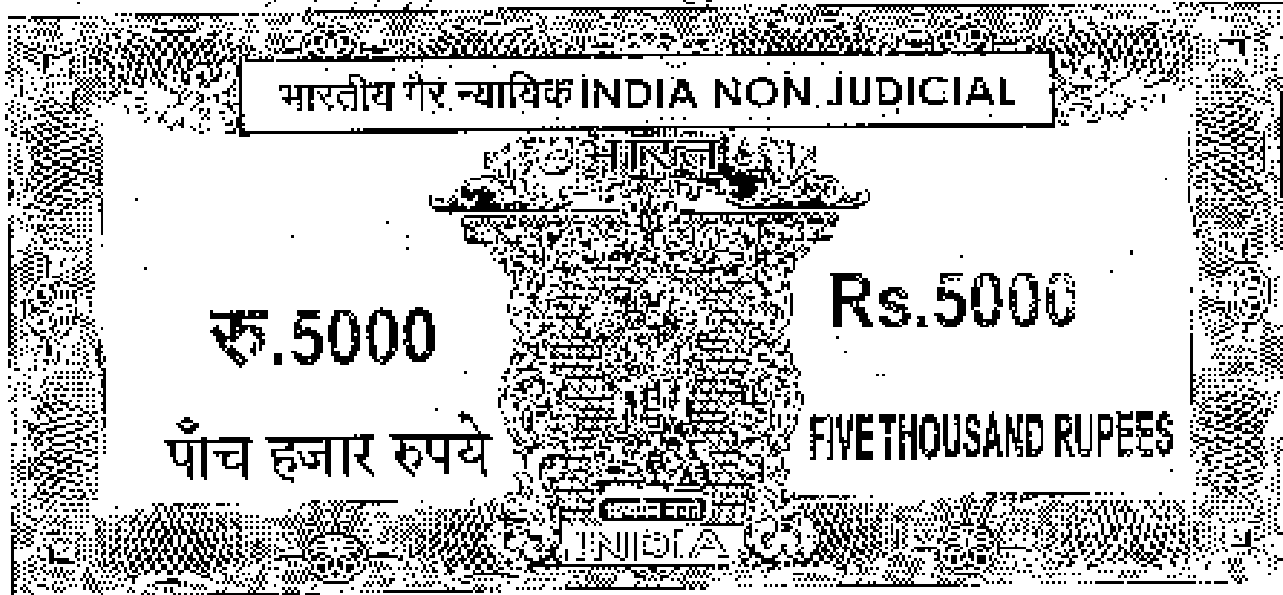


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WEST BENGAL

21.11.58

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Handwritten text in Bengali script, including a signature 'D. S. Ghosh'.

THE GOVERNMENT OF WEST BENGAL is hereby notified that the...

12/1/07 20 MAR 2008

D. H. MATSUYAMA & CO  
INCORPORATED  
1000 WEST 10TH STREET  
VANCOUVER, BRITISH COLUMBIA

L. B. F. 1000  
WEST 10TH ST

Certificate

Register  
CD Vol:  
Page No:  
being N

Shree Maheshwari Engineering

For AFW STEEL & LTD.

