ADSPR9375A residing at 105/1, Bidhan Nagar Road, Block — D, Flat Nos. D-405 and 406, Kolkata — 700067, Police Station Maniktalla hereinafter called and referred as the **CONFIRMING PARTY** (which term and expression shall unless excluded by and. or repugnant to the subject or context be deemed to mean and include their legal heirs, successors, representatives, nominees, executors, administrators and assign of the **SECOND PART**.

AND

(1) **SRI DEEPAK KUMAR PADIA**, son of Sri Hari Ram Padia, by faith - Hindu, by occupation - Business, having its PAN NO AFTPP6004P residing at 51/1/A/10, Rabindra Sarani, P.O. and Police Station - Liluah, District - Howrah, (2) **SRI ARUP GHOSHAL**, son of Sri Mahananda Ghoshal, by faith - Hindu, by occupation - Business, having its PAN NO AHTPG8840L residing at 31/39, Bhunjanga Dhar Road (Natunpara), P.O. and Police Station

- Liluah, District - Howrah, (3) **SRI GOVIND SHARMA**, son of Yudhister Sharma, by faith - Hindu, by occupation - Business, having its PAN NO ATFPS8072G residing at 48, Nandlal Mitra Lane (Salkia), Police Station - Golabari, District - Howrah and (4) **SRI UTPAL DUTTA**, son of Sri Benilal Dutta, by occupation business having its PAN NO ADQPD9239F residing at 48, Rabindra Sarani, P.S.- Liluah, District - Howrah hereinafter called and referred as the **PURCHASERS** (which term and expression shall unless excluded by and. or repugnant to the subject or context be deemed to mean and include their legal heirs, successors, representatives, nominees, executors, administrators and assign of the **THIRD PART**.

WHEREAS one Ganpatram Kayan and one Ramnarain Kayan were the owners and seized and possessed of all that piece and parcel of land under Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115, J.L. no. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and without any obstruction, disturbances in any manner whatsoever and in any corner whatever.

AND WHEREAS by a Deed of Partition dated 9th March, 1949 made between the said Ramnarain Kayan and the heirs of the said Ganpatram Kayan the said Premises No. 2, Kumar Para Lane, was allotted to Ramnarain Kayan.

AND WHEREAS the said Ramnarain Kayan died intestate on the 16th day of March, 1960 leaving behind him surviving his widow and three sons namely Mani Dcvi Kayan, Jamnadhhar Kayan, Kesho Prasad Kayan and Biswanath Kayan as his legal heirs and successors and thus they became the joint owners of the said Premises No. 2, Kumar Para Lane as per the Law of Inheritance.

AND WHEREAS the said Biswanath Kayan and Smt. Mani Devi Kayan, by an Indenture of Sale dated 8th day of August 1966 said, transferred and conveyed their undivided 1/2 share of land out of the land measuring about 5 Bighas 3 Cottahs 5 Chittaks in premises no. 2, Kumar Para Lane, Mouza Liluah, within Bally Municipality, P.S. Bally, Dist. Howrah, to one Shree Vishnu Rolling Mills against valuable consideration mentioned in the said deed and the said Sale Deed was registered in the office of the Registrar of Calcutta and recorded the same in Book No. 1, Volume No. 127, Pages 207 to 214 Being No. 4248 for the year 1966 and by virtue of the said purchase the aforesaid Shree Vishnu Rolling Mills became the absolute owner and possessor of the said property.

AND WHEREAS the said Jamnadhhar Kayan, Kesho Prasad Kayan, by an Indenture of Sale dated 6th day of August, 1966 sold, transferred and conveyed their undivided $\frac{1}{2}$ share of land out of the land measuring about 5 Bighas 3 Cottahs 5 Chittaks of premises no. 2, Kumar Para Lane, Mouza Liluah, within Bally Municipality, P.S. Bally, Dist. Howrah, to one Shree Vishnu Rolling Mills against valuable consideration mentioned in the said Deed and the said Sale Deed was registered in the office of the Registrar of Calcutta and recorded the same in Book No. I, Volume No. 100, Pages 283 to 290 Being No. 4237 for the year 1966 and by virtue of the said purchase the aforesaid Shree Vishnu Rolling Mills became the absolute owner and possessor of the said property.

