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13/12/12

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 583420

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheet furnished with this document are part of this document.

Adtl. District Sub-Registrar  
Sonarpore, South 24 Pgs.

V.E. NO! - 1902/12  
Q. NO! - 29113/12

Adtl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
4 DEC 2012

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made

this the 12th day of December Two Thousand

**BETWEEN**

STEELWORTH PVT. LTD.

*[Signature]*

Director

CREATIVE SOLUTIONS PVT. LTD.

*[Signature]*

Director

*[Signature]*

Nishi Chatterjee

নং 2269 তারিখ 12-12-12 মূল্য 5000/-  
অধিদায়িত্ব  
সাং

T. K. Chakraborti, Advocate  
Baruipur Court

শঙ্কর কুমার সরকার  
স্ট্যাম্প ভেডার  
সোনারপুর এ্যা.ডি.এস.আর অফিস  
দক্ষিণ ২৪ পরগনা

*Rajendra Kumar Hossain*

4153

*Rajendra Kumar Hossain*

4155

*Nishi Choudhury*

4156

*Rani Choudhury*

Rani Choudhury

Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.

14 DEC 2012



STEELWORTH PVT. LTD.

*Rani Choudhury*

Rani Choudhury

CREATIVE SOLUTIONS PVT. LTD.


*Rani Choudhury*

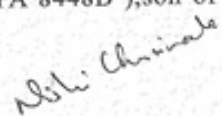
Rani Choudhury

**1) M/S. BI STEELWORTH PRIVATE LIMITED (PAN-AAACB 0613J)**, a company incorporated under the Companies Act, having its Registered office at 1/2, Lord Sinha Road, 6th Floor, P.S.Shakespeare Sarani, Kolkata-700 071, **2) M/S. CREATIVE SOLUTIONS PRIVATE LIMITED (PAN-AABCC 9194K)**, a Company Incorporated, under the Companies Act, 1956, having its registered office at 1/2, Lord Sinha Road, 6th Floor, Kolkata-700 071, represented by **MR. RAVI CHURIWALA**, son of Sri Bajrang Lal Churiwala, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 101, Southern Avenue, Kolkata-700 029, a Director of both Company and **3) MR. RAVI CHURIWALA (ACNPC 9998C)**, son of Sri Bajrang Lal Churiwala, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 101, Southern Avenue, Kolkata-700 029, **4) MRS NISHI CHURIWALA (PAN-AUYPS 6754P)**, son of Mr. Ravi Churiwala, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 101, Southern Avenue, Kolkata-700 029, hereinafter jointly collectively called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**1) JITEN COMMERCIAL PRIVATE LIMITED, (PAN-AAAC 7335G )**,  
**2) KRISTON MERCHANTS PRIVATE LIMITED, (PAN-AABCK 2317G )**,  
**3) RAJWADA DEVELOPERS PRIVATE LIMITED (PAN-AAECR 6254Q )**, all three companies registered under the companies Act, 1956, all having its registered office at 26, Mahamaya Mandir Road, P.S.Sonarpur, P.O.Garia, Kolkata-700 084, represented by its Authorised Signatory, **SRI RAJENDRA KUMAR AGARWAL**, son of Late Bhagirath Mal Agarwal, working for gain at 26, Mahamaya Mandir Road, P.S.Sonarpur, P.O.Garia, Kolkata-700 084, **4) SRI RAJENDRA KUMAR AGARWAL (PAN-ACZPA7518 C)** son of Late Bhagirath Mal Agarwal, by occupation-Business, **5) SRI PARVEEN AGARWAL (PAN-AGPPA 1802M )**, son of Sri Rajendra Kumar Agarwal, by occupation-Business, **6) SRI BIKASH AGARWAL (PAN-AHAPA 8448B )**, son of

**BI STEELWORTH PVT. LTD**
  
 Director
**CREATIVE SOLUTIONS PVT. LTD.**
  
 Director

FOR JITEN COMMERCIAL PVT. LTD.

*Rajendra Kumar Agarwal*

Director

#

FOR KRISTON MERCHANTS PVT. LTD.

*Rajendra Kumar Agarwal*

Director

FOR MAJWADA DEVELOPERS PVT. LTD.