Managing Director

London

27/03/08

(To  
AFW  
OF  
No

Shree Maheshwari Engineering

London

Shree Maheshwari Engineering

London

Shree Maheshwari Engineering  
1000 West 10th Street  
Van. B.C. Canada

27/03/08

floor, Sector-II, Salt Lake City, P.S. Bidhan Nagar, Pin code  
 700091, 2) ~~SHYAM JAIN~~, son of Shri Prasad Jain, Hindu  
 businessman, residing at Flat No. N-405 at premises No. 3071,  
 Sahitya Parishad Street, P.S. Baridola, Kolkata-700 006 and the  
 said 3) ~~SHYAM JAIN~~, son of Shri Prasad Jain, Hindu  
 businessman, residing at Flat No. N-405 at premises No. 3071,  
 Sahitya Parishad Street, P.S. Baridola, Kolkata-700 006 in the  
 town of Calcutta hereinafter collectively referred to as the  
 FIRST PARTY (which expression shall unless excluded by an assignment  
 in the context be deemed to include the partners or successors  
 in-office, representatives and assigns) of the FIRST PART and  
 SRI. SITA JAIN, wife of the said Shri Prasad Jain, formerly  
 residing at No. 8, Cornwallis Street, now known as Bidhan Sarani,  
 Calcutta as aforesaid and at present residing at No. 81-15,  
 Ground floor, Sector-II, Salt Lake City, P.S. Bidhan Nagar,  
 Pincode-700091, in the District of 23-Paraganas (North)  
 hereinafter referred to as "SECOND PARTY" (which  
 expression shall unless excluded by an assignment in the context  
 be deemed to include her heirs, executors, administrators,  
 representatives and assigns) of the SECOND PART and PTCB  
 ROYALTY MILLS PRIVATE LIMITED, a company incorporated under the  
 provisions of the Companies Act, 1956 and having its registered  
 office at C, Dufferin Street, Litch, Howrah - 711002 and known  
 as T. Bhatnagar Street, Tilash, Howrah - 711002, hereinafter  
 referred to as the "THIRD PARTY" (which expression  
 shall unless excluded by an assignment in the context be deemed  
 to include the successors or administrators)

representatives and assigns of the TRIPO PART AND  
 AND ARE STEERING LIMITED, a company incorporated under the  
 provisions of the Companies Act, 1956 and having its registered  
 office at flat No. 80, of the building known as "Shyamkanti" at  
 premises No. 175, Lord Sinha Road, P.O. Shakespeare Bazar,  
 Calcutta-700071 together referred to as "the purchaser"  
 (which expression shall unless excluded by or repugnant to the  
 context be deemed to include its successors or successors-in-  
 office, representatives and assigns) of the TRIPO PART:

**W I T N E S S E T H**

- 1) By a Bargain Khasa dated 23<sup>rd</sup> February, 1960 and made  
 between ~~Part~~ Gopal Ghosh, Bhagendra Nath Ghosh,  
 Satyendra Nath Ghosh, Sudil Kumar Ghosh, Suroo Kumar  
 Ghosh, Gushil Kumar Ghosh, Sudhir Kumar Ghosh  
 Sankaranda Ghosh and Smt. Anilbala Ghosh therein  
 collectively referred to as the Vendors of the One  
 part and M/s. T. Tarruck & Co., therein referred to as  
 the Purchaser of the Other part and registered at the  
 office of the Coosipore Sub Div, Sub-registration  
 office in Book No. 1, Volume No. 32, Pages 32 to 34,  
 Being No. 1413 for the year 1960, the Vendors  
 thereinafter for the consideration therein mentioned  
 granted, sold, transferred, conveyed, assigned and  
 conveyed unto, and in favour of the Purchaser  
 thereinafter inter alia, the said FIRSTLY ALL THAT the  
 piece or parcel of Bayati Mokarari Gwaltya Pindia  
 land containing an area of 0.35 katak equivalent to 1

Right 1 cottah, 2 chittacks, 30 sq.ft. be the same a little more or less in vendor's Khata No. 897 Ka, Bha and Ga, Praja Khata No. 880, C.S. Dag No. 3317 and 10  
 SECURITY ALL THAT the piece or parcel of Royal Makaradi Bakhya Bhatiba land containing an area of 6.75 satak equivalent to 2 Right 2 Cottahs, 25 Chittacks, 12.6 sq.ft. be the same a little more or less in vendor's Khata No. 692 Ka, Bha and Ga, Praja Khata No. 821 C.S. Dag No. 3317 together containing in the aggregate an area of 1.66 satak equivalent to 1 Right, 4 Cottahs, 2 Chittacks 3.6 sq.ft. be the same a little more or less both in More Brigadahe Kowchali, Village-Brigadahe R.S. No. 12, Fargaha-Kolihate, J.L. No. 1, Town No. 123, P.S. Baranagar, Sub-Registry Coasigore Dist. Bam, District Registration office Alibora, in the District of Bishnupur and included within Municipal Corporation limits portion of Municipal Holding No. 1570 and hereinafter for the sake of brevity collectively referred to as the "Entire Land" along with other land and delineated in the map or plan thereto annexed and thereon bounded by together with 10 ft. wide common passage leading from Pancha Road for the purpose of ingress and egress from and out of the said Entire Land and shown in the said map or plan thereto Annexed and also depicted with all rights beneficial easements and advantages appurtenant thereto

more particularly described in the Schedule thereunder written, absolutely and forever free from all encumbrances and liabilities whatsoever but subject to the payment of the annual rent to the then zamindar's now in the Collector of 24-Parganas on behalf of the Government of West Bengal.