AND WHEREAS by the aforesaid two sale Deeds the said Shree Vishnu Rolling Mills became the sole and absolute owner of all that piece and parcel of land hereditaments and premises measuring 5 Bighas 3 Cottahs 5 Chittaks of Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R.S. Khatian nos. 1083 & 4115. J.L. No. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality

AND WHEREAS the Owner/Vendors herein is seized and possessed and/or well and sufficiently entitled to ALL THAT piece and parcel of land measuring about an area a little more or less 5 Bighas 3

Cottahs 5 Chfttaks lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348. R.S. Khatian nos. 1083 & 4115, J.L. no. 12 being Premises No. 2, Kumar Para Lane, within the Bally Municipality, morefully described in the **SCHEDULE "A"** hereunder written and started enjoying the right, title and interest hereof free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever.

AND WHEREAS the parties of the Second part herein has entered into a agreement for sale on 28th March, 2012 for purchasing the entire property mentioned in the **SCHEDULE "A"** hereunder on certain terms and conditions mentioned therein and accordingly the parties of the second part at their expenses has got the name mutated of the Vendors herein before the Concerned BLRO records and new Khatain No 6900 was allotted.

AND WHEREAS as per the terms and conditions of the agreement for sale dated 28th March, 2012 the parties of the second part herein is decided to nominate the name of the purchasers herein to sell a portion of the property and the same was accepted by the Vendors herein.

AND WHEREAS the vendors/owner agrees to sell and Purchasers agree to purchase a portion of land measuring an area a little more or less 6001 sqft is equivalent to 8.33 cottahs lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2343 (Danga) admeasuring an area about 6001 sqft under R. S. Khatian nos. 1083 & 4115 (old) 6900 (new) J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality morefully described in the **SCHEDULE "B"** hereunder out of **ALL THAT** a piece and parcel of land measuring an area a little more or less 5 Bighas 3 Cottahs 5 Chittaks lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R. S. Khatian nos. 1083 & 4115 (old) 6900 (new), J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality, at the total consideration of Rs. 35,00,000/- (Thirty Five Lacs only) free from all sorts of encumbrances, charges, liens. Lispendenses, Demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions without any obstruction, disturbances in any manner whatsoever

AND WHEREAS knowing the said declaration of the Vendors herein the purchasers herein has offered to the Vendors herein for purchasing the said property of the said Consideration of Rs. 35,00,000/- (Thirty Five Lacs only) and the Vendors herein has

agreed to sell and the purchasers herein has agreed to purchase the said property, which is morefully described and written in the **Schedule B** hereunder, at the total consideration of Rs. 35,00,000/- (Thirty Five Lacs only) which is the highest market price of the said property as per prevailing market and relying upon the declaration regarding marketability and/or good title of the said property made by the Vendors herein and the peaceful vacant possession of the said property has been delivered to the purchasers herein by the Vendors herein after receiving the said consideration of Rs. 35,00,000/- (Thirty Five Lacs only) from the purchasers herein on or before execution of these presents which is delineated with **RED** Border line in the Map or Plan attached hereto being the part of these presents.

NOW THIS INDENTURE WITNESSETH THAT - that in consideration of a sum of Rs. 35,00,000/- (Thirty Five Lacs only) only paid to the Vendors by the Purchasers at or before the execution hereof (the receipt whereof the Vendors doth hereby as also by the Memo hereunder written admit and acknowledge) and of and from the payment of the same and every part thereof the Vendors doth hereby 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 in favour of the Purchasers ALL THAT a portion of land admeasuring an area a little more or less 6001 sqft is equivalent to 8.33 cottahs lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dagnos. 2343 (Danga) admeasuring an area about 6001 sqft under R. S. Khatian nos. 1083 & 4115 (old) 6900 (new) J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality morefully described in the **SCHEDULE "B"** hereunder written and hereinbefore and hereinafter referred to as the "**said Property**" **TOGETHER WITH** the entirety of the ownership share rights, title and interest of the Vendors into or upon the said Property (situation whereof is shown and delineated in the map or plan annexed hereto and thereon bordered in '**RED**' (colour), free from all encumbrances charges liens lispendenses, claims, demands, mortgages leases, licenses, liabilities trusts attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements **OR HOWSOEVER OTHERWISE** the said Property or any part or portion thereof now is or are or at any time or times heretofore **TOGETHERWITH** all benefits and advantages of ancient and other lights all yards, courtyards, areas, sewers, drains, ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said Property or any part or portion thereof belonging to or in any

