बैंक ऑफ़ बड़ौदा
Bank of Baroda

BOB/CAMAC/ADV/2021-22/186

02.02.2022

TO WHOM IT MAY CONCERN

This is to certify that the following Original Title Deeds are kept with us as mortgage against the credit facilities sanctioned to M/s Bemco Sleepers Ltd. having registered address at 211, C Wing, Mittal Commercia, Off Andheri Kurla Road, MV Road, Marol, Andheri East, Mumbai – 400059, Maharashtra:

Sl. No.	Name of Owner	Property Situated at	Date of Execution of Deed & Deed No.
1	Keshar Chand Padia	Mouza- Kumrakhali, Pargana Medonmalla, J.L. No.48, R.S.No.131, Touzi No.260, Being a portion of Dag No.9 (Plot No.3), C. S. Khatian No.574, R.S. Khatian No.1239,P.S. Sonarpur, Sub-Registration Off. In the District of South 24 Parganas.	30th March 1981 1586 of 1981
2 a	Keshar Chand Padia	Mouza- Kumrakhali, Pargana Medonmalla, J.L. No.48, R.S.No.131, Touzi No.260, Being a portion of Dag No.9 (Plot No.4),C.S.Khatian No.574, R.S. Khatian No.1239,P.S. Sonarpur, Sub-Registration Off. In the District of So+uth 24 Parganas	19th August 2009 08780 of 2009
2 b	Gopal Chanda Padia (Link Deed of Sl.No.2a) (Gifted to Keshar Chanda Padia)	Mouza- Kumrakhali, Pargana Medonmalla, J.L. No.48, R.S.No.131, Touzi No.260, Being a portion of Dag No.9 (Plot No.4), C. S. Khatian No.574, R.S. Khatian No.1239,P.S. Sonarpur, Sub-Registration Off. In the District of South 24 Parganas	30th March1981 1588 of 1981

This certificate is issued as per the request & interest of the owner of the aforesaid properties.

कृते बैंक ऑफ बड़ौदा / For Bank of Baroda
Jaiprakash Rumwal
EC No. 72528
मुख्य प्रबंधक / Chief Manager
कैमाक स्ट्रीट शाखा, कोल / Camac Street Br., Kol-16

Camac Street Branch, Manasarovar Building, 3B, Camac Street, Kolkata-700016, India
Phone: +91-33 -22291720, 22295181, Fax: +91-33-22264576,
e-mail:camacs@bankofbaroda.com

B. Dandalkar

Bk-I Deed-8780/2009 Pages-1576/1591

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 124/21 37AB 812723

Serial No. 124 dt. 07/01/21

BK No. 1 Vol. No. 1901 Pages to 1576-1591

Being No. 8780 Year 2009.

Cartridge Paper Issued .....

Copying Fee Ordinary 4.00

Copying Fee Urgent 10.00

Tracing Charge for Map or Plan 10.00

Xeroxing Charges 120.00

144.00

Under Article F (1) & F (2) .....

Under Article G (a) & G (b) .....

Value of Stamp .....

Value of Court Fee .....

Value of Cartridge Paper .....

Cost of Map or Plan .....

Cost of Xerox .....

Total Cost of Copy .....

Copy Prepared Signed .....

Sealed and Delivered to .....

As per Order No. .....

B. Dandalkar 12/1/2021

07.01.2021

Record Keeper
Registrar of Assurances-I
Kolkata

Additional Registrar of
Assurances-I, Kolkata
07/01/21

430231

28 AUG 2019

No.....Rs.....Date.....

Name-ARUN KUMAR SARKAR, Advocate

Address-C.M.M'S Court, 2, Bankshall St., Kol-1

Vendor.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

06016/09 I-08780

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL 603505

At 11-10 A.M.
19.8.09.
Q WO-11805/09
39092

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-I, Kolkata
19.8.09

DEED OF GIFT

THIS DEED OF GIFT is made on this the 19th day of August Two thousand and Nine (2009) **BETWEEN SRI GOPAL CHAND PADIA**, son of Late Dwarka Das Padia, by faith Hindu, by occupation Business, presently residing at Post Office- Jaraikela, District-Singhbhum, Bihar, hereinafter referred to as the **DONOR** (which

17 AUG 2009

SL. No. 6414 DATE

NAME Keshar Chand Pakia

ADD. 87, Dr. Meghnad Saha Sarani Kol 29.

AMT. 5000/- Five thousand only

LICENSED STAMP VENDOR
CALCUTTA REGISTRATION OFFICE

Prasanta Kr. Das.
S/o Late Kali Kinkar Das
81 Southern Avenue
Kol-29
Service

Additional Registrar of
Assurances - I, Kolkata
19 AUG 2009

expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SRI KESHAR CHAND PADIA, son of Late Dwarka Das Padia, by faith Hindu, by occupation Business, presently residing at 87, Southern Avenue (now Dr. Meghnad Saha Sarani), P.S. Tollygunge, Kolkata-700029 hereinafter referred to as the **DONEE** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by a Deed of Conveyance dated the 1st October, 1954 made between Firdousi Khanum therein referred to as the Vendor of the One Part and the said Paresh Chandra Sen, Suresh Chandra Sen, Sadasiv Sen Gupta and Ranajit Kumar Sen Gupta therein also referred to as the Purchasers of the other part and registered at the Baruipur Sub-Registration office in Book No. 1, Volume No. 70, Pages 207 to 211, Being No. 6135 for the year 1954 the said Firdousi Khanum for the consideration therein mentioned sold, granted, transferred and conveyed unto the said Paresh Chandra Sen & others, amongst others a piece or parcel of Krishi or Danga land containing an area of .90 satak in Mouza Kumrakhali, Dag No.

9, C.S. Khatian No. 574, in the District of 24 Parganas and more particularly described in the Schedule thereunder written to have and to hold the same unto the said Paresh Chandra Sen and others absolutely and forever.

AND WHEREAS the said Paresh Chandra Sen died intestate being seized and possessed of or otherwise well and sufficiently entitled to an undivided one-fourth part or share of and in the said piece or parcel of land and leaving his only son the said Dilip Kumar Sen and his two daughters the said Smt. Anima Das Gupta and Smt. Dipti Roy as his heirs and legal representatives surviving him under the Hindu Succession Act, 1956.

AND WHEREAS the said Suresh Chandra Sen died intestate being seized and possessed of or otherwise well and sufficiently entitled to an undivided one-fourth part or share of and in the said piece or parcel of land and leaving his only son the said Devabrata Sen and his two daughters the said Smt. Sabita Sen and Smt. Kanta Mazumdar as his heirs and legal representatives surviving him under the Hindu Succession Act, 1956.

AND WHEREAS in the circumstances aforesaid the Purchasers therein were jointly seized and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land free from all encumbrances whatsoever.

AND WHEREAS the purchasers therein agreed to sell and the present Donor had agreed to purchase a portion of the said piece or parcel of land containing an area of 6 Cottahs be the same a little more or less together with the inheritance thereof free from all liens charges mortgages attachments and encumbrances whatsoever at or for the price or the sum mentioned therein.

AND WHEREAS by a registered Deed of Sale which was executed and registered at the office of the Sub-Registrar Sonarpur, and recorded in Book No. 1, Volume No. 24, pages 253 to 261, Being No. 1588 for the year 1981, the said Gopal Chand Padia became the absolute owner of the schedule mentioned property and taking possession the same with all easements rights.

AND WHEREAS now the present Donor Sri Gopal Chand Padia out of love and affection, agree to convey the schedule mentioned property by way of Gift to the Present Donee who is his own brother and the Donee agreed to accept the same.

AND WHEREAS the Donor do hereby declares and represents to the Donee that the said property is free from all encumbrances, charges, demands, notices and liberties. He has not charged or mortgage the said property in any manner whatsoever. There is no litigation pending in any Court of competent Jurisdiction. The property is not affected by any notice of alignment from any

authority. There is no outstanding dues in respect of the said property.

The Gifted value of the property for the purpose of stamp duty is Rs.1,00,000/- (Rupees One lakh) only.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of love and affection the present Donor Conveyed the schedule mentioned property by way of gift to the Donee and the Present Donee accepted the same in respect of the Donor doth hereby acquit, release and forever discharge the Donee **ALL THAT** a piece or parcel of Krishi or Danga land containing an area of 6 Cottahs be the same a little more or less together with a 100 sq. ft. tiles based structure standing thereon in Mouza Kumrakhali, P.S. Sonarpur in the District of South 24 Parganas and more particularly described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red or **HOWSOEVER OTHERWISE** the said piece or parcel of land now are or is or at any time of times heretofore were or was situate butted bounded called known numbered described or distinguished **TOGETHER WITH** all fixtures, yards, courtyards, areas, sewers, drains, ditches, paths, passages, common fences, shrubs, wells, trees, water, water courses, lights, rights, liberties, easements privileges and appurtenances whatsoever to the said piece or parcel of land belonging or in anywise appertaining or usually held or

enjoyed therewith or reputed to belong or be appurtenant thereto and all easements thereon **AND** the reversion or reversions remainder or remainders and the rents issues and profits thereof **TOGETHER WITH** all deeds pattahs muniments writings and other evidences of title exclusively relating to the said piece or parcel of land **AND** all the estate, right, title, interest, property, use, claim and demand whatsoever of the Donor into and upon the said piece or parcel of land or any part thereof **TO HAVE AND TO HOLD** the said piece or parcel of land hereby gifted, granted, transferred, conveyed, assigned and assured or expressed or intended so be and every part thereof unto and to the use of the Donee absolutely and forever.

2. **THE DONOR DOTH HEREBY COVENANT WITH THE DONEE** as follows :-

a) That notwithstanding any act, deed, matter or thing whatsoever by the Donor or his predecessors in title done and executed or knowingly suffered to the contrary the Donor now have in himself indefeasible and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent thereto in the said piece or parcel of land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and that the Donor now have in himself good rights full power and absolute authority to

CALCUTTA

grant transfer convey assign and assure the same in the manner aforesaid.

b) That the Donee shall and may at all times hereafter peaceably and quietly enter into enjoy and possess the said piece or parcel of land and receive the rents issues and profits thereof without any lawful eviction interruption disturbance claim or demand whatsoever from or by the Donor or by any person or persons lawfully or equitably claiming from under or in trust for the Donor.

c) That free and clear and freely and clearly and absolutely acquitted exonerated and for ever discharged or otherwise by and at the costs and expenses of the Donor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of claims charges liens debts attachments and encumbrances whatsoever made or suffered by the Donor or any person or persons lawfully or equitably claiming from under or in trust for the Donor.

d) That the Donor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said piece or parcel of land or any part thereof from under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and costs of the Donee do and execute or cause to be done and executed all such acts

deeds matters and things whatsoever for further better and more perfectly assuring the said piece or parcel of land unto and to the use of the Donee in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece or parcel of Krishi or Danga Land containing an area of 6 Cottahs be the same a little more or less together with a tiles based structure measuring more or less 100 Sq. ft. standing thereon situate in Mouza- Kumrakhali, Pargana Medonmalla, J. L. No. 48, R.S. No. 131, Touji No. 260, Being a portion of Dag No. 9, C.S. Khatian No. 574 R.S. Khatian No,. 1239, P.S. Sonarpur, Sub-Registration office Sonarpur in the District of South 24 Parganas in respect of the entire jama an annual rent is payable to the collector of South 24 Parganas on behalf of the State of West Bengal and butted and bounded in the manner following that is to say :-

ON THE NORTH : By Plot No. 3.

ON THE EAST : By Baruipur Road

ON THE SOUTH : By Plot No. 5

ON THE WEST : By C.S. Dag No. 8.

IN WITNESS WHEREOF the Parties have hereunto set their respective hands the day month and year first above written.

SIGNED AND DELIVERED by

The **PARTIES** at Kolkata in

The presence of :

1. Prasanta Kr. Das
   8/1 Southern Avenue
   Kol-29

(Gopal Chandra Padhi)

SIGNATURE OF THE DONOR

2. Subrata Chakraborty
   5- Govt place north
   Kol-1

(K C Padhi)

SIGNATURE OF THE DONEE

Drafted by :

K. C. Karmokar
Advocate.
High Court Calcutta.

SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 06016 / 2009

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Keshar Chand Padia			19/8/2009

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gopal Chand Padia Address -Jaraikela Singhbhum, Bihar	Self	 19/08/2009	 LTI 19/08/2009	
2	Keshar Chand Padia Address -87, Southern Avenue Kolkata-29	Self	 19/08/2009	 LTI 19/08/2009	19/8/2009

Name of Identifier of above Person(s)
Prasanta Kr. Das
PS-....,81, Southern Avenue Kolkata-29

Signature of Identifier with Date
Prasanta Kr. Das
19/08/09

Additional Registrar of Assurances - I, Kolkata
19 AUG 2009

(Dines Kumar Mukhopadhyay)
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA

Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-08780 of :2009
(Serial No. 06016, 2009)

On 19/08/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :33 (i),5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 38819/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on:19/08/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed for Gift in Favour of family members has been assessed at Rs- 3529194/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty of this document is Rs 17666 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 12670/- is paid, by the draft number 689737, Draft Date 17/08/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :19/08/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 11.10 hrs on :19/08/2009,at the Office of the A.R.A.-I KOLKATA by Keshar Chand Padia,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 19/08/2009 by

1. Gopal Chand Padia, son of Lt Dwarka Das Padia ,Jaraikela Singhbhum,Bihar ,Thana ....., By caste Hindu,by Profession :Business
2. Keshar Chand Padia, son of Lt Dwarka Das Padia ,87, Southern Avenue Kolkata-29 ,Thana Tollygunge, By caste Hindu,by Profession :Business

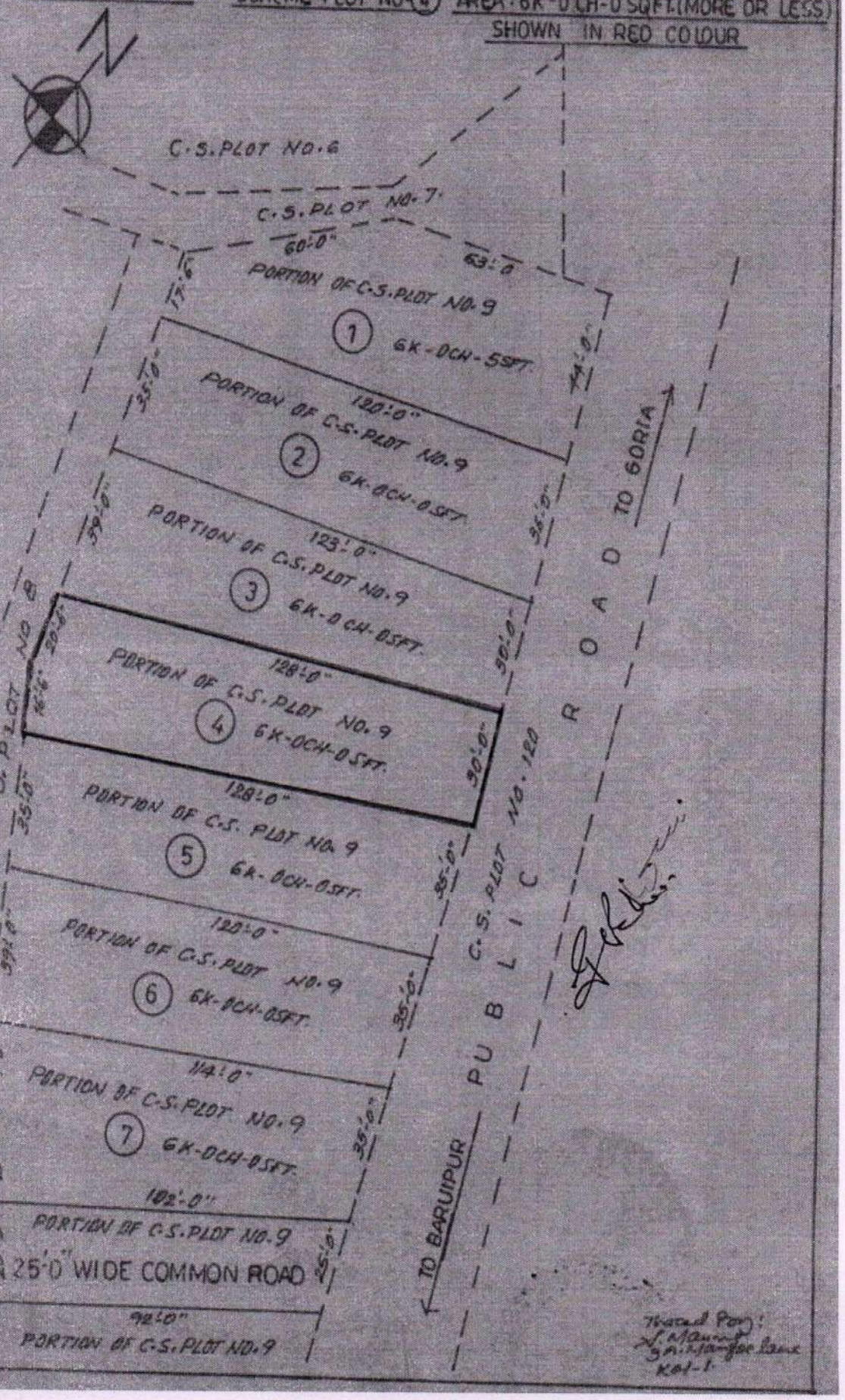
Identified By Prasanta Kr. Das, son of Lt Kali Kinkar Das 81, Southern Avenue Kolkata-29 Thana: ....., by caste Hindu,By Profession :Service.

Additional Registrar of Assurances - I, Kolkata
19 AUG 2009

[Dines Kumar Mukhopadhyay]
A. R. A. -I KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF KOLKATA
Govt. of West Bengal

SITE PLAN OF PORTION OF C.S. PLOT NO. 9. AT MOUZA KUMRA-KHALI, J.L. NO. 48, P.S. SONARPUR, DIST. 24 PARGANAS (SOUTH).

SCALE: 1" = 33' FT. SCHEME PLOT NO. (4) AREA: 6K-0 CH-0 SQFT. (MORE OR LESS) SHOWN IN RED COLOUR



Traced By:

##

DATED THIS 19th DAY OF August, 2009

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BETWEEN

SRI GOPAL CHAND PADIA

..... DONOR

AND

SRI KESHAR CHAND PADIA

.... DONEE

DEED OF GIFT

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 1576 to 1591
being No 08780 for the year 2009.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Dines Kumar Mukhopadhyay) 20-August-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

Certified to be a true Copy

Digitally signed by ANUP KUMAR MANDAL
Date: 2016.01.15 14:23:06 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

CHECKED BY

Additional Registrar of
Assurances-I, Kolkata
07/01/21