2. While thus seized and possessed of the said Entire Land, the said M/s. R. Tarruck & Co. applied for mutation of their name in the records of the Kamarhati Municipality and the said Kamarhati Municipality mutated the names of the said M/s. R. Tarruck & Co. in its records as the owner of the said Entire Land and the said Entire Land has subsequently been assessed and numbered as Municipal Premises No.5/18, N. M. Feeder Road and also Municipal Holding No. F-28, N. M. Feeder Road, by the said Kamarhati Municipality.

3. Being thus seized in and sufficiently in possession of the said Entire Land being Municipal Premises No.5/18, N. M. Feeder Road and also Municipal Holding No. F-28, N. M. Feeder Road, of the said Kamarhati Municipality, the said M/s. R. Tarruck & Co. duly constructed and erected brick built sheds and/or structures thereon or on part thereof (which the said Entire Land and the said brick built sheds and/or

structures are hereinafter collectively referred to as the "Sachin Property".

47

4) In the premises the said M/S. R. Tarnak & Co. become seized and possessed of or otherwise well and sufficiently entitled to all those several brick built sheds and/or structures together with the pieces or parcels of lands thereunto belonging wherein or in part whereof the same are erected and built and containing in the aggregate area of 1.05 acres equivalent to 3 bhags, 4 cottaks, 2 chittaks 3.6 sq. ft. be the same a little more or less situate lying at and being Municipal Premises No. 5/18, N. W. Feeder Road and also Municipal Building No. 5-26, N. W. Feeder Road, of Sasarhati Municipality and comprised in sublots of Division No. 697 Ka, Kha and Ga, Patta Division Nos. 820, and 821 K.G. No. 12, Mohra Ariyadaha Sasarhati, Villages- Ariyadaha, P.T. No. 1, Taluk No. 173, P.S. Saranagar Sub-division-Cossipore Dist. No. District Registration office, Mirzapur, in the District-24-Parganas together with all rights, benefits, easements and advantages of and in the 16 several common messes and hereditaments as well as hereinafter collectively referred to as the "Sachin Property" free from all encumbrances and liabilities whatsoever but subject to the terms mentioned therein.

4. The said M/s. R. Tentuck & Co., was a partnership firm consisting of Shew Prasad Jaiswal son of Ramtarak Ram deceased, himself and as Karta of a Joint Mitakshara Hindu Family consisting of himself and his sons Sudesh Jaiswal and Subhas Jaiswal and his wife Smt. Gita Jaiswal being the members and co-partners of the said Joint Mitakshara Hindu Family, Satyanarayan Prasad son of Govardhan Ram deceased, Ramnagar Prasad son of the said Satyanarayan Prasad and Parmeshwar Prasad another son of the said Satyanarayan Prasad were the partners thereof and they carried on their business in co-partnership in terms of the Deed of Partnership dated 16<sup>th</sup> day of December, 1955.

5. By a Deed of Dissolution and Assignment dated 30<sup>th</sup> day of January, 1967 and made between the said Shew Prasad therein himself and as Karta of Joint Mitakshara Hindu Family consisting of himself and his sons Sudesh Jaiswal and Subhas Jaiswal and his wife Smt. Gita Jaiswal therein referred to as the Retiring partner of the One part and the said Satyanarayan Prasad, the said Ramnagar Prasad and the said Parmeshwar Prasad & Jaiswal therein referred to as the continuing partners of the Other Part and registered at the office of the Registrar of Assurances at Calcutta in Book No.1, Volume No. 41, Pages 98 to 103



Being No. 448 for the year 1957 the said partnership firm of M/s.R. Tarruck & Co., was dissolved and the partners of the said firm became entitled to the capital and assets of the said firm of M/s. R. Tarruck & Co. in equal shares and in pursuance thereof the continuing partners therein named transferred, assigned, released and confirmed unto the Retiring partner All Those their respective shares, estates, rights titles, interest, claims and demands whatsoever of and in All That the piece or parcel of land in Moura Ariyadaha Komarhatti, Thana Baranagar, sub-registry office Coimbatore Duv Duv, within the Komarhatti Municipality in the District of 24-Parganas Jh.Holl, R.S.No.12, Tazri No.173 containing an area of 1 bigha, 10 cottaha, 2 chittacks being portion of C.S. plot No.3317, Khatian Nos.820 and 821 being the divided and demarcated part or portion of the said Entire Property more particularly described in the Schedule thereunder written and delineated in the map or plan thereto annexed and thereon bordered Red together with all rights, benefits, easements and advantages of and in the 16 Ft. wide common passage To hold the same unto the Retiring partner absolutely and forever.