whatsoever or howsoever **AND** the Vendors and each one of them do hereby covenant with the Purchasers that the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and/or entitled to the said Property and every part or portion thereof, free from all encumbrances, charges and liabilities of whatsoever nature **AND** the Vendors doth hereby further covenant with the Purchasers that he/she/they have not at any time heretobefore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting, selling, conveying, assigning and assuring the said Property or any part or portion thereof in the manner as aforesaid **AND THAT NOTWITHSTANDING** any act, deed or thing by the Vendors done, executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and/or entitled to the said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof and is having a perfect and indefeasible estate of inheritance without any impediment or condition on use trust or other thing whatsoever to alter defeat encumber or make

void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors now have in himself/herself/themselves good right and absolute power and absolute authority to grant, sell, convey, transfer, assure and assign the said Property hereby granted, sold, conveyed, transferred, and expressed so to be unto and to the use of the Purchasers in the manner and on the terms and conditions as aforesaid **AND THAT** the Vendors have made over peaceful vacant possession of the said Property to the Purchasers and the Purchasers have received and accepted the same **AND THAT** the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from the Vendors or any of his/her/their predecessor/s in title **AND THAT** the Purchasers shall be freed and cleared and freely and clearly and absolutely, acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Vendors and each of them well and sufficiently saved defended and kept harmless and indemnified from and against all and any manners of former or other estates, encumbrances, charges, claims, demands, mortgages, leases, licenses, liabilities, trusts,

attachments, executions, prohibitions, restrictions, easements, lispendens whatsoever suffered or made or liabilities created in respect of the said Property by the Vendors or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or any of them or their predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates, taxes and other impositions and/or outgoings including khazanas, Lands revenue and other outgoing payable in respect of the said Property upto the date of execution of this present shall be paid borne and discharged by the Vendors and the Vendors have agreed to indemnify and keep the Purchasers indemnified from and against all costs, charges, claims, actions, suits and proceedings arising there from **AND THAT** the Vendors never had and does not hold any excess vacant Lands within the meaning of the West Bengal Lands Reforms Act, 1955 or Urban Lands (Ceiling & Regulation) Act, 1976 nor has the said Property or any part or portion thereof has been affected or vested West Bengal Lands Reforms Act, 1955 or the Urban Lands (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors in respect of the said Property for the acquisition of the said Property or any part or portion thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed thereunder and the

Vendors have full knowledge that there is no such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said Property or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said Property and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority **AND FURTHER THAT** the Vendors and all persons having lawfully or equitably, claiming any right, title, interest or estate whatsoever into or upon the said Property or any part or portion thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make, do, acknowledge and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part or portion thereof unto and to the use of the Purchasers as shall or may be reasonably required.

THE VENDORS DO TH HEREBY COVENANT WITH PURCHASERSS as follows:-

- a) The said land which the Vendors doth hereby profess to transfer subsists **AND THAT** the Vendors has good right, full power and

absolute authority to grant, convey, transfer, assign and assure the same in favour of the Purchasers in the manner as aforesaid.

- b) The said land hereby transferred and conveyed are freed and discharged from and against all manner of encumbrances, charges, liens, trust and attachment whatsoever save and except the terms, conditions, covenants and restrictions as are herein contained.
- c) The Vendors shall from time to time and at all times hereafter at the requests and costs of the Purchasers make, do, acknowledge, execute and perfect all such further lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly assuring the said land in favour of the Purchasers above named.
- d) **AND THE VENDORS** doth hereby further covenant with the Purchasers that it shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon and to hold and enjoy the said land **AND ALSO** to receive the rents, issues and profits thereof without any interruption, disturbance, claims or demands from or by the Vendors or any other person or persons through, under, or in trust for them.
- e) That the said land is not affected by any attachment including the attachment under any certificate cases or any proceedings

initiated and commenced at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against the Vendor for realization of arrears of Income Taxes and other Taxes or otherwise under the said Public Demands Recovery Act or any other act for the time being in force

- f) **BE IT STATED THAT** the Vendors herein shall support any application made by the Purchasers for mutation of his name in Office of the local B.L. & L.R. Office, and /or Municipality and any competent authority, the cost of the Purchasers herein do all that it may be required to do for that purpose.
- g) If any of the Statements or covenants made herein before by the Vendors herein is found to be false, untrue or any defect in title is detected hereinafter, the Vendors and his heirs, successors and assigns shall and will be liable for the same. The Vendors herein hereby undertake to indemnify and to keep indemnified the purchasers herein from and against any and all third party claims, actions and demands whatsoever and further declare and assure the purchasers herein that the Vendors did not ever agreed, committed or contracted or entered into any sale or lease or mortgage or of any kind.

- h) If any error or omission is found to have taken place in this Deed in future, the Vendors herein shall at the cost and request of the Purchasers herein do and execute or cause to be done and executed any supplementary deed or deed of rectification/ declaration in favour of the Purchasers herein.
- i) The Vendors herein hereby further declare that in event the said property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned or acquisitioned by the Government or any other authority concerned the Vendors herein and his heirs, successors and assigns shall and will have no right to claim or demand for any compensation in that regard and the Purchasers herein named will have sole authority for Compensation.
- j) The Vendors hereby indemnifies and agrees to keep the Purchasers saved, harmless and indemnified against all actions, proceedings, claims, demands, costs, losses or expenses that the Purchasers may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the Property, statutory or contractual and the Vendors hereby further undertakes and covenants to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchasers.

k) That the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and shall be entitled to the benefits of all improvements and acts deeds and things whatsoever of the Vendors of or relating to the said Property without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person having or lawfully rightfully or equitably claiming through under or in trust for them or any of them and free and clear and freely and clearly and absolutely, acquitted, exonerated and discharged from or by the Vendors and every person having 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, restrictions, restrictive, covenants, lispensens, uses, debutters, trusts, prohibitions, claims, demands, acquisitions, requisitions, alignments and liabilities whatsoever or howsoever

SCHEDULE A

ALL THAT a piece and parcel of land measuring an area a little more or less 5 Bighas 3 Cottahs 5 Chittaks lying and

situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2342, 2347, 2343 & 2348, R. S. Khatian nos. 1083 & 4115 (old) 6900 (new, J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality,

SCHEDULE B

(THE SAID PROPERTY)

ALL THAT a portion of land measuring an area a little more or less 6001 sqft is equivalent to 8.33 cottahs lying and situated at Mouza Liluah, Police Station Bally, at present Liluah, District Howrah in R.S. Dag nos. 2343 (Danga) admeasuring an area about 6001 sqft under R. S. Khatian nos. 1083 & 4115 (old) 6900 (new) J.L. no. 12 being Premises No. 2. Kumar Para Lane, within the Bally Municipality.

ON THE NORTH	-	MUNICIPAL DRAIN
ON THE SOUTH	-	PLOT NO C
ON THE EAST	-	DAG NO 1864
ON THE WEST	-	12" FEET COMMON PASSAGE

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents on the day month and year first above written.

SIGNED, SEALED AND DELIVERED on

behalf of Vendors at Howrah in the presence of :

Ravi Kumar Aggarwal
574 Usha Park Link Howrah
711204

FOR SHREE VISHNU KULJINI WILLS
Ravi Kumar Aggarwal
Soyam Sector Aggarwal
Partners

Satish Kumar Banerjee
5B, Alpha Park Area
401-27

FOR SHREE VISHNU KULJINI WILLS
He Nil Das
Satish Kumar Banerjee
Partners

FOR SHREE VISHNU KULJINI WILLS
Nand Chand Aggarwal
Roshan Bank

SIGNED AND DELIVERED by the

Confirming party at Howrah in the presence of :

Ravi Kumar Aggarwal
574 Usha Park Link Howrah
711204

Ajay Kumar Rungta
Deepan & Padis

Satish Kumar Banerjee
5B, Alpha Park Area
401-27

BY ADITTA KUMAR HUNGTA (H.I.)
Ajay Kumar Rungta
KANK

SIGNED AND DELIVERED by the

Purchasers at Howrah in the presence of :