*Jayram Nayak*

Director

*Jayram Nayak*

*4157*

*4158*

*Bikash Agarwal*

*4159*

*Rajkumar Agarwal*

*Ganesh Agrawal,  
Sri madan Lal Agrawal  
C, Park side Road  
Kolkata - 700026*



Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
14 DEC 2012

Sri Rajendra Kumar Agarwal, by occupation-Business, & 7) **SRI RAJ KUMAR AGARWAL**, (PAN-AHAPA 8485A ) son of Sri Rajendra Kumar Agarwal, by occupation-Business, all by faith-Hindu, by Nationality-Indian, residing at 26, Mahamaya Mandir Road, P.O.Garia, P.S.Sonarapur, Kolkata-700 084, District-South 24-Parganas, hereinafter jointly and collectively called and referred to as the "**PURCHASERS**" ( which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their executors, administrators, successors-in-office, legal representatives and assigns ) of the **OTHER PART**.

**WHEREAS** Vendors are lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Bastu undivided land measuring more or less **.11.838 decimals** ( the split up of the land being :- **6.015 decimals** out of 11 decimals of **R.S.Dag No.3171 + 5.823 decimals** out of 16 decimals of **R.S.Dag No.3173** ) out of 13.54 decimals along with 875 Sq.ft. out of 1000 sq.ft. asbetors structure standing thereon situated and lying at Mouza-Barhansartbad, Mouza, J.L.No.47, comprising in R.S.Dag Nos. 3171 & 3173, R.S.Khatian No.152, holding No.340, Ward No.28 of Rajpur-Sonarapur Municipality, P.S.Sonarapur, District-South 24-Parganas, (hereinafter called the said property)

**AND WHEREAS** One Gopal Chandra Sarkar, son of Kalicharan Sarkar were seized and possessed of or otherwise well and sufficiently entitled all that piece and parcel of land measuring 36 decimls ( the split up of the land being :- 20 decimals of R.S.Dag No.3171 + 16 decimals of R.S.Dag No.3173 ) of R.S.Khatian No.152, of Barhansartab Mouza, J.L.No.47, under P.S.Sonarapur, District-South 24-Parganas as per Revisional Settlement Records of Rights and he had been paying Govt. rent thereof and enjoying every right ,title and interest over the said property without interruption, claim and demand whatsoever.

**AND WHEREAS** the said Gopal Chandra Sarkar alias Gopal Chandra Dey Sarkar died intestate on 30/12/1977 leaving behind him wife, Smt. Belarani Dey Sarkar, five sons, Sri Pijush Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar, Sri Tarun Kanti Dey Sarkar,

STEELWORTH PVT. LTD.

*[Signature]*

Director

CREATIVE SOLUTIONS PVT. LTD.

*[Signature]*

Director

*[Signature]*

Nishi Chandra

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012



Tushar Kanti Dey Sarkar & Prasun Kanti Dey Sarkar and three daughters, Krsihna Dey Sarkar, Swapna Dey Sarkar and Ratna Dey Sarkar as his sole legal heirs and successors.

**AND WHEREAS** during the time of Road Acquisition by PWD enclosed some portion ,i.e. 9 decimals land more or less of R.S.Dag No.3171, R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, P.S.Sonarpur, District-South 24-Parganas.

**AND WHEREAS** after acquisition 9 decimals of R.S.Dag No.3171, rest Land measuring 11 decimals under R.S.Dag No.3171 and 16 decimals under R.S.Dag No.3173, total land measuring 27 decimals under R.S.Dag Nos.3171 & 3173, R.S.Khatian No.152 of Barhansfartabad, P.S.Sonarpur, District-South 24-Parganas, are the Khas possession of Smt. Belarani Dey Sarkar, Sri Pijush Kanti Dey Sarkar, Sri Tushar Kanti Dey Sarkar , Sri Mrinal Kanti Dey Sarkar, Sri Tarun Kanti Dey Sarkar & Prasun Kanti Dey Sarkar and three daughters, Krsihna Dey Sarkar, Swapna Dey Sarkar and Ratna Dey Sarkar

**AND WHEREAS** the Smt. Belarani Dey Sarkar, Sri Pijush Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar, Sri Tarun Kanti Dey Sarkar & Prasun Kanti Dey Sarkar and three daughters, Krsihna Dey Sarkar, Swapna Dey Sarkar and Ratna Dey Sarkar jointly sold, transferred and conveyed the land measuring more or less 3 Cottahs 3 Chattaks 37 Sq.ft. out of 16 decimals in R.S.Dag No.3173, R.S.Khatian No.152 of Barhansfartabas Mouza, J.L.No.47 on 25/9/1981 to Sri Tushar Kanti Dey Sarkar , registered at S.R.Sonarpur office and recorded in Book No.I, Volume No.41, Pages- 204 to 208, being No.4537 for the year 1981..