VI The said Shri Prasad Jaiswal himself and as Karta of a Joint Mitakshara Hindu Family consisting of himself

and his sons Eudesh Jaiswal and Babhan Jaiswal and his wife Smt. Gita Jaiswal became seized and possessed of or otherwise well and sufficiently entitled to Act that the piece or parcel of land containing an area of 1 Bighas, 10 cottahs and 2 chittacks be the same a little more or less situate lying at and being the divided and demarcated part or portion of the said Municipal premises No 3/1B, M. N. Feeder Road and also Municipal Holding No.F-28, M. N. Feeder Road of Kamakhali Municipality and comprised in Khastan Nos.820 & 821 portion of plot No.3317, Mouza Ariyadaha Kamakhali, Village-Ariyadaha, R.S.No.12, J. L. No.1, Thana Baranagar, Sub-registry office- Gogripore Dum Dum, District Registration office Alipore, in the District-24-Parganas Together With all rights, benefits, easements and advantages of and in the full, wide common passage and hereinafter collectively referred to as the "Said Land" free from all encumbrances and liabilities whatsoever but subject to the tenure governing the same.

8: Being thus seized in and sufficiently in possession of the Said Land being the divided and demarcated part or portion of the said municipal premises No.5/1B, M. N. Feeder Road and also Municipal Holding No.F-28, M. N. Feeder Road of Kamakhali Municipality, the said Shri Prasant Jaiswal himself and as Karta of a Joint

Mitakshara Hindu Family consisting of himself and his sons Sudesh Jainwal and Subhas Jainwal and his wife Smt. Gita Jainwal constructed and erected or caused to be constructed and erected brick built building sheds and/or structures, godown, office room and durwan quarter thereon or on part thereof (which said land and the said brick built building sheds and/or structures godown, office room and durwan quarter thereon or on part thereof are hereinafter collectively referred to as the "said Property").

9. The said Shew Prasad Jainwal forself and as Karta of a Joint Mitakshara Hindu Family consisting of himself and his sons Sudesh Jainwal and Subhas Jainwal and his wife Smt. Gita Jainwal became seized and possessed or otherwise well and sufficiently entitled to All That the brick built building, sheds, office room godown, durwan quarter together with the piece or parcel of land thereunto belonging whereon or on part whereof the same were and/or are erected and built and containing by estimation an area of 1 bigha, 10 cotwans and 2 chittacks be the same a little more or less situate lying at and being the divided and demarcated part or portion of the said Municipal premises No. 3/1B, N. N. Fecder Road and also Municipal Building No. 1-2B, M. N. Fecder Road, of Kamarhati Municipality Ward No. 11, Pin code No. 700 057 and

comprised in Mouza Ariyadaha Kamarhatti, Village of Ariyadaha, Pargana-Kalikata, Khallan Nos:820 & 821 respectively portion of C. S. plot No.3317, J.L.No.1, R.S.No.12, Touzi No.173, P.S.Beranagar now Balghoria, Sub-registration office-Cossipore Dum Dum, District registration office- Alipore now Barasat in the District-24-Parganas now in the District of 24-Parganas(North) Together with all rights, benefits, easements and advantages of and in the 16 ft. wide common passages leading from the Main Road known as M. M. Feeder Road to the said divided and demarcated part or portion of the said Municipal premises No.5/1B, M. M. Feeder Road and also Municipal Holding No.F-28, M. M. Feeder Road of the said Kamarhatti Municipality; and hereinbefore as well as hereinafter collectively referred to as the "Said Property" free from all encumbrances and liabilities whatsoever but subject to the tenure governing the same.

10. By an Agreement dated 12<sup>th</sup> day of May, 1967 and made between the said Shew Prasad for himself and as karta of the Joint Hitekshara Hindu Family comprising of himself and his sons the said Sudesh Jainwal and the said Subhas Jainwal the then minors; and the said Smt.Gita Jainwal therein referred to as the Vendors of

the one part and the said Star Rolling Mills Pvt. Ltd. therein referred to as the Purchaser of the other part the Vendors herein named agreed to sell and the Purchaser herein named agreed to purchase All That the said property more particularly described in item No.2 of the First Schedule hereunder written and also part of the Second Schedule hereunder written respectively at or for the price or consideration therein mentioned and also subject to the terms covenants and conditions as will more fully appear from the said Agreement.

11. Thereafter the said Sudeesh Jaiswal and the said Subhas Jaiswal both attained majority.
12. The said Sudeesh Jaiswal and the said Subhas Jaiswal both were separated from the said joint mitakshara Hindu Family of the said Shew Prasad Jaiswal and the said joint family property was mutually partitioned by and between the said Shew Prasad Jaiswal, the said Sudeesh Jaiswal and the said Subhas Jaiswal and each of them became and/or is entitled to an undivided 1/3<sup>rd</sup> part or share of and in the said property prior to the coming into existence of the under Land (Ceiling and Regulation) Act 1976.

13. The said property is let out to Agarwal Hardware Works Private Ltd. now known as AHW Steels Ltd at a monthly rent of Rs.700/- (Rupees Seven hundred only) per month.
14. The said Star Rolling Mills Private Ltd the second confirming party herein has nominated the said AHW Steels Ltd the Purchaser herein who has agreed to complete the sale and purchase in respect of S.I. That the said property more particularly described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered Red and green respectively at Rs. for the price or consideration of Rs.18,00,000/- (Rupees Eighteen Lacs only) subject to the existing tenancy as aforesaid and also subject to the tenure governing the same but otherwise free from all encumbrances and liabilities whatsoever and the vendors herein have accepted such nomination.
15. At the request of the Vendors, the First Confirming Party has agreed to join these presents and to confirm the same in the manner as hereinafter appearing.
16. At the request of the Purchaser, the second confirming party has agreed to join in these presents and to

execute the same in the manner as hereinafter appearing.

if

NOW THIS INSTRUMENT WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.18,00,000/- (Rupees Eighteen Lacs only) paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as well as by the receipt for the same hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser as well as the property hereby transferred and conveyed the Vendors do and each of them doth hereby grant, sell, convey, transfer assign and assure and the First Confirming Party and the Second Confirming Party respectively by their joining to the presents concur and confirm unto and in favour of the Purchaser ALL THAT the brick built building sheds, office Bldg, godown, storage quarter together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 bigha 13 cottans 2 chittacks be the same a little more or less situate lying ut and being the divided and demarcated part or portion of the said Municipal Premises No.5/18, M. M. Feeder Road and also Municipal Holding No.F-28, M. M. Feeder Road of Kamberahi Municipality, ward No.11, Pin code No.700057 and comprised in Mouza Ariyadaha Kamberahati, Village-Ariyadaha, Farqano-Kalikata, Kharkan Nos.820 & 821 respectively

portion of G.S. Plot No.3317, J.L.No.1, H.S.No.12, Tauri No.173, P.S.Saranagar now Belghoria Sub-registration office- Coaspore Dum Dum, District registration office- Alipore, Now Barooat in the District of 24-Parganas now in the District of 24-Parganas (North) and delineated in the map or plan hereto annexed and thereon bordered Red Together With all rights, benefits, easements and advantages of and in the 16 ft. wide common passage leading from the Main Road known as N. N. Feeder Road to the said divided and demarcated part or portion of the said Municipal premises No.5/10, N. N. Feeder Road and also Municipal Holding No.4-29, N. N. Feeder Road of Kamarhati Municipality and delineated in the said map or plan hereto annexed and thereon bordered green more particularly described in the Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the "said premises" OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or at any time or times heretofore were or was situated, betted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, waters, water-courses, sewers, drains And all manner of former and other rights, rights, liberties, easements, privileges, emoluments, advantages appendages and appurtenances whatsoever to the said premises belonging or in anywise appertaining or held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto respectively AND the reversion or reversions, remainder or remainders AND All the rents, issues



and profits thereof AND ALL and every part thereof And all the legal incidents thereof And all the estate, right, title, interest, inheritance, use, property, possession, claim and demand whatsoever both at law and in equity of the Vendors in to upon or in respect of the said premises and every part thereof herein comprised and hereby granted and transferred and every part thereof AND ALL deeds, pattens, muniments, writings and evidences of title which in anywise relating to the said premises or any part thereof which now are or hereinafter shall or may be in the custody, power or possession of the Vendors or any of them or any person or persons from whom the Vendors can or may produce the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said premises AND ALL AND SINGULAR other the premises herein comprised and hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be Together with all other rights, interests, members and appurtenances belonging thereunto and every part thereof respectively unto and to the use of the Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever subject to the existing tenancy as aforesaid and also subject to the tenure governing the same.

2. The Vendors do and each of them doth hereby covenant with the Purchaser:

- (1) That the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises free from all

encumbrances and liabilities whatsoever subject to the existing tenancy as aforesaid and also subject to the tenure governing the same.

- (2) That the Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure ALL AND SINGULAR the said premises hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents free from all encumbrances and liabilities whatsoever subject to the existing tenancy as aforesaid and also subject to the tenure governing the same.

- (3) That the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said premises hereby granted, sold, conveyed and transferred and receive and enjoy the rents, issues and profits thereof and every part thereof without any lawful let, suit, trouble, eviction, interruption, disturbance claim and demand whatsoever from or by the Vendors or any of them or other person or persons lawfully or

equitably claiming from through under or in trust for the Vendors or any of them.

- (W) That free and clear and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the cost and expenses of the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all and all manner of taxes and other estates, charges, mortgages, pledges, hypothecation, liens, dispondens, debts, attachments (including attachment under any Certificate Case or proceedings) executions encumbrances and liabilities whatsoever made or suffered by the Vendors.

- (X) That the Vendors do and each of them doth hereby further covenant with the Purchaser and declare that no notice has been served upon the vendors or any of them for acquisition and/or requisition of the said premises or any part thereof and that the said premises or any part thereof is not affected by any legal and/or statutory restriction or impediment or embargo and that no proceedings are pending in any Court or Tribunal or any other competent authority for acquiring or

requir[ing] the said premises or any part thereof.

(16) The Vendors do and each of them doth hereby further covenant with the Purchaser that the Vendors have not at any time done, executed or performed or suffered to be contrary or been party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the said premises or any part thereof is or are or may be impeached, charged, encumbered or affected by reason whereof the Vendors may be prevented from conveying the said premises in the manner aforesaid;

(17) Further that the Vendors and all persons having or lawfully or equitably claiming any estate, right, title, interest, property, claim and demand whatsoever into or upon the said premises hereby granted, sold, conveyed, transferred, assigned and secured or expressed or intended so to be or any part 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 Purchaser make, do, acknowledge and execute or cause to be made, done, acknowledged and executed all such acts, deeds,

matters and things whatsoever for further better and more perfectly, effectually or satisfactorily granting, transferring and assuring the said premises and every part and parcel thereof unto and to the use of the Purchaser as shall or may be reasonably required.

(B) The First Confirming Party and the Second Confirming Party do and each of them doth hereby covenant with the Purchaser that they the said First Confirming Party have not done executed or performed nor suffered anything to the contrary or been party or privy to any act, deed matter or thing whereby or by reason or means whereof the said premises or any part thereof may be in any way affected or prejudiced in title or estate so that the said First Confirming Party and the said Second Confirming Party may be hindered or prevented from confirming and concurring to the sale in respect of the same unto and to the use of the Purchaser in the manner as aforesaid.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the brick built building, shade, office, go-down durwan quarter Together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are

erected and built and containing by estimation an area of 1  
 bhga 10 cottahs & chittaks or the same a little more or less  
 situate lying at and being the divided and demarcated part or  
 portion of the said Municipal premises No.5/1B, M. M. Feeder  
 Road and also Municipal Building No.F-28, M. M. Feeder Road of  
 Kamrahall Municipality Ward No.1A, Pin code No.700 057 and  
 comprised in Mouza Ariyadaha Kamrahall, Village- Ariyadaha  
 Pargana-Halikata, Khalian Nos.820 & 821 respectively portion of  
 C.S. Plot No.3317, J.L.No.1, R.S.No.12, Tausi No.173,  
 P.S.Daranagar now Deighoria, Sub-registration office-Coochepore  
 Das Dun, District registration office-Alipore now Barasat in  
 the District of 24 Parganas now in the District of 24 Parganas  
 (North) and delineated in the map or plan hereto annexed and  
 thereon bordered red and hatted and bounded in the manner as  
 follows:-

ON THE NORTH : Partly by C.S. Dag No.3322 and partly by  
 C.S.Dag No.3321;

ON THE SOUTH : By common passage comprised in C.S. Dag  
 No.3887/1012 leading from M. M. Feeder Road/

ON THE EAST: Partly by C.S.Dag No.3322 and partly by  
 C.S.Dag No.3323 and partly C.S.Dag No.3307;

AND

ON THE WEST: by the remaining portion of Dag No.3317  
 being the remaining portion of Municipal

premises No.5/1B, M. M. Feeder Road belonging to M/s. B. Terrack & Co of which Mr. Satyanarayan Prasad and others are partners thereof.

Together with all rights, benefits, easements and advantages of and in the 16 feet wide common passage leading from the main Road known as M. M. Feeder Road to the said divided and demarcated part or portion of the said municipal Premises No.5/1B, M. M. Feeder Road and also Municipal Holding No.F-28, M. M. Feeder Road of Kamarhati Municipality and shown in the said map or plan hereto annexed and thereon bordered Green.

Covered area of the building, sheds, structures and godown are 3770.52 Sq.ft. and 856.31 sq.ft respectively.

The said building, sheds, structures and godown were erected and/or constructed in or about the year 1967.

The annual revenue in respect of the above property is Rs.5/68P. (Rupees Five and paise sixty eight only) payable to the Collector of 24-Parganas (North) on behalf of the Government of West Bengal.

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

SIGNED SEALED AND DELIVERED by the VENDORS at Calcutta in the presence of :

*Sudhendu Kumar Mukherjee*  
*Sol to Messrs. P. D. Hemal Singh & Co. Solicitors & Advocates Calcutta*  
*Sufriya Mukherjee*

*S. P. Sen*  
*Rudesh Jain*  
*Gulab Jain*

SIGNED SEALED AND DELIVERED by the FIRST CONFIRMING PARTY at Calcutta in the presence of :

*Sudhendu Kumar Mukherjee*  
*Sufriya Mukherjee*  
*Sol to M/s. P. D. Hemal Singh & Co. Solicitors & Advocates G.O. Post Office Street, Calcutta*

*yeta jain*

SIGNED SEALED AND DELIVERED by the SECOND CONFIRMING PARTY at Calcutta in the presence of :

*Sudhendu Kumar Mukherjee*  
*Sufriya Mukherjee*

STAR ROLLING MILLS PVT. LTD.  
*Rudesh Jain*  
Director

SIGNED SEALED AND DELIVERED by the PURCHASER at Calcutta in the presence of :

*Sudhendu Kumar Mukherjee*  
*Sufriya Mukherjee*

For AHW STEELS LTD.  
*[Signature]*  
Managing Director  
For AHW STEELS LTD.  
*[Signature]*  
Managing Director



RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 18,00,000/- (Rupees Eighteen lacs only) being the within-mentioned consideration money expressed to have been paid by the Purchaser to the Vendors as per Memo of Consideration below:

Rs. 18,00,000/-

MEMO OF CONSIDERATION

By pay order NO. 532636 dated 27/03/08 issued by Bank of India Kolkata Corporate Banking Branch Kolkata - 70001 at the instance of the purchaser and at the request and direction of the vendors in favour of State Polity Mills Pvt. Ltd.

Rs. 18,00,000/-

Total Rs. 18,00,000/-

(Rupees Eighteen lacs only)

Witness:

Sunderlal Kumar for the purchaser

Sufriya Mulherjee

Sudesh Jaiswal  
Sudesh Jaiswal  
Sudesh Jaiswal

SITE PLAN OF LAND IN DEUDA, ANIGADAM  
 KAMRUPY, P.S. BELGHARIA, DT. DARRANG.  
 SCALE 3/32" = 1" INCH



MARK	DESCRIPTION & SIZE	AREA (SQ. FT.)
RM	SCALE ROOM OFFICE ROOMS & TOILET 44'0" x 35'6"	1548.15
B	WEIGH BRIDGE 20'0" x 8'6"	174.25
C	SEPTIC TANK 8' x 5'	40.00
D	WATER PUMP & MOTOR ROOM 7' x 5'	35.00
E	WELL & STARTING 2'4" DIA	54.54
F	MANAGER'S REST ROOMS BLOCK 40' x 13'6"	540.00
G	TRANSFER ROOM 30'0" x 13'0"	418.00
H	STOCK ROOM 24'7" x 14'0"	344.45
I	TEMP GODOWN 24'7" x 9"	225.83
J	DO - 24'7" x 14'0"	344.45
K	DO - 24'7" x 10'0"	247.83
L	DHARAM'S ROOM 57' x 0'12"	684.00
TOTAL:		4826.83

CHECKED BY  
 KALYAN  
 DRAWN BY  
 SUBIR



W. P. PETER ROAD

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					

*B.P. Jaiswal*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Sushila Jaiswal*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Suresh Jaiswal*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Suresh Jaiswal*

# SPECIMEN FORM FOR TEN FINGERPRINTS



Shao Granter Angasa

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



**Government Of West Bengal**  
**Office Of the A. R. A. - II KOLKATA**  
**District-Kolkata**

Governmental Form Number - 1 - 00000 of 2010  
 (Serial No. 03074 of 2008)

On 27/03/2008

**Certificate of Market Value(WB PVT) rules of 2001)**

1. Address of the registered owner of the property which is the subject matter of the certificate is as follows:-  
 2. The value of the property as per the valuation is Rs. 122000/- (Rupees 122000/- only) as per the valuation of 2008.

**Registration(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1907)**

3. The said property is registered on 27/03/2008 in the office of the A. R. A. - II Kolkata in the name of the registered owner.

**Admission of Education(Under Section 58,W.B.Registration Rules,1907)**

- 1. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 2. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 3. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 4. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 5. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 6. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 7. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 8. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 9. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**
- 10. **Admission of Education at Govt. High School, 11 Seetoo Chy, B.P. - 700001, Kolkata, West Bengal, India, P.O. - 700001, Pin - 700001.**



3.06.18  
 ALICE, REGISTRAR OF ASSURANCES  
 Endorsement page 1 of 2



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

Endorsement For Deed Number : I - 05689 of 2010  
(Serial No. 03074 of 2008)

( )  
ADDL. REGISTRAR OF ASSISTANCE

On 26/02/2008

Payment of Fees:

Fee Paid in respect of articles: A(1) = 10780/- E = 10/- J = 50/- M(1) = 20/- M(2) = 10/-

Deficit stamp duty

Deficit amount

1. Sl. No. 10218 of 10-11-2007 number: 006756. Draft Date: 08/11/2007. Particulars: ...

2. Sl. No. 10219 of 10-11-2007. Draft number: 006293. Draft Date: 10/03/2008. Draft Name: ...

3. Sl. No. 22007. Draft number: 006185. Draft Date: 15/03/2008. Draft Name: ...

( )  
ADDL. REGISTRAR OF ASSISTANCE

On 07/05/2010

Deficit stamp duty

Deficit amount: ...

Deficit Fees paid

...

( )  
ADDL. REGISTRAR OF ASSISTANCE

On 03/06/2010

Certificate of Admissibility (Rule-43, W.B. Registration Rules 1962)

...

Deficit stamp duty



3.06/10 ( )  
ADDL. REGISTRAR OF ASSURANCES



11/1/33  
11/1/33  
11/1/33

DATED THIS 27<sup>th</sup> DAY OF March 2003

BETWEEN

SHRI PRASAD JAINWAL & ORS.

AND

SRI. SITA DEVI JAINWAL

AND

SEAR ROLLING MILLS PRIVATE LIMITED

AND

AIW STEEL LIMITED



CONVEYANCE




E. D. HINATSINGHA & Co.,  
Solicitors & Advocates,  
8, Old Post Office Street,  
Calcutta - 700 001.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CO Volume number 19  
Page from 0012 to 0045  
Being No 00000 for the year 2010.



  
[Tarak Baran (Mukherjee) 60-June-2010  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal]