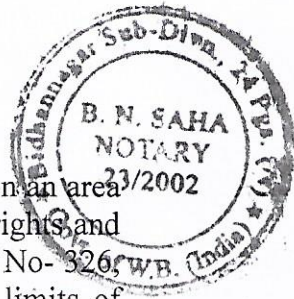


6. By virtue of Deed of Sale duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No. 1, Being No. 1231 for the year 2007, the said Sri Haralal Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **01.40 Acres** be the same a little more or less out of which Sali land measuring an area of **01.29 Acres** comprised in a part or portion of R.S.Dag No.85 corresponding to Halka Dag No. 85 and par measuring an area of **0.11 Acre** comprised in a part of portion of R.S Dag No. 85 corresponding to R.S KhatianNo. 1316 appertaining to Halka Khatian No. 101 including all easement rights and appurtenances thereto lying situate at Mouza- A Amgachi, J.L. No- 93, R.S No- 326, Touzi No- 85/87/94 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of **M/s. Khaitan Electricals Ltd.** a Company incorporated under the companies Act, 1956, having its Corporate Office at Premises No. 46C, J.L. Neheru Road, Kolkata- 700071 and its registered office at A-13, Co-operative Industrial Estate, Balanagar, Hyderabad, Pin- 500037 free from all encumbrances whatsoever.

7. One Abdul Gaffar Naskar, Son of late Erfan Ali Naskar of Brahmapur, Police Station- Jadavpur, District- South 24 Parganas was the absolute and recorded owner of **ALLTHAT** piece or parcel of a polt of Sali land containing by estimation an area of **33 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Amgachi, J.L. No- 93, R.S No- 326, Touzi No- 85/87/94 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free form all encumbrances whatsoever.

8. By virtue of a Deed of Conveyance duly registered in the office of the Sub-Registat at Bishnupur in Book No. 1, Volume No.1, Pages 282 to 284, Being No. 12975 for the year 1975, the said Abdul Gaffar Naskar indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAL** piece or parcel of the said plot of Sali land containing by estimation an area of **33 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Amgachi, J.L. No- 93, R.S No- 326, Touzi No- 85/87/94 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Smt. Arati Das. Wife of Sri Hiralal Das free from all encumbrances whatsoever.

9. One (1) Amir Ali Gazi and (2) Asgar ali Gazi, both sons of Late Jabed ali Gazi of Amgachia, Police Station- Bishnupur were the absolute and recorded owner of



ALL THAT piece or parcel of a plot of Sali land containing by estimation an area of **25 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Amgachi, J.L. No- 93, R.S No- 326, Touzi No- 85/87/94 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever.

10. By virtue of a Deed of Conveyance dated 31st day of March, 1986 duly registered in the office of the Sub- Registrar at Bishnupur in Book No.1, Volume No.23, Pages 473 to 478, Being No. 2002 for the year 1986, the said (1) Amir Ali Gazi and (2) Asgar ali Gazi indefeasibly sold, transferred, conveyed, assigned and assured for consideration therein mentioned **ALL THAT** piece or parcel of the said plot of Sali land containing by estimation an area of **25 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza- Amgachi, J.L. No- 93, R.S No- 326, Touzi No- 85/87/94 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever.

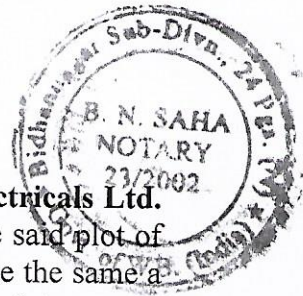
11. by virtue of the said two deeds of conveyance the said Smt. Arati das thus became the absolute owner of **ALL THAT** piece or parcel of the said plot of Sali land containing estimation an area of **58 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, pargana – Magura appertaining to C. S. Khatian No. 229 Comprised In a part or portion of R.S. Dag No. 85 under the police station of Bishnupur within the limits of amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever

12. Subsequently the said Smt. Arati das recorded her name in respect thereof the said land measuring an area of **85 Decimals** during Halka settlement records under Halka Khatian No. 2470 comprised in a part or portion of R. S. Dag No. **85**.

13. By virtue of a Deed of sale duly registered in the office of the Additional district Sub-Registrar at Bishnupur in block no. I, Being No. 1232 for the year 2007, the said Smt. Arati Das indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of Sali land containing by estimation an area of **58 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana- Magura comprised in a part or portion of R.S. Dag No- 85 appertaining to C.C Khaitan No.229 corresponding to Halka Khatian No. 2470 under the police station of Bishnupur within the limits of amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the said **M/s Khaitan Electricals Ltd.** free from all encumbrances whatsoever.

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14. By virtue of the said two Deeds of Sale the said **M/s Khaitan Electricals Ltd.** thus became the absolute owner of **ALL THAT** piece or parcel of the said plot of Sali and par land containing by estimation a total area of **01.98 Acres** be the same a little more or less including all easement right and appurtenances thereto lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana- Magura appertaining to C.S Khatian No. 229 comprised in a part or portion of R.S. Dag No- 85 appertaining to R.S Khaitan No. 1316 corresponding to Halka / L.R. Das Nos. 85 & 85/750 appertaining to Halka/ L.R Nos. 101& 2470 under the police station of Bishnupur within the limits of amgachia Gram Panchayet in the District of South 24 Parganas free from all encumbrances whatsoever.

15. By virtue of Deed of Conveyance dated 21st day of December, 2011 duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No-1, CD Volume No- 25 , Pages 3072 to 3097, Being No. 07010 for the year 2011, the said M/s Khaitan Electricals Ltd. indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **24.75 Decimals** be the same a little more or less out of 01.98 Acres including all easement rights and appurtenances thereto lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana- Magura appertaining to C.S Khaitan No.229 comprised in a part or portion of R.S. Dag No. 85 appertaining to R..S Khaitan No. 1316 corresponding to L.R Dag Nos.85 (Sali land measuring an area of **23.375 Decimals**) & 85/736 (par measuring an area of **01.375 Decimals**) appertaining to L.R Khatian Nos. 101& 2470 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the Sketch Map or Plan annexed thereto unto and in favour of the Owner herein namely **M/s. Fairland Audio Visual Productions Pvt. Ltd.** free from all encumbrances whatsoever.

16. By virtue of another Deed of Conveyance dared 21st day of December, 2011 duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No.1, CD Volume No.25, Pages 3221 to 3246, and Being No. 07011 for the year 2011, the said **M/s Khaitan Electricals Ltd.** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **24.75 Decimals** be the same a little more or less out of 01.98 Acres including all easement rights and appurtenances thereo lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana- Magura appertaining to C.C Khaitan No.229 comprised in a part or portion of R.S. Dag No.85 appertaining to R.S. Khatian No. 1316 corresponding to L.R. Dag Nos. 85(Sali land measuring an area of **23.375 Decimals**) & 85/736 (par measuring an area of **01.375 Decimals**) appertaining to L.R. Khaitan Nos. 101&2740 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule

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thereunder written and more clearly delineated with Red border line in the Sketch Map or Plan annexed thereto unto and in favour of the Owner herein namely **M/s. Fairland Audio Visual Productions Pvt. Ltd.** free from all encumbrances whatsoever.

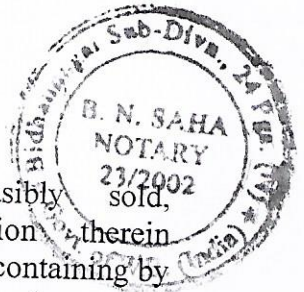
17. By virtue of another Deed of Conveyance dated 21st day of December, 2011 duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No.1, CD Volume No.25, Pages 3046 to 3071, and Being No. 07012 for the year 2011, the said **M/s Khaitan Electricals Ltd.** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **24.75 Decimals** be the same a little more or less out of 01.98 Acres including all easement rights and appurtenances thereo lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana-Magura appertaining to C.C Khaitan No.229 comprised in a part or portion of R.S. Dag No.85 appertaining to R.S. Khatian No. 1316 corresponding to L.R. Dag Nos. 85(Sali land measuring an area of **23.375 Decimals**) & 85/736 (par measuring an area of **01.375 Decimals**) appertaining to L.R. Khaitan Nos. 101&2740 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule there under written and more clearly delineated with Red border line in the Sketch Map or Plan annexed thereto unto and in favour of the Owner herein namely **M/s. Fairland Audio Visual Productions Pvt. Ltd.** free from all encumbrances whatsoever.

18. By virtue of another Deed of Conveyance dated 21st day of December, 2011 duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No.1, CD Volume No.25, Pages 3195 to 3220, and Being No. 07014 for the year 2011, the said **M/s Khaitan Electricals Ltd.** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **24.75 Decimals** be the same a little more or less out of 01.98 Acres including all easement rights and appurtenances thereo lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana-Magura appertaining to C.C Khaitan No.229 comprised in a part or portion of R.S. Dag No.85 appertaining to R.S. Khatian No. 1316 corresponding to L.R. Dag Nos. 85(Sali land measuring an area of **23.375 Decimals**) & 85/736 (par measuring an area of **01.375 Decimals**) appertaining to L.R. Khaitan Nos. 101&2740 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule there under written and more clearly delineated with Red border line in the Sketch Map or Plan annexed thereto unto and in favour of the Owner herein namely **M/s. Fairland Audio Visual Productions Pvt. Ltd.** free from all encumbrances whatsoever.

19. By virtue of another Deed of Conveyance dated 21st day of December, 2011 duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No.1, CD Volume No.25, Pages 3247 to 3272, and Being No. 07015 for

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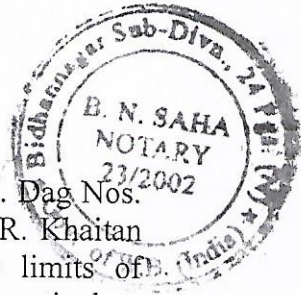
the year 2011, the said **M/s Khaitan Electricals Ltd.** indefeasibly transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **24.75 Decimals** be the same a little more or less out of **01.98 Acres** including all easement rights and appurtenances thereo lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana-Magura appertaining to C.C Khaitan No.229 comprised in a part or portion of R.S. Dag No.85 appertaining to R.S. Khatian No. 1316 corresponding to L.R. Dag Nos. 85(Sali land measuring an area of **23.375 Decimals**) & 85/736 (par measuring an area of **01.375 Decimals**) appertaining to L.R. Khaitan Nos. 101&2740 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particulary mentioned and described in the Schedule there under written and more clearly delineated with Red border line in the Sketch Map or Plan annexed thereto unto and in favour of the Owner herein namely **M/s. Fairland Audio Visual Productions Pvt. Ltd.** free from all encumbrances whatsoever.

20. By virtue of another Deed of Conveyance dated 21st day of December, 2011 duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No.1, CD Volume No.25, Pages 3098 to 3123, and Being No. 07016 for the year 2011, the said **M/s Khaitan Electricals Ltd.** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **24.75 Decimals** be the same a little more or less out of **01.98 Acres** including all easement rights and appurtenances thereo lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana-Magura appertaining to C.C Khaitan No.229 comprised in a part or portion of R.S. Dag No.85 appertaining to R.S. Khatian No. 1316 corresponding to L.R. Dag Nos. 85(Sali land measuring an area of **23.375 Decimals**) appertaining to L.R. Khaitan Nos. 101&2740 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particulary mentioned and described in the Schedule there under written and more clearly delineated with Red border line in the Sketch Map or Plan annexed thereto unto and in favour of the Owner herein namely **M/s. Fairland Audio Visual Productions Pvt. Ltd.** free from all encumbrances whatsoever.

21. By virtue of another Deed of Conveyance dated 21st day of December, 2011 duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No.1, CD Volume No.25, Pages 3124 to 3149, and Being No. 07017 for the year 2011, the said **M/s Khaitan Electricals Ltd.** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **24.75 Decimals** be the same a little more or less out of **01.98 Acres** including all easement rights and appurtenances thereo lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana-Magura appertaining to C.C Khaitan No.229 comprised in a part or portion of R.S.

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Dag No.85 appertaining to R.S. Khatian No. 1316 corresponding to L.R. Dag Nos. 85(Sali land measuring an area of **23.375 Decimals**) appertaining to L.R. Khaitan Nos. 101&2740 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule there under written and more clearly delineated with Red border line in the Sketch Map or Plan annexed thereto unto and in favour of the Owner herein namely **M/s. Fairland Audio Visual Productions Pvt. Ltd.** free from all encumbrances whatsoever.

22. By virtue of another Deed of Conveyance dated 21st day of December, 2011 duly registered in the office of the Additional District Sub- Registrar at Bishnupur in Book No.1, CD Volume No.25, Pages 3150 to 3175, and Being No. 07018 for the year 2011, the said **M/s Khaitan Electricals Ltd.** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of Sali and par land containing by estimation a total area of **24.75 Decimals** be the same a little more or less out of **01.98 Acres** including all easement rights and appurtenances thereto lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana- Magura appertaining to C.C Khaitan No.229 comprised in a part or portion of R.S. Dag No.85 appertaining to R.S. Khatian No. 1316 corresponding to L.R. Dag Nos. 85(Sali land measuring an area of **23.375 Decimals**) appertaining to L.R. Khaitan Nos. 101&2740 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule there under written and more clearly delineated with Red border line in the Sketch Map or Plan annexed thereto unto and in favour of the Owner herein namely **M/s. Fairland Audio Visual Productions Pvt. Ltd.** free from all encumbrances whatsoever.

23. After Purchase of the said Plot of land containing by estimation an area of **01.98 Acres** the said owner **M/s. Fairland Audio Visual Productions Pvt. Ltd.** mutated its name in respect thereof in the record of rights of the concerned B.L. & L.R. Office in L.R. Office in L.R. Settlement under **L.R.Khatian No. 10585** comprised of **L.R.Dag Nos.85** (Sali land measuring an area of **01.87 Acres** having **4422 Shares** out of the total land **04.24 Acres**) upon payment of relevant khajanas thereof to the concerned authority..

24. By virtue of the said eight separate Deeds of Conveyance thus the Owner herein the said **M/s. Fairland Audio Visual Productions Pvt. Ltd.** became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plots of Sali and pukur land containing by estimation an area of **01.98 Acres** equivalent to **198 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying Situate at mouza – Amgachia, J.L No. 93, R. S. No. 326, Touzi No. 85/87/94, Pargana- Magura, comprised in corresponding to **L.R Dag No. 85** (Sali land measuring an area of **187 Decimals**) appertaining to **L.R. Khatian No- 10585** under the Police Station of Bishnupur within the limits of Amgachia

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