Ravi Kumar Aggarwal
574 Usha Park Link Howrah
711204

Deepan & Padis

Satish Kumar Banerjee
5B, Alpha Park Area
401-27

9/11/2011
Adittha Hungta
Anur Ghoshal

DRAFTED BY

Piyush Choudhary
PIYUSH CHOWDHARY
ADVOCATE
HIGH COURT, CALCUTTA

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 35,00,000/- (Thirty Five Lacs only) only from the above named **PURCHASERS** in respect of full and final consideration money of the said Property, morefully described and written in **SCHEDULE - B** hereinabove as follows :-

DATE	CHEQUE NO	BANK NAME	AMOUNT
14/12/12	163462	Bank of India, Liluah Branch	8,75,000/-
14/12/12	499886	Bank of India, Liluah Branch	8,75,000/-
14/12/12	000018	Bank of India, Liluah Branch	8,75,000/-
14/12/12	127580	South Indian Bank, Liluah Branch	8,75,000/-
		Total	35,00,000/-

WITNESSES:

Ravi Kumar Hegde
574, Liluah Park 11th 711201

For SHREE VISHNU KULLINGU MISHRA
Raj Kumar Sankari
Sugam Sankari Partner

Satish Kumar Bano
5B, Shilpa Park Res.
K01-27

For SHREE VISHNU KULLINGU MISHRA
Hr. Moh. Ansari
Sandeep Kumar Bano Partner

For SHREE VISHNU KULLINGU MISHRA
Neel Chand Sankari
Roshan Bano Partner

VENDORS

PLAN OF C.S. DAG NO.-2343, MOUZA- LILUAH, KHTIAN NO.-1083&4115(Old)

6900(New) J.L. NO.-12,PRE NO.-2, KUMAR PARA LANE P.S.- LILUAH, DIST- HOWRAH

plot no	2343	TOTAL
B	6001 SQFT	6001 SQFT



VENDER'S NAME:-
SHREE VISHNU ROLLING MILLS.

VENDEE NAME:-
DEEPAK KUMAR PADIA
GOVIND SHARMA
ARUP GHOSHAL
UTPAL DUTTA

CONFIRMING PARTY:-
1. AJAY KUMAR RUNGTA
2. ADITYA KUMAR RUNGTA(HUF)
3. DEEPAK KUMAR PADIA

For SHREE VISHNU ROLLING MILLS
Raj Kumar Sarani
Sugan Sundar Agasthi
PARTNER

For SHREE VISHNU ROLLING MILLS
H. Kishor
Sandeep Kumar Dasgupta
PARTNER



















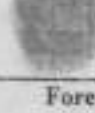





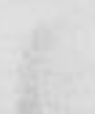



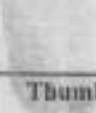

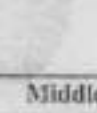







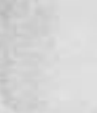
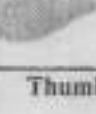

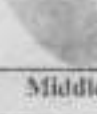
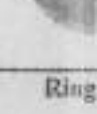

For SHREE VISHNU ROLLING MILLS
Nandhan Dasgupta
Roshan Banta
PARTNER

Prepared by
Ajay Kumar Rungta

By ADITYA KUMAR RUNGTA (HUF)

Deepest Kumar Rungta
Utpal Dutta
Arup Ghoshal
Prepared by Prema

KUMAR PARA LANE

	Prof. Heman Sarathi					
		(Left Hand)				
						
		(Right Hand)				
	Sogam Sunder Agasthi					
		(Left Hand)				
						
		(Right Hand)				
	A. K. S. Rao					
		(Left Hand)				
						
		(Right Hand)				
	Sankar Kumar Bhowmik					
		(Left Hand)				
						
		(Right Hand)				



Muhammad Hujatullah

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Roshan Basha

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Deepan is Padi

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Deep Kumar Roy

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Ajay Kumar Rungth.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Little	Ring	Middle	Fore	Thumb
(Right Hand)				



Anup Ghoshal.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Anil Kumar Singh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Anil Datta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Government Of West Bengal
Office Of the A.D.S.R. HOWRAH
District:Howrah

Endorsement For Deed Number : I - 09287 of 2012
(Serial No. 10256 of 2012)

On 14/12/2012

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

Presented for registration at 16.30 hrs on 14/12/2012, at the Private residence by Ajay Kr Rungta
one of the Executants.

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

Execution is admitted on 14/12/2012 by

1. Raj Kr Sarangi
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. - ,District-Kolkata, WEST BENGAL, India.
By Profession : Business
2. Shyam Sunder Agarwal
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. - District-Kolkata, WEST BENGAL, India.
By Profession : Business
3. Hari Kishan Sarangi
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. - District-Kolkata, WEST BENGAL, India.
By Profession : Business
4. Sandeep Kr Banerji
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. - ,District-Kolkata, WEST BENGAL, India.
By Profession : Business
5. Narendran Agarwala
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. - District-Kolkata, WEST BENGAL, India.
By Profession : Business
6. Rohan Banerji
Partner, Shree Vishnu Rolling Mills, 14, N S Rd, P.O. - ,District-Kolkata, WEST BENGAL, India.
By Profession : Business
7. Deepak Kr Padua, son of Hari Ram Padua , 51/1/a/10, Rabindra Sarani, Thana-Liluya, P.O.
District-Howrah, WEST BENGAL, India. , By Caste Hindu, By Profession : Business
8. Aditya Kr Rungta
Karta, Aditya Kr Rungta (Huf), 105/1, Bidhan Nagar Rd, P.O. - District-Kolkata, WEST BENGAL,
India.
By Profession : Business
9. Ajay Kr Rungta, son of, 11 Moti Lal Rungta , 105/1, Bidhan Nagar Rd, P.O. - ,District-Kolkata, WEST
BENGAL, India. , By Caste Hindu, By Profession : Business
10. Deepak Kr Padua, son of Hari Ram Padua , 51/1/a/10, Rabindra Sarani, Thana-Liluya, P.O.
District-Howrah, WEST BENGAL, India. , By Caste Hindu, By Profession : Business
11. Arup Ghoshal, son of Mahananda Ghoshal , 31/39, Bhujangadhar Road, Thana-Liluya, P.O. -
District-Howrah, WEST BENGAL, India. , By Caste Hindu, By Profession : Business

(Amal Kumar Naykar)

ADDITIONAL DISTRICT SUB-REGISTRAR

17/12/2012 17:15:00



Government Of West Bengal
Office Of the A.D.S.R. HOWRAH
District: Howrah

Endorsement For Deed Number : 1 - 09287 of 2012
(Serial No. 10256 of 2012)

- 12 Gouind Sharma, son of Yudhister Sharma, 48, Nandalal Mitra Lane, Thana-Golsari, P.O. District Howrah, WEST BENGAL, India. By Caste Hindu, By Profession Business
- 13 Umap Dutta, son of Benilal Dutta, 48, Rabindra Sarani, Thana-Liluah, P.O. District Howrah, WEST BENGAL, India. By Caste Hindu, By Profession Business
- Identified By Pijish Chowdhury, son of --, P.O. District Howrah, WEST BENGAL, India. By Caste Hindu, By Profession Advocate

(Anil Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/12/2012

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. 39003.00/- on 17/12/2012

[Under Article A(1) = 39589/- E = 14/- on 17/12/2012]

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. - 35,99,145/-

Certified that the required stamp duty of this document is Rs. - 251960 /- and the Stamp duty paid as Impresive Rs. - 100/-

Stamp Paid By SABR

- Rs. 251960/- is paid, by the SABR number 062883, SABR Date 13/12/2012, Re - Same State Bank of India, HOWRAH, received on 17/12/2012, by Deepak Kumar Padia And Others 51/1/A/10, Rabindra Sarani, Liluah, Dist- Howrah.

(Anil Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Anil Kumar Naskar)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

Certificate of Registration under section 6B and Rule 6B.

Registered in SDC
CD Volume number 1
Page from 8702 to 8714
being No 05287 for the year 2012.



[Handwritten signature]

(Amal Kumar Dasgupta) 17-December-2012
ADDITIONAL DISTRICT JUDGE REGISTRAR
Office of the A.D.J.S.R. HOWRAH
West Bengal