**AND WHEREAS** the said Smt. Belarani Dey Sarkar, wife of Late Gopal Chandra Dey Sarkar died intestate on 14/3/1995 leaving behind her five sons namely Sri Pijush Kanti Dey Sarkar, Sri Tushar Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar, Sri Tarun Kanti Dey Sarkar & Prasun Kanti Dey Sarkar and three daughters, Krsihna Dey Sarkar, Swapna Dey Sarkar and Ratna Dey Sarkar as her sole legal heirs and successors.

STEELWORTH PVT LTD

  
Director

CREATIVE SOLUTIONS PVT. LTD.

  
Director



*Nishi Chandra*

*Addl. Dist. Sub-Registrar*  
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**AND WHEREAS** the said Smt. Krishna Dey Sarkar(Chatterjee), wife of Sri Birendranath Chatterjee died intestate on 1/4/2007 leaving behind her only husband, Sri Birendranath Chatterjee as her sole legal heir and successor.

**AND WHEREAS** the said Sri Birendra Nath Chatterjee, Smt. Swapna Dutta (De Sarkar) & Ratna Paul(De Sarkar) jointly sold, transferred and conveyed the undivided 3/8th undivided share i.e. 8.117 decimals ( the split up of the land being : 4.125 decimals out of 11 decimals of R.S.Dag No.3171 + 3.992 decimals out of 10.647 decimals of R.S.Dag No.3173 ) of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.no.47 executed on 23/4/2007 and completion on 23/5/2007 to Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain, registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.69, Pages- 273 to 282, being No.3481 for the year 2007.

**AND WHEREAS** the said Sri Tushar Kanti Dey Sarkar sold, transferred and conveyed the land measuring more or less 3 Cottahs 2 Chattaks 37 sq.ft. out of 11 decimals of R.S.Dag No.3171, R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas executed on 23/4/2007 and completion on 23/5/2007 to Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain, registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.69, Pages- 283 to 288, being No.3482 for the year 2007.

**AND WHEREAS** the said Sri Pijush Kanti Dey Sarkar, Sri Tushar Kanti Dey Sarkar, Sri Mrinal Kanti Dey Sarkar , Sri Tarun kanti Dey Sarkar and Sri Prosun Kanti Dey Sarkar jointly sold, transferred and conveyed the undivided 5/8th share, i.e. 13.54 decimals ( the split up of the land being ( 6.875 decimals of R.S.Dag No.3171 + 6.655 decimals of R.S.Dag No.3173) along with 1000 sq.ft. asbetors structure standing thereon of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas executed on 28/6/2007 and completion on 13/9/2007 to

STEELWORTH PVT. LTD



Director

CREATIVE SOLUTIONS PVT. LTD.



Director



Nishi Chemicals

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

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Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain, registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.125, Pages- 335 to 346, being No.6315 for the year 2007..

**AND WHEREAS** thus the said Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain became the absolute owner of the land measuring 27 decimals ( the split up of the land being :- 11 decimals of R.S.Dag No.3171 + 16 decimals of R.S.Dag No.3173) along with a asbestors shed structure standing thereon situate and lying at Mouza Barhansfartabad, J.L.No.47, comprising in R.S.Dag Nos.3171 & 3173 , R.S.Khatian No.152, under P.S.Sonarpur, District-South 24-Parganas by purchase by three separate sale deed and the said Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain got the property recorded in its name in B.L.& L.R.O Sonarpur office, Vide Mutation Case No.3802/11 and also the conversioned of R.S.Dag No.3171 from B.L.& L.R.Sonarpur office, vide conversion Case No.41/590/Con BL-SNP/11 and paid the rent upto date.

**AND WHEREAS** the said Tribhuban Construction Pvt. Ltd. represented by its Director Kiran Chan Jain sold, transferred and conveyed the sold, transferred and conveyed the undivided 7/8 share i.e.11.838 decimals ( the split up of the land being :- 6.015 decials out of 6.875 decimals of R.S.Dag No.3171 + 5.823 decimals out of 6.655 decimals of R.S.Dag No.3173 ) out of 13.54 decimals along with 875 Sq.ft. out of 1000 sq.ft. asbetors structure standing thereon of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas on 29/9/2011 to M/S. BI STEELWORTH PRIVATE LIMITED , M/S. CREATIVE SOLUTIONS PRIVATE LIMITED MR. RAVI CHURIWALA and MRS NISHI CHURIWALA (Vendors herein) registered at A.R.A.-I, Kolkata and recorded in Book No.I, C.D. Volume No.19, Pages- 7551 to 7567, being No.8808 for the year 2011;

BI STEELWORTH PVT. LTD.

*[Signature]*  
Director

CREATIVE SOLUTIONS PVT. LTD.

*[Signature]*  
Director

*[Signature]*

Nishi Churiwala

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

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**AND WHEREAS** thus the said M/S. BI STEELWORTH PRIVATE LIMITED , M/S. CREATIVE SOLUTIONS PRIVATE LIMITED MR. RAVI CHURIWALA and MRS NISHI CHURIWALA (Vendors herein) became the absolute owners of the undivided land measuring more or less .11.838 decimals ( the split up of the land being :- 6.015 decials out of 6.875 decimals of R.S.Dag No.3171 + 5.823 decimals out of 6.655 decimals of R.S.Dag No.3173 ) out of 13.54 decimals along with 875 Sq.ft. out of 1000 sq.ft. asbetors structure standing thereon of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written by purchase.

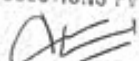
**AND WHEREAS** the said Vendors are in urgent need of money for bonafide reason and decided to dispose of the undivided bastu land measuring more or less .11.838 decimals ( the split up of the land being :- 6.015 decials out of 6.875 decimals of R.S.Dag No.3171 + 5.823 decimals out of 6.655 decimals of R.S.Dag No.3173 ) out of 13.54 decimals along with 875 Sq.ft. out of 1000 sq.ft. asbetors structure standing thereon of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written and made public announcement to this effect.

**AND WHEREAS** the Purchasers herein, having come to know of such announcement, offered a consolidated value of the undivided land measuring more or less .11.838 decimals ( the split up of the land being :- 6.015 decials out of 6.875 decimals of R.S.Dag No.3171 + 5.823 decimals out of 6.655 decimals of R.S.Dag No.3173 ) out of 13.54 decimals along with 875 Sq.ft. out of 1000 sq.ft. asbetors structure standing thereon of R.S.Khatian No.152 of Barhansfartabad Mouza, J.L.No.47, under P.S.Sonarpur, District-South 24-Parganas fully described in the Schedule hereunder written and also total property shown in the map or plan annexed hereto by RED border for Rs.78,62,800/- (Rupees Seventy Eight Lakhs Sixty Two Thousand Eight Hundred ) only.in lum sum and the Vendors have accepted the offer of the Purchasers for an out and out sale of the

BI STEELWORTH PVT. LTD.

  
Director

CREATIVE SOLUTIONS PVT. LTD.

  
Director



Nishi Churiwala

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

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aforesaid property at Rs.78,62,800/- (Rupees Seventy Eight Lakhs Sixty Two Thousand Eight Hundred ) only

**NOW THIS INDENTURE WITNESSETH** :- that in pursuance of the said agreement and in consideration of the said sum of Rs.78,62,800/- (Rupees Seventy Eight Lakhs Sixty Two Thousand Eight Hundred ) only fully paid by the Purchasers unto the Vendors (the receipt where of the Vendors doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the Purchasers and the said Plot of land hereby conveyed) the said Vendors do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said Purchasers **ALL THAT** below Schedule property free from all encumbrances **OR HOWSOEVER OTHERWISE** the below Schedule property butted and bounded, called known numbered described and distinguished **TOGETHER WITH** all homestead ways, paths, water course, lights, passage, advantages of ancient or other rights easements commodities appendages and appurtenances whatsoever in respect of the below Schedule property **AND** the rents, issues and profits of the Vendors in the below of the Schedule property **AND** all claim and demand whatsoever of the said Vendors into and upon the Schedule property or any or every part or parcel thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relates to the Schedule property or any part or parts or parcel thereof and which now or hereafter shall or may be in the custody power of possession of the said vendors as aforesaid **AND TO HAVE AND TO HOLD** the Schedule property unto and to the use of the Purchaser absolutely and forever **AND** the Vendors do hereby covenant and agree with the Purchaser and its heirs/successors-in office interest that notwithstanding any act, deed, matter or thing by the Vendors made done committed or knowingly permitted or suffered to the contrary the Vendors now lawfully seized and possessed of the said property and have good right and lawful and absolute authority by these presents to grant, convey, transfer, assign and assure his property unto and to the use of the purchaser in the manner aforesaid **AND** the purchasers shall and may at all times hereafter enjoy the vendors' right, title and interest in the below Schedule property and receive the rents issues and profits thereof

STEELWORTH PVT LTD

  
Director

CREATIVE SOLUTIONS PVT. LTD.

  
Director



Nishi Chaurasia

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012





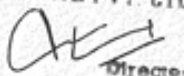
without any interruption, claims or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through the Vendors **AND THAT** free and clear, freely and clearly and absolutely acquitted, exonerated and discharged from or by the Vendors and well and effectually saved defended kept harmless and indemnified or from and against all and manner or right, title, liens, charges and encumbrances whatsoever created made done occasioned or suffered by the Vendors of any person or persons rightfully claiming or to claim through under or in trust for them **AND FURTHER** the vendors and all other persons having or claiming any estate right, title, interest or demand whatsoever of into upon out of the Vendors' right and share of the below property from under through or in trust for their shall and will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers do and execute or cause to be done and executed such further and other assurances, acts, deeds and matters whatsoever for further and more perfectly conveying and assuring the Vendors' share of the below Schedule property unto and to the use of the Purchasers in the manner as shall or may be reasonably required and **FURTHER THE VENDORS** do hereby covenant with the Purchasers as follows:-

**AND** the Purchasers shall have liberty to sell, gift, mortgage, lease, hypothecate the Schedule property or any part thereof in favour of any person or persons or institutions the Vendors shall have nothing to say in this respect.

**AND** the Purchasers shall have the very liberty to mutate his name in the records of the local Municipality office and B.L. & L.R.O and to pay the necessary taxes and rents in his name after deleting the name of the Vendors.


**AND** the Vendors further covenant that prior to execution and registration of the Deed of Conveyance the Vendors doth hereby assure, represent and covenant with the Purchasers as follows:-a) The Vendors herein are absolutely seized and possessed of and otherwise sufficiently entitled to the property mentioned in the Schedule hereunder written and have been enjoying the same without any obstruction, interferences whatsoever and howsoever,

STEELWORTH PVT. LTD.

  
Director

CREATIVE SOLUTIONS PVT. LTD.

  
Director



*Neha Chavhanale*

*Addl. Dist. Sub-Registrar*  
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14 DEC 2012



b) the Vndors have a marketable title in respect of the said Schedule property.

c) The Vendors have not entered into any Agreement or encumbering, parting with , dealing with, disposing of the Schedule property or any portion thereof in any manner whatsoever.

g) The Vendors have not obtained any loan from any office and/or concern or person or Banks or financial Institutions keeping lien and/or charged and/or mortgaged the Schedule property .

AND the Vendors further covenant that they will at the request and cost of the purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part to the use of the purchasers to the true intent meaning of these present as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE


ALL THAT piece and parcel of Bastu undivided land measuring more or less .11.838 decimals ( the split up of the land being :- 6.015 decials out of 11 decimals of R.S.Dag No.3171 + 5.823 decimals out of 16 decimals of R.S.Dag No.3173 ) out of 13.54 decimals along with 875 Sq.ft. out of 1000 sq.ft. asbetors structure standing thereon situated and lying at Mouza- Barhansfartabad, J.L. No.47, R.S. No.7, Touzi No.109, Pargana-Medanmolla, P.S. & A.D.S.R.office at Sonarpur, comprising in R.S.Dag Nos. 3171 & 3173, appertaining to R.S.Khatian No.152, Holding No.340, ward No.28 under Rajpur-Sonarpur Municipality, District South 24-Parganas together with all easementary rights and .the annual proportionate rent of 11.838 decimals as per present rate, which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal. OR HOWSOEVER OTHERWISE and particularly total property delineated in the map or plan annexed hereto by RED border. The said map or plan is part and parcel of this document

STEELWORTH PVT. LTD

  
Director

CREATIVE

  
Director

  
Director

*Nishi Chandra*

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012



IN WITNESS WHEREOF the Vendors & Purchasers have hereunto set and subscribed their hand, seal and signature on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERY**

In Presence of WITNESSES :-

1. RAJESH KUMAR JAIN  
S/O SRI KIRAN CHAND JAIN  
B4-117 SALT LAKE CHY  
KOB- 700091

STEELWORTH PVT. LTD.

*[Signature]*  
Director

CREATIVE SOLUTIONS PVT. LTD.

*[Signature]*  
Director

2. Agarwal  
General Agarwal  
S/O Sri Madan Lal Agarwal  
6, Park Side Road  
Kolkata - 700026

*[Signature]*  
Nishi Chinnikar

**SIGNATURE OF THE VENDORS**

For RAJWADA DEVELOPERS PVT. LTD.  
*[Signature]*  
Director

For JITEN COMMERCIAL PVT. LTD.  
*[Signature]*  
Director

For KRISTON MERCHANTS PVT. LTD.  
*[Signature]*  
Director

*[Signature]*  
*[Signature]*

Birach Agarwal  
Paykumar Agarwal

**SIGNATURE OF THE PURCHASERS**

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012



**MEMO OF CONSIDERATION**

**RECEIVED** of and from within named PURCHASERS within mentioned the said sum of Rs. 78,62,800 /-(Rupees Seventy Eight lakhs Sixty Two Thosuannd Eight Hundred)only being the full and final consideration moneypaid the following manner herein below:-

	CHEQUE/DRAFT NO.	DATE	BANK	AMOUNT
① Steelworth Pvt Ltd	036194	12.12. 2012	Axis Bank.	Rs 2,80,814 /-
	36228	22	22	Rs 2,80,814 /-
	36225	22	22	Rs 2,80,814 /-
	36218	22	22	Rs 2,80,814 /-
	36214	22	22	Rs 2,80,814 /-
② Ravi Churiwala	36201	22	22	Rs 2,80,814 /-
	36207	22	22	Rs 2,80,814 /-
	36196	22	22	Rs 2,80,814 /-
	36209	22	22	Rs 2,80,814 /-
	36233	22	22	Rs 2,80,814 /-
③ Nishi Churiwala	36219	22	22	Rs 2,80,814 /-
	36212	22	22	Rs 2,80,814 /-
	36198	22	22	Rs 2,80,814 /-
	36205	22	22	Rs 2,80,814 /-
	36217	22	22	Rs 2,80,814 /-
④ CREATIVE SOLUTIONS PVT LTD.	36223	22	22	Rs 2,80,814 /-
	36199	22	22	Rs 2,80,814 /-
	36215	22	22	Rs 2,80,814 /-
	36192	22	22	Rs 2,80,814 /-
	36244	22	22	Rs 2,80,814 /-
	36216	22	22	Rs 2,80,814 /-
	36211	22	22	Rs 2,80,814 /-
	36206	22	22	Rs 2,80,814 /-
	36224	22	22	Rs 2,80,814 /-
	36195	22	22	Rs 2,80,814 /-
	36229	22	22	Rs 2,80,814 /-
	36200	22	22	Rs 2,80,814 /-
Total (Rupees Seventy Eight lakh, sixty Two thousand & Eight hundred only)				Rs 78,62,800/-

**WITNESSES:-**

1. *Rajesh Kumar Jai*
2. *Praveen Agrawal*

STEELWORTH PVT LTD  
*[Signature]*  
 Director

CREATIVE SOLUTIONS PVT. LTD.  
*[Signature]*  
 Director

*[Signature]*  
 Nishi Churiwala

**SIGNATURE OF THE VENDORS**

Drafted by me:

*[Signature]*

(TARUN KANTI CHAKRABARTI)  
 F.No.853/95, Advocate, Baruipur Civil Court.  
 Printed by :-

*[Signature]*


C. Kr. Jana,  
 Sonarpur, Kolkata-700 150.

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012






	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger


Name RAVI CHURIWALA

Signature *Ravi Churiwala*

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger


Name NISHI CHURIWALA

Signature *Nishi Churiwala*

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger

Name RAJESH KUMAR

Signature *Rajesh Kumar*

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger



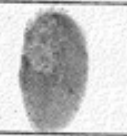





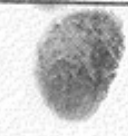


Name .....

Signature .....

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.








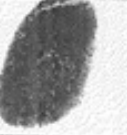
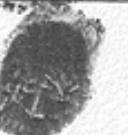


14 DEC 2012



	Left Hand					
	Right Hand					


Name BIKASH AGARWAL

Signature Bikash Agarwal

 raja.jpeg	Left Hand					
	Right Hand					

Name RAJKUMAR AGARWAL

Signature Rajkumar Agarwal

Photo	Left Hand					
	Right Hand					

Name .....

Signature .....

Photo	Left Hand					
	Right Hand					

Name .....

Signature .....

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012





Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 14895 of 2012  
(Serial No. 17415 of 2012)

On

Payment of Fees:

On 12/12/2012

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

Presented for registration at 20.00 hrs on :12/12/2012, at the Private residence by Rajendra Kr. Agarwal , one of the Claimants.

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

Execution is admitted on 12/12/2012 by

1. Ravi Churiwala

Director, M/s. B I Steelworth Pvt. Ltd., 1/2, Lord Sinha Road, 6th Floor, Kolkata, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700071.

Director, M/s. Creative Solutions Pvt. Ltd., 1/2, Lord Sinha Road, 6th Floor, Kolkata, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700071.  
, By Profession : Business

2. Nishi Churiwala, son of Ravi Churiwala , 101, Southern Avenue, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Business

3. Rajendra Kr. Agarwal

Representative, Jiten Commercial Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.

Representative, Kriston Merchants Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.

Representative, Rajwada Developers Pvt. Ltd., 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.  
, By Profession : Business

4. Parveen Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business

5. Bikash Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business

6. Raj Kumar Agarwal, son of Rajendra Kr. Agarwal , 26, Mahamaya Mandir Road, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business

Identified By Ganesh Agarwal, son of Madan Lal Agarwal, 6, Park Side Road, Kolkata, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700026, By Caste: Hindu, By Profession: Others.

  
( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

19/12/2012 12:52:00

EndorsementPage 1 of 3

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012





Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 14895 of 2012  
(Serial No. 17415 of 2012)

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/12/2012

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 86496.00/-, on 14/12/2012

( Under Article : A(1) = 86482/- ,E = 14/- on 14/12/2012 )

**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.-78,62,800/-

Certified that the required stamp duty of this document is Rs.- 550416 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 6420/- is paid, by the draft number 850100, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
2. Rs. 49000/- is paid, by the draft number 742445, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
3. Rs. 49000/- is paid, by the draft number 742446, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
4. Rs. 49000/- is paid, by the draft number 742449, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
5. Rs. 49000/- is paid, by the draft number 742442, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
6. Rs. 49000/- is paid, by the draft number 742450, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
7. Rs. 49000/- is paid, by the draft number 742451, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
8. Rs. 49000/- is paid, by the draft number 742452, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012

( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012







**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

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**Endorsement For Deed Number : I - 14895 of 2012**  
**(Serial No. 17415 of 2012)**

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9. Rs. 49000/- is paid, by the draft number 742454, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
10. Rs. 49000/- is paid, by the draft number 742453, Draft Date 12/12/2012, Bank Name State Bank Of India, Boral, received on 14/12/2012
11. Rs. 49000/- is paid, by the draft number 850083, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012
12. Rs. 49000/- is paid, by the draft number 850084, Draft Date 12/12/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/12/2012

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

  
( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012



SITE PLAN AT MOUZA -BARHANS FARTABAD, J. L. NO - 47, R. S. DAG NOS.- 3171, 3173, R. S. KHATIAN NOS.- 152 , P. S. -SONARPUR, DIST. - SOUTH 24 PARGANAS, WARD NO.- 28, UNDER RAJPUR - SONARPUR MUNICIPALITY.

STEELWORTH PVT LTD

*[Signature]*  
Director

SCALE = 1" INCH = 33' FT.

TOTAL LAND AREA SHOWN IN RED BORDER.

TOTAL AREA STATEMENT

R. S. DAG NO.	LAND AREA	R. T. SHED AREA
3171	11 DEC.	1000 SFT.
3173	16 DEC.	

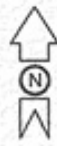
SOLD AREA STATEMENT (UNDIVIDED)

R. S. DAG NO.	LAND AREA	R. T. SHED AREA
3171	6.015 DEC.	875 SFT.
3173	5.823 DEC.	

CREATIVE SOLUTIONS PVT. LTD.

*[Signature]*  
Director

*[Signature]*  
Nishi Chandra



60F HAWWA DEVELOPERS PVT. LTD.  
*[Signature]*  
Director

*[Signature]*  
Bikash Agarwal  
*[Signature]*  
Rajkumar Agarwal

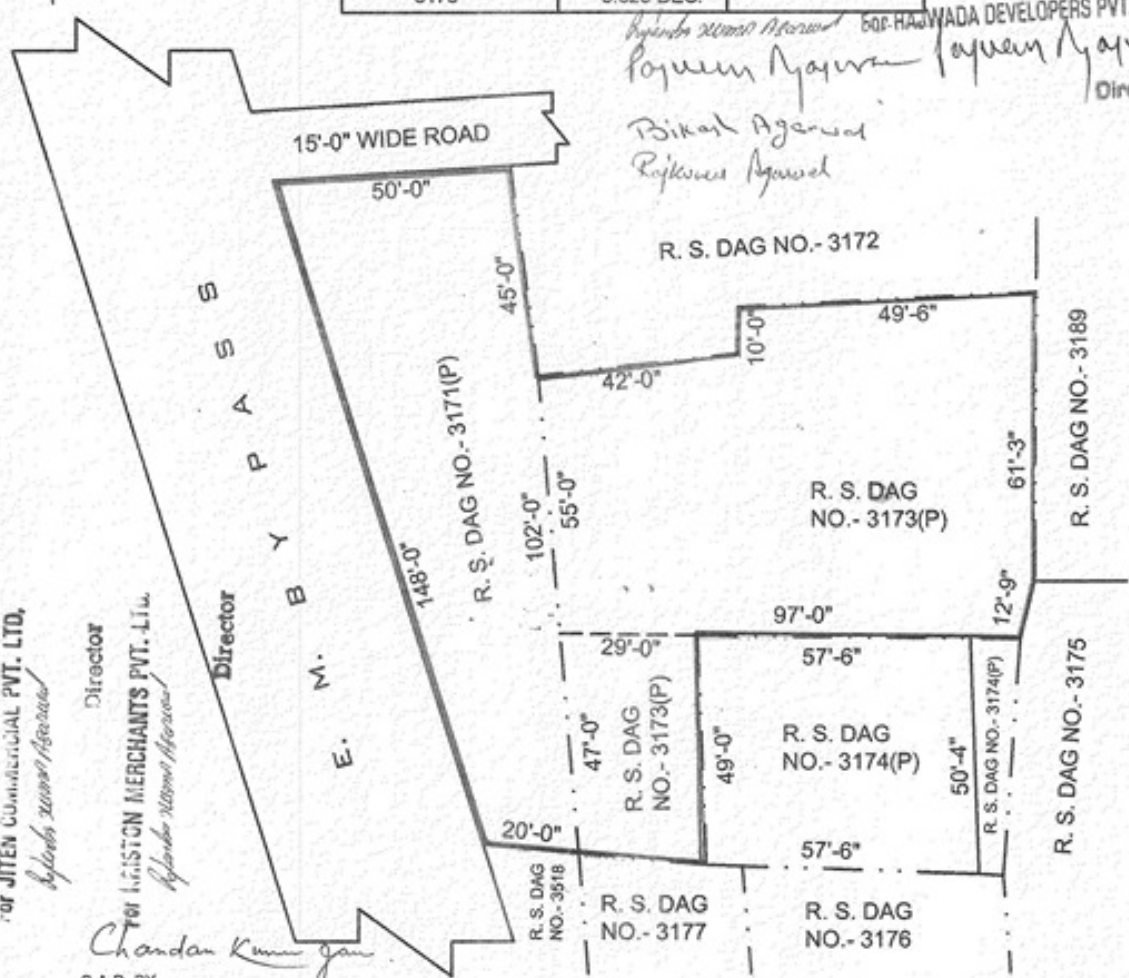
JITEN COMMERCIAL PVT. LTD.  
*[Signature]*

Director

M. B. Y. P. A. S. S. E.  
Director

*[Signature]*  
Chandan Kumar Jana

C.A.D. BY  
Chandan Kumar Jana.  
Civil Engineer. E.B.S. Lie No-284 /Ripson  
Rajpur-Sonarpur Municipality



R. S. DAG NO.- 3518

R. S. DAG NO.- 3177

R. S. DAG NO.- 3176

R. S. DAG NO.- 3173(P)

R. S. DAG NO.- 3174(P)

R. S. DAG NO.- 3173(P)

R. S. DAG NO.- 3172

R. S. DAG NO.- 3175

R. S. DAG NO.- 3189

*Addl. Dist. Sub-Registrar*  
Sonarpore, Sec-24, P.S.

14 DEC 2012



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 39  
Page from 1641 to 1661  
being No 14895 for the year 2012.



*BD*  
(Biswajit Dey) 19-December-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal