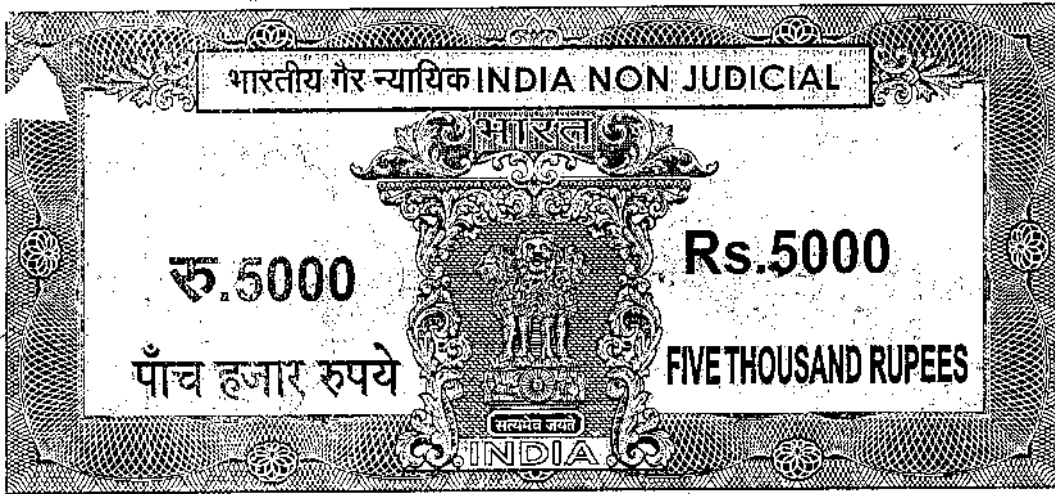


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

pw 199 053430

Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

Add. District Sub-Registrar
Barrackpore, North 24-Pgs.

13 DEC 2007

DEED OF CONVEYANCE

Valued at Rs. 71,86,315.00

THIS DEED OF CONVEYANCE made on this 16th day of December Two Thousand Seven (2007).

BETWEEN

1. SMT. PARAMESHWARI JEEWANI wife of Late Krishna Lai Jeewani,
2. SRI MAHESH LAL JEEWANI,
3. RAVI KUMAR JEEWANI,
4. SRI VIJAY KUMAR JEEWANI,

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 23/11/2007
 M/S GORU DHAM TRADING PVT LTD,
 2/F, 40 CHAMLINE Sarani, KCT-71.

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Ministry of Finance
 Union Minister's Office,
 North 24-8/8,
 13 DEC 2007

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5. MISS. RASHMI JEEWANI No. 2 to 4 and 5 all are sons and daughter of Late Krishna Lal Jeewani all are residing at 34, Ram Sarup Khettry Road, P. S. Behala, Kolkata 700053, 6. SMT. USHA DAULANI wife of Sri Gobinda Ram Daulani residing at Amlatola, Katihar, Bihar 7. SMT. KIRAN PAHUJA, wife of Sri Dilip Kumar Pahuja, residing at Lukerganj, Allahabad, U.P., 8. SMT. POONAM KHETRI, wife of Sri Sunil Kumar Khetri, residing at Alambagh, Lucknow, U.P., Nos. 6 to 8 all daughters of late Krishna Lal Jewani, 9. SRI. ARJUN LAL JEEWANI 10. SRI . SHANKAR LAL JEEWANI both sons of late Krishna Lal Jeewani, residing at 34, Ram Sarup Khettry Road, P.S. Behala, Kolkata 700053, AND 11. SRI NANDLAL JEEWANI son of Late Thanwar Das Jeewani residing at Nerendrapur, P.S. Sonarpur, dist. South 24 Parganas, all by faith Hindu, by Nationality Indians by occupation business and/or housewife hereinafter jointly referred to as the "VENDORS" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART:



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District Registrar
Bangalore, North Zone-Pgs.

13 DEC 2007

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AND

M/S. GOKUL DHAM NIRMAN PVT. LTD. an existing Company within the meaning of the Companies Act, 1956 and having its Registered office at 2, Ho-Chi-Minh Sarani, P.S. Shakespeare Sarani, Kolkata- 700071, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the **OTHER PART.**

WHEREAS:

(A) one Sri Thanwar Das Jeewani (since deceased) alongwith his sons Krishna Lal Jeewani (since deceased) and Nand Lal Jeewani and their respective family members jointly lived at Narendrapur, District South 24 Parganas and they formed a Hindu Undivided Family and carried on the business under the firms name and style of M/s K.N. Lal Bricks Works as also M/s K.N. Lal & Co. and M/s. Krishanlal Nandlal, a partnership firm.

✓ (B) By virtue of 8 (eight) Bengali Kobalas (Sale Deeds)





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A. J. District Superintendent
of, North 24th Sts.

13 DEC 1907

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respectively dated 02.05.1958 (two deeds), 08.08.1958, 07.10.1958, 08.04.1959, 14.07.1959, 19.11.1959 and 21.04.1961, more fully described in the First Schedule hereunder written, all registered at the Office of the District Registrar, Alipore, the said Thanwar Das Jeewani and his sons the said Nandlal Jeewani and Krishnalal Jeewani from time to time purchased All That the several pieces or parcels of plots of land in aggregate measuring **432 Decimals** of land, together with all dwelling houses be the same a little more or less situate lying at and comprised in C.S./R.S. & L.R. Dag Nos. 93, 167, 168, 169, 171 to 179, and 90/680 Khatian Nos. 9,11,16,17, 181, 204, and 292 under L.R. Khatian Nos. 9,11,16,17, 181, 314, 89, 304, and 292 within Mouza Talbanda, R.S. No. 105 J.L. No. 28, Touzi No. 147, 160 to 162 and 3, under local limit of Bilkanda - 1, Gram Panchayat, P.S.. Khardah now P.S. Ghoia, District North 24- parganas, more fully described in the Second Schedule hereunder written and also shown and delineated in the plan annexed hereto. The purchase of the said lands were made in the named of the said





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Registrar
District of ...

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Thanwar Das Jeewani as also the said Partnership firm of M/S. Krishnalal Nandlal.

(C) The said Thanwar Das Jeewani and his sons the said Nandlal Jeewani and Krishnalal Jeewani alongwith their respectively family members and/or their said family businesses under the names and style of Nandlal Krishnalal, M/S. K.N. Lall & Co. and M/S. K.N. Lall Brick works were seized and possessed of or otherwise well and sufficiently entitled as absolute owners in respect of All That piece or parcels of the said plots of land in aggregate measuring **432 Decimals of land**, together with all dwelling house be the same a little more or less situate lying at and comprised in C.S./R.S. & L.R. Dag Nos. 93, 167, 168, 169, 171 to 179, and 90//680 under Khatian Nos. 9, 11, 16, 17, 181, 204, 314, and 292; L.R. Khatian Nos. 9, 11, 16, 17, 89, 181, 304, and 292 within Mouza Talbanda, R.S. No. 105 J.L. No. 28, Touzi No. 147, 160 to 162 and 3, under local limit of Bilkanda-1, Gram Panchayat, P.S. Khardah now P.S. Ghola, District North 24-Parganas, more fully described in the Second Schedule hereunder written (hereinafter





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Registrar
26-Pgs.

13 DEC 2007

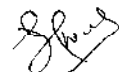
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referred to as the "said lands").

(D) On the 10th January, 1987 the said Thanwar Das Jeewani, who was a Hindu governed by Mitakshra School of Hindu Law, died intestate. On the death of the said Thanwar Das Jeewani, his sons the said Nandlal Jeewani and Krishanlal Jeewani alongwith their respective family members jointly became entitled to the "said lands" described in the Second Schedule hereunder written as also the said family businesses and firms.

(E) Subsequently, on the 17th January, 1998 the said Krishanlal Jeewani, who was a Hindu governed by Mitakshra School of Hindu Law, also died intestate leaving him surviving his widow Smt. Parmeshwari Jeewani and five sons Shankarlal, Maheshlal, Ravi Kumar, Vijay Kumar and Arjun Lal and four daughters Smt. Rashmi Jeewani, Smt. Usha Daulani, Smt. Kiran Ahuja and Smt. Punam Khetri as his only heirs, heiresses and legal representatives, who jointly inherited the estate of the said deceased.

(F) In the premises aforesaid, the Vendors abovenamed





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REGISTRAR GENERAL, INDIA
REGISTRATION DEPARTMENT

13 DEC 1957

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jointly became entitled to the said family businesses carried on under the said firm names of M/S. K.N. Lall Brick Works, K.N. Lall & Co. and M/S. Krishanlal Nandlal and also became seized and possessed of or otherwise well and sufficiently entitled as absolute owners in respect of the "said lands", more fully described in the Second Schedule hereunder written.

- (G) The Vendors above named jointly agreed and decided to sell and/or transfer out of the "said lands", All that the plots of land in aggregate measuring **07 (Seven) Bighas 03 (Three) Cottahs 11 (Eleven) Chittacks, 28 (Twenty Eight) Sq. Ft.** i.e. 02 Acre 30 Decimal, more or less, comprised in C.S./R.S. & L.R. Dag Nos. 93, 167, 168, 169, 172, 173, under Khatian Nos. 11, 204, 292, 16 and 9 comprising to L.R. Khatian No. 304, 89, 271, 316, 5, 257, 293, 395, 449 and 248 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3, under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah at present Ghola, Dist. North 24 Parganas, A.D.S.R. Office Barrackpore more fully described in the Third Schedule hereunder written





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Asst. Director of Companies
Bangalore

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(hereinafter referred to as the "said plots of land").

- (H) The Vendors above named and each of them represented and assured the Purchaser as follows:
- (i) That the Vendors herein are jointly the absolute owners in respect of the "said plots of land", more fully described in the Third Schedule hereunder written;
 - (ii) That the "said plots of land" are free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, trusts, settlement, debattar and barga whatsoever.
 - (iii) That the "said plots of lands" are not adversely affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Estates Acquisition Act and/or the West Bengal Land Reforms Act.
 - (iv) That the Vendors and/or their predecessors in title have not deposited the title deeds and documents in respect of the "said plots of land" with any person or party with an intention to create equitable mortgage



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Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

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or as security for payment of any money or otherwise;

- (v) That the Vendors have not entered into any Agreement and/or arrangement with any other person or party either for sale and/or development or otherwise disposal of the "said plots of land" nor any such agreement and/or arrangement is subsisting;
- (vi) That there is no restrain order passed by any court of law nor there is any other impediment of any nature whatsoever for the Vendors to sell or otherwise dispose of the "said plots of land";
- (vii) That by virtue of a Power of Attorney dated 7th September, 1999 registered in Book No. IV Volume No. 12 pages 204 to 215 being No. 586 for the year 1999 at the office of the A.D.S.R. Alipore South 24 Parganas Sri Arjun Lal Jeewani and Sri Shankar Lal Jeewani have been duly authorized and empowered by or on behalf of All That out of the remaining Vendors serial No. 1 to 8 of the One Part herein to sell or otherwise dispose of the said "plots of land" and also to complete such sale and/or transfer by



Addl. District Sub-Registrar
Bangalore, Dist. Bangalore

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signing, executing and registering appropriate Deeds of Conveyance/Transfer in favour of the intending purchaser and that the said power of Attorney is still valid and subsisting and has not been revoked and/or cancelled.

- (I) The Purchaser herein relying on the abovementioned various representations and assurances and believing the same to be true and further placing full faith thereon, approached the Vendors for sale of the "said plots of land" in favour of the Purchaser herein;
- (J) The Vendors have agreed to sell and the Purchaser herein has agreed to purchase the "said plots of land", more fully described in the Third Schedule hereunder written and also shown and delineated in red borders in the map or plan annexed hereto, free from all encumbrances whatsoever, at or for the agreed consideration;

NOW THIS INDENTURE WITNESSETH That in the premises aforesaid and in pursuance of the said Agreement and in consideration of the sum of **Rs. 71,86,315/- (Rupees Seventy One Lakhs Eighty-six Thousands three Hundred**





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Barrackpore, North 24-PGS,
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Fifteen) only duly paid to the Vendors by the Purchaser on or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the Memorandum hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit, release and discharge the Purchaser as also the "said plots of land" hereby sold transferred and conveyed or intended so to be) the Vendors above named do and each of them doth hereby grant sell transfer convey assign and assure and unto and in favour of the Purchaser above named ALL THAT the pieces or parcels of plots of land in aggregate measuring about 2 (Two) acres and 30 (Thirty) Decimals, equivalent to 7 (Seven) Bigha 03 (Three) Cottahs 11 (Eleven) Chittacks 28 (Twenty Eight) square feet, be the same a little more or less situate, lying at and comprised in portions of C.S./R.S and L.R. Dag Nos. 93, 167(P), 168(P), 169(P), 172(P) and 173, under Khatian Nos. 9, 11, 16, 204, and 292, comprising to L.R. Khatian No. 304, 89, 271, 316, 5 and 248 within Mouza Talbanda, R.S. Nos. 105. J.L. No. 28, Touzi No. 147, 160 to 162 and





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Atul Kishore Sub-Registrar
Barnaul, Mohali 24-PG,

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3. under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah at present Ghola, Dist. North 24 Parganas, A.D.S.R. Office Barrackpore, more fully described in the Third Schedule hereunder written and also shown and delineated in Red borders in the plan annexed hereto (hereinafter referred to as the "said plots of land"), free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, trusts, settlement, debattur and barga whatsoever.

OR HOWSOEVER OTHERWISE the "said plots of land" or any part thereof now are or is heretofore were or was situated tenanted butted and bounded called known numbered described and distinguished.

TOGETHER WITH all structures, dwelling houses, out-houses, yards, courts, areas, gardens, trees, fences, hedges, ditches, ways, sewers, drains, water-courses, furniture, liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or occupied therewith AND all the estate, right title interest, claim and demand whatsoever



Adl. District Sub-Registrar
Barrackpore, North 24-Pgs.

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of the Vendors into upon or in respect of the "said plots of land" and every part thereof AND all deeds, pattahs, writings, muniments and evidences of title relating thereto or any part thereof, which now are or may hereafter be in the possession or custody of the Vendors or any other person or persons from whom the Vendors or any of them may procure the same, without any action either at law or in equity.

TO HAVE AND TO HOLD the "said plots of land", more fully described in the Third Schedule hereunder written hereby sold, granted, conveyed, transferred or otherwise assured and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and for ever, without any manner of condition use trust and other things whatsoever to alter, defeat, encumber or make void the same and free from all encumbrances, whatsoever and also as per the nature and tenure of the said plots of land.

AND THE VENDORS do and each of them doth hereby covenant with the Purchaser above named as follows:-





✓
Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

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THAT notwithstanding any act deed matter or thing whatsoever by the Vendors or their predecessors in title done, committed, executed or knowingly suffered to the contrary, the Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently to the "said plots of land" hereby granted, sold, conveyed, and transferred, without any manner of condition use, trust or other things whatsoever to alter defeat encumber or make void the same.

AND THAT notwithstanding any act deed matter or thing whatsoever as aforesaid, the Vendors have good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer the "said plots of land" hereby granted, sold, conveyed, transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of theses presents.

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "said plots of land", without any

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Adl. District Sub-Registrar
Bangalore, North 24-Pgs.

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lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any estate or interest or right in the "said plots of land".

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged by and at the costs and expenses of the Vendors and well and sufficiently indemnified of from and against all and all manner of claims charges, mortgages and encumbrances whatsoever made suffered, created, done, executed or occasioned by the Vendors or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid and according to the nature and tenure thereof.

AND THE VENDORS do and each of them doth hereby also covenant with the Purchaser that the Vendors and all other persons having or lawfully or equitably claiming any estate, right, title or interest, trust, property, claim and demand whatsoever in the "said plots of land" hereby sold conveyed granted and transferred or any part thereof from



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Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

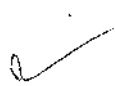
13 DEC 2007

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under or in trust for the Vendors shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the same and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

- A. Bengali Kobala (Sale Deed) dated 02.05.1958 being Deed No. 1560 registered at D.R. Alipore made between Mazet Ali & 8 others (Seller) and Seth Thanwardas Jeewani (Purchaser) in respect of land measuring 108 Decimals comprised in C.S./R.S. and L.R. Dag Nos. 171 and 173 under Khatian Nos. 16 and 9 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3 under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah (now P.S. Ghola), A.D.S.R. Barrackpore, 24 Parganas (North).
- B. Bengali Kobala (Sale Deed) dated 02.05.1958 being Deed No. 1559 registered at D.R. Alipore made





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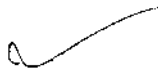
District Sub-Registrar
Bangalore, North 24-Pgs.
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between Muchhe Ali Mondal (Seller) and Seth Thanwardas Jeewani (Purchaser) in respect of land measuring 75 Decimals comprised in Dag Nos. 93 and 172 under Khatian Nos. 11 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3 under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah (now P.S. Ghola), A.D.S.R. Barrackpore, 24 Parganas (North).

C. Bengali Kobala (Saie Deed) dated 08.08.1958 being Deed No. 2808 registered at D.R. Alipore made between Muchhe Ali Mondal (Seller) and Seth Krishna Lai & Nandalal (Purchaser) in respect of land measuring 30 Decimals comprised in C.S./R.S. and L.R. Dag Nos. 174, 175, 176 and 178 under Khatian Nos. 11 and 17, L.R. Khatian No. 304 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3 under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah (now P.S. Ghola), A.D.S.R. Barrackpore, 24 Parganas (North).

D. Bengali Kobala (Sale Deed) dated 07.10.1958 being Deed No. 3353 registered at D.R. Alipore made between Kuran Bagui Ghosh @ Gour Chandra Bagui Ghosh (Seller) and Krishnalal and Nandalal (Purchaser)





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Addl. District Sub-Registrar
Barrackpore, North 24-PGS.

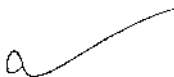
13 DEC 2007

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in respect of land measuring 101 Decimals comprised in C.S./R.S. and L.R. Dag Nos. 167, 204 and 147 under Khatian Nos. 204 and 314 L.R. Khatian No. 89 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3 under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah (now P.S. Ghola), A.D.S.R. Barrackpore, 24 Parganas (North).

E. Bengali Kobala (Sale Deed) dated 08.04.1959 being Deed No. 1133 registered at D.R. Alipore made between Makhanlal Nag and 2 others (Seller) and Krishnalal Nandalal (Purchaser) in respect of land measuring 27.75 Decimals comprised in C.S./R.S. and L.R. Dag Nos. 168, under Khatian No. 292 L.R. Khatian No. 271, 316 & 5 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3 under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah (now P.S. Ghola), A.D.S.R. Barrackpore, 24 Parganas (North).

F. Bengali Kobala (Sale Deed) dated 14.07.1959 being Deed No. 3327 registered at D.R. Alipore made between Swapan Kumar Nag (Seller) and Krishnalal Nandalal (Purchaser) in respect of land measuring





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Addl. District Sub-Registrar
Bangalore, North 24-Pgs.
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- 9.25 Decimals comprised in C.S./R.S. and L.R. Dag Nos. 169, under Khatian No. 292 L.R. Khatian No. 89, within Mouza Talbanda, R.S. No. 105, J.L. No. 28. Touzi No. 147, 160 to 162 and 3 under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah (now P.S. Ghola), A.D.S.R. Barrackpore, 24 Parganas (North).
- G. Bengali Kobala (Sale Deed) dated 19.11.1959 being Deed No. 4652 registered at D.R. Alipore made between Mujit Ali Mondal and 5 others (Seller) and Krishnalal Nandalal (Purchaser) in respect of land measuring 33 Decimals comprised in C.S./R.S. and L.R. Dag Nos. 179, 177, 90/680 under Khatian Nos. 16 & 193 L.R. Khatian Nos. 271, 316 & 5 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3 under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah (now P.S. Ghola), A.D.S.R. Barrackpore, 24 Parganas (North).
- H. Bengali Kobala (Sale Deed) dated 21.04.1961 being Deed No. 1048 registered at D.R. Alipore made between Mujit Ali Mondal and 5 others (Seller) and Krishnaial Nandalal (Purchaser) in respect of land measuring 48 Decimals comprised in C.S./R.S. and





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District Sub-Registrar
Bangalore, North 24-25.

13 DEC 2007

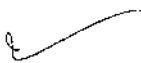
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L.R. Dag No. 90/680 under Khatian No. 181, L.R. Khatian Nos. 271, 316 & 5 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3 under local limit of Bilkanda - 1 Gram Panchayat, P.S. Khardah (now P.S. Ghola), A.D.S.R. Barrackpore, 24 Parganas (North).

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of land measuring about 3 (Three) acres, 2 (Two) Bigha 16 (Sixteen) Cottahs 0 (Zero) Chittack equivalent to 11 (Eleven) Bigha 16 (Sixteen) Cottahs 0 (Zero) Chittack more or less situate lying at and comprised in portion of C.S./R.S. and L.R. Dag Nos. 93, 167, 168, 169, 171, 172 and 173, under Khatian Nos. 9, 11, 16, 204, and 292, comprising to L.R. Khatian No. 304, 89, 271, 316, 5, & 248 within Mouza Talbanda, R.S. No. 105, J.L. No. 28, Touzi No. 147, 160 to 162 and 3, under local limit of Bilkanda 1, Gram Panchayat, P.S. Khardah at present Ghola, Dist. North 24 Parganas. A.D.S.R. Office Barrackpore, as per the details hereunder.







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Addl. District Sub-Registrar
Bangalore, North 20

13 DEC 1987

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| C.S./R.S. & L.R. Dag No. | C.S.R.S. & Khatian No. | Area of Land in | Total area of C.S./R.S. & L.R. Dag of land Decimal | Nature of Land the land |
|--------------------------|------------------------|-----------------|----------------------------------------------------|-------------------------|
| 173 | 9 | 74 | 108.00 | Danga |
| 171 | 16 | 34 | | Danga |
| 93 | 11 | 46 | 75.00 | Danga |
| 172 | 11 | 29 | | Danga |
| 167 | 204 | 87 | 101.00 | Danga |
| 204 | 204 | 10 | | Sali |
| 147 | 314 | 4 | | Danga |
| 174 | 11 | 7 | 30.00 | Sali |
| 175 | 11 | 6 | | Danga |
| 176 | 17 | 9 | | Danga |
| 178 | 17 | 8 | | Danga |
| 87 | 9 | 15 | | Danga |
| 90/680 | 181 | 33 | 48.00 | Danga |
| 179 | 16 | 9 | 33.00 | Danga |
| 177 | 16 | 9 | | Danga |
| 90/680 | 181 | 15 | | Pukurpar |
| 168 | 292 | 9.25 | 9.25 | Danga |
| 168 | 292 | 27.75 | 27.75 | Danga |
| | | 432.00 | 432.00 | |

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Addl. District Sub-Registrar
Barrackpore, West Bengal.

13 DEC 2007

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THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of revenue paying plots of land of an area of 2 (Two) acres and 30 (Thirty) Decimals, equivalent to 7 (Seven) Bigha 03 (Three) Cottahs 11 (Eleven) Chittacks 28 (Twenty-eight) square feet, be the same a little more or less comprising of 01 (One) Bigha 19 (Nineteen) Cottahs 12 (Twelve) Chittacks of land with 5 Nos. of dwelling houses Structures in C.S, R.S. & L.R. Dag No. 167(P), under Khatian No. 204, comprising to L.R. Khatian No. 89 (in the name of Kuran Bagui Ghosh), and an area of 01 (One) Bigha 07 (Seven) Cottahs 01 (One) Chittach 39 (Thirty-nine) Sq.Ft of land with 5 Nos. of dwelling houses Structures in C.S, R.S. & L.R. Dag No. 93 under Khatian No. 11 comprising to L.R. Khatian No. 89 (in the name of Kuran Bagui Ghosh) and an area 08 (Eight) Cottah 11 (Eleven) Chittacks 12 (Twelve) Sq. Ft. with 2 Nos. of dwelling houses Structures in C.S, R.S. & L.R. Dag No. 172(P) under Khatian No. 11, comprising to L.R. Khatian No. 89 (in the name of Kuran Bagui Ghosh) and an area of 04 (Four) Cottah 06 (Six) Chittacks of land with one dwelling houses Structure in C.S, R.S. & L.R. Dag No. 169(P) under Khatian No. 17, comprising to L.R. Khatian No. 89 (in the name of Kuran Bagui Ghosh) and an area of 02 (Two) Bigha 04 (Four) Cottahs



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Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

13 DEC 2007

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12 (Twelve) Chittacks 22 (Twenty-two) Sq. Ft. of land with 9 Nos. of dwelling houses Structures in C.S, R.S. & L.R. in Dag No. 173 under Khatian No. 9, and an area of 19 (Nineteen) Cottah with 3 Nos. of dwelling houses Structures in C.S, R.S. & L.R. in Dag No. 168(P) under Khatian No. 16, comprising to L.R. Khatian No. 257 (in the name of Buddhadeb Nath) L.R. Khatian No. 293 (in the name of Makhan Lal Das) L.R. Khatian No. 395 (in the name of Swapan Kumar Nath), L.R. Khatian No. 449 (in the name of Hriday Ranjan Nath), **Total area of land 7 (seven) Bigha 03 (Three) Cottahs 11 (Eleven) Chittacks 28 (Twenty Eight) Sq.Ft.** i.e. 02 Acre 30 Decimal. more or less situated at Mouza Taibanda, J.L. No. 28, R.S. No. 105, Touzi No. 147, 160 to 162 and 3, under local limit of Bilkanda - 1, Gram Panchayat, P.S. Khardah at present Ghola, Dist. North 24 Parganas, A.D.S.R. Office Barrackpore, which is shown and delineated by RED border in the annexed plan hereto.

This said plot of lands are butted and bounded as follows.

On the North : Dag No. 90/680, 94 & 101.
On the South : Dag No. 172, 167 & Sodepur Road.
On the East : Dag No. 167, 165, 166 & 95.
On the West : Dag No 170, 171, 172, 174, 175,
176, 177 and 101.





2

Sub-Registrar
Barrackpore, North 24-Pgs.

13 DEC 2007

24

IN WITNESS WHERE OF the Vendors and the Purchaser above named have put their respective hands and seals the day month and year first above written.

Signed, Sealed and
Delivered in presence of
following Witness:

1. Phani Bhuson Samaddal
Sugirhat
2. Anand Kumar Jeevani
20A Ram Sarsarp Khatri Chowk
Kotkata - 700057
3. Sandeep Koddar
B.F. 289, Salt Lake Club
Col- 64.

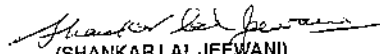
Signed, Sealed and
Delivered in presence of
following Witness:

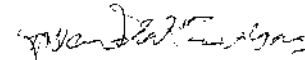
1. Phani Bhuson Samaddal
Sugirhat

3. Sandeep Koddar
B.F. 289, Salt Lake Club
Col- 64.

2. Anand Kumar Jeevani
810 Lt JETHANAND JEEWANI
20A Ram Sarsarp Khatri Chowk
Kotkata - 700057

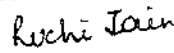

(ARJUN LAL JEEWANI)


(SHANKAR LAL JEEWANI)
for Selves and as lawful and Consti-
tuted Attorney for and on behalf of-
1. SMT. PARAMESHWARI JEEWANI
2. SRI MAHESH LAL JEEWANI
3. RAVI KUMAR JEEWANI
4. SRI VIJAY KUMAR JEEWANI
5. MISS RASHMI JEEWANI
6. SMT. USHA DULANI
7. SMT. KIRAN PAHUJA
8. SMT. POONAM KHETRI


11. _____
(NAND LAL JEEWANI)

Signature of the Vendors

FOR GOKUL DHAM NIRMAL PRIVATE LTD.


Ruchi Jain

Director

Signature of the Purchaser





[Handwritten signature]

Registrar of Companies - Re-issued
Madras, North 24-Pgs

13 DEC 2007

25

RECEIVED of and from the within named purchaser the consideration amount as per memo hereunder written.
Rs. 71,86,315.00

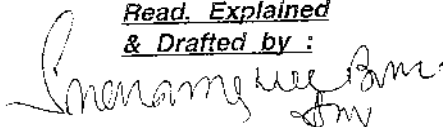
MEMO OF CONSIDERATION

1. Cheque No. 232754, dated 27.11.2007, drawn on UCO Bank, India Exchange Place Branch, Kolkata 700001, Rs. 7,18,630.00.
2. Cheque No. 232755, dated 27.11.2007, drawn on UCO Bank, India Exchange Place Branch, Kolkata 700001, Rs. 7,18,632.00.
3. Cheque No. 232761, dated 27.11.2007, drawn on UCO Bank, India Exchange Place Branch, Kolkata 700001, Rs. 7,18,632.00.
4. Cheque No. 232762, dated 27.11.2007, drawn on UCO Bank, India Exchange Place Branch, Kolkata 700001, Rs. 7,18,632.00.
5. Cheque No. 232763, dated 27.11.2007, drawn on UCO Bank, India Exchange Place Branch, Kolkata 700001, Rs. 7,18,631.00.
6. Cheque No. 232764, dated 27.11.2007, drawn on UCO Bank, India Exchange Place Branch, Kolkata 700001, Rs. 35,93,158.00.

Total Rs. 71,86,315.00 (Rupees Seventy-one Lacks Eighty-six Thousand Three Hundred Fifteen) only.


(ARJUN LAL JEEWANI)

Read, Explained
& Drafted by :


No. 7.50 of 488/12

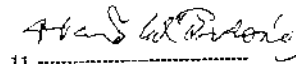

(SHANKAR LAL JEEWANI)

for Selves and as lawful and Constituted Attorney for and on behalf of-

1. SMT. PARAMESHWARI JEEWANI
2. SRI MAHESH LAL JEEWANI
3. RAVI KUMAR JEEWANI
4. SRI VIJAY KUMAR JEEWANI
5. MISS RASHMI JEEWANI
6. SMT. USHA DULANI
7. SMT. KIRAN PAHUJA
8. SMT. POONAM KHETRI

Computed by :

Bapi Das
Barasat Court.


11. _____
(NAND LAL JEEWANI)

Signature of the Vendors









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Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

13 DEC 2007

Page No. _____
 SPECIFICATIONS FOR FINGERPRINTS

Signature of the Executants/Pre-entail _____

| | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------|--------|------|----------------------|------|--------|
|  <i>[Signature]</i> | Little | Ring | Left Hand Middle | Fore | Thumb |
| | | | | | |
|  <i>[Signature]</i> <i>[Signature]</i> | Thumb | Fore | Right Hand Middle | Ring | Little |
| | | | | | |
|  <i>[Signature]</i> <i>[Signature]</i> | Little | Ring | Left Hand Middle | Fore | Thumb |
| | | | | | |
|  <i>[Signature]</i> <i>[Signature]</i> | Thumb | Fore | Right Hand Middle | Ring | Little |
| | | | | | |

[Signature]




[Handwritten signature]

Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

13 DEC 2007

Page No. _____
 SPECIMEN FOR FINGERPRINTS

Signature of the Executives/Partners:

| | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------|--------------------|----------------------|--------------------|----------------------|
|  <i>Rochi Jain</i> FOR GOKUL DHAM NIRMAL PRIVATE LTD. <i>Rochi Jain</i> Director | | Left Hand Little | Left Hand Ring | Left Hand Middle | Left Hand Fore | Left Hand Thumb |
| | | Right Hand Thumb | Right Hand Fore | Right Hand Middle | Right Hand Ring | Right Hand Little |
| | | Left Hand Little | Left Hand Ring | Left Hand Middle | Left Hand Fore | Left Hand Thumb |
| | | Right Hand Thumb | Right Hand Fore | Right Hand Middle | Right Hand Ring | Right Hand Little |
| | | Left Hand Little | Left Hand Ring | Left Hand Middle | Left Hand Fore | Left Hand Thumb |
| | | Right Hand Thumb | Right Hand Fore | Right Hand Middle | Right Hand Ring | Right Hand Little |
| | | Left Hand Little | Left Hand Ring | Left Hand Middle | Left Hand Fore | Left Hand Thumb |
| | | Right Hand Thumb | Right Hand Fore | Right Hand Middle | Right Hand Ring | Right Hand Little |
| | | Left Hand Little | Left Hand Ring | Left Hand Middle | Left Hand Fore | Left Hand Thumb |
| | | Right Hand Thumb | Right Hand Fore | Right Hand Middle | Right Hand Ring | Right Hand Little |

Rochi Jain



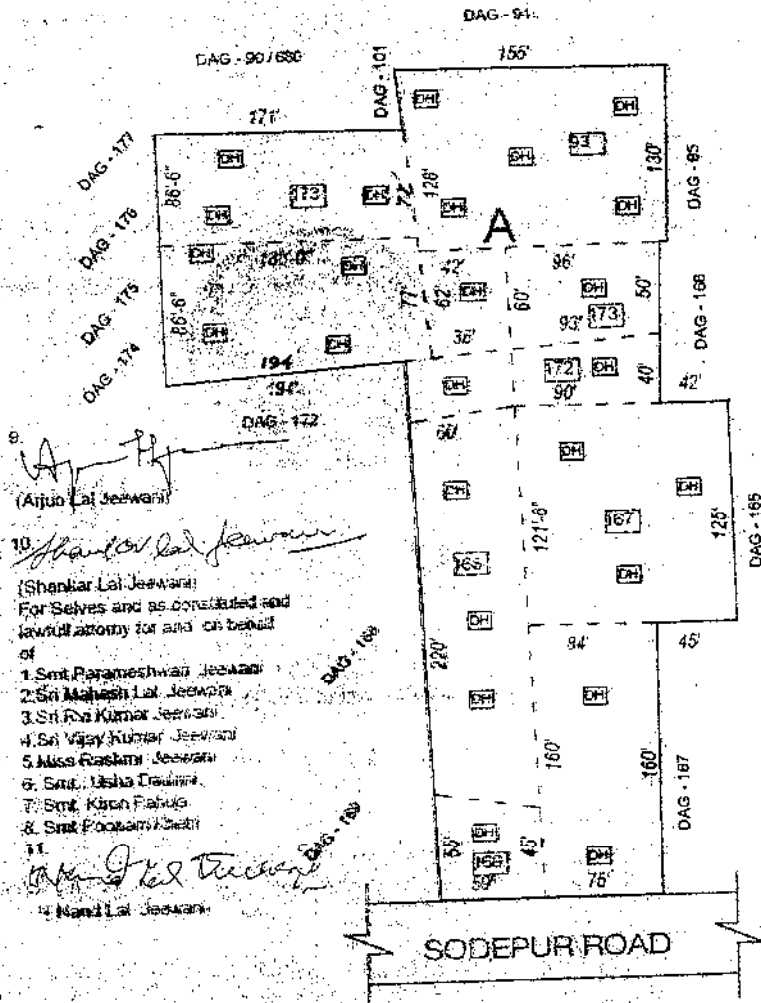
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Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

13 DEC 2007

A SITE PLAN OF MOUZA - TALBANDA, J. L. NO.-28, R. S. NO.-105, DAG NO. - 168, 169, 167, 172, 173, 93, UNDER BILKANDA PANCHEYAT, P. S. GHOLA, DIST. - NORTH 24 PARGANAS.
SCALE :- 1" = 80'-0"

| SCHEDULE OF LAND | | | |
|------------------|------------|-----------|-----------|
| Dag No. | Katta | Ch. | Sft |
| 158 | 18 | 00 | 00 |
| 169 | 04 | 05 | 00 |
| 167 | 38 | 12 | 00 |
| 172 | 08 | 11 | 12 |
| 173 | 44 | 12 | 22 |
| 93 | 21 | 01 | 39 |
| TOTAL | 143 | 11 | 28 |



9. *(Signature)*
 (Anju Lal Jeewari)

10. *(Signature)*
 (Shankar Lal Jeewari)
 For Selves and as constituted and
 lawful attorney for and on behalf
 of

1. Smt. Parameshwar Jeewari
2. Smt. Mahesh Lal Jeewari
3. Smt. Poo Kumar Jeewari
4. Smt. Vijay Kumar Jeewari
5. Miss. Rashmi Jeewari
6. Smt. Usha Debnath
7. Smt. Karan Fabus
8. Smt. Pooam/Debn

11. *(Signature)*
 (Nand Lal Jeewari)

(Signature)
 K. K. Chakrabarty
 E: 12. 250 F
 Drawn by

Signature of Vendor

(Signature)



[Handwritten signature]

Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

13 DEC 1997

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BARRACKPORE, District- North 24-Parganas
Signature / LTI Sheet of Serial No 08633 / 2007 Document Number (I -05930,2007)

I. Signature of the Presentant

| Name of the Presentant | Signature with date |
|------------------------|---------------------|
| Arjun Lal Jeewani | |

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

| Sl No | Admission of Execution By Status | Photo | Finger Print | Signature |
|-------|-----------------------------------------------------------------------------------------|-------|--------------|------------|
| 1. | Ruchi Jain Self PS - Shakespear Sarani 2, Ho-chi-minh Sarani Kolkata | | LTI | Ruchi Jain |
| 2. | Arjun Lal Jeewani Attorney PS - Behala 34, Ram Swarup Khetri Road Kolkata | | LTI | |
| 3. | Shankar Lal Jeewani Attorney PS - Behala 34, Ram Swarup Khetri Road Kolkata | | LTI | |
| 4. | Nand Lal Jeewani Self PS - Sonarpur Narendrapur Sonarpur Dist. - South 24 Pgs. | | LTI | |

Name of Identifier of above Person(s)
 Sekhar Sikdar
 PS-Ghola, Sajir Hat P.o. - New
 Barrackpore Dist. - North 24
 Pgs.

Signature of Identifier with Date

Addl. District Sub-Registrar

Barrackpore, North 24-Pgs.
 (Malay Bhushan Bhattacharyya)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BARRACKPORE



13 DEC 2007

Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-05930 of :2007
(Serial No. 08633, 2007)

On 13/12/2007

Admissibility(Rule 43)

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:

Fee Paid in rupees under article A(1) = 259182/- .E = 14/- on:13/12/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 23562748/-

Certified that the required stamp duty of this document is Rs 1413784 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty . 1.Rs 49500/- is paid by the draft no. :555085, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 2.Rs 49500/- is paid by the draft no. :555087, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 3.Rs 49500/- is paid by the draft no. :555088, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 4.Rs 49500/- is paid by the draft no. :555089, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 5.Rs 49500/- is paid by the draft no. :555090, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 6.Rs 49500/- is paid by the draft no. :555091, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 7.Rs 49500/- is paid by the draft no. :555092, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 8.Rs 49500/- is paid by the draft no. :555093, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 9.Rs 49500/- is paid by the draft no. :555094, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 10.Rs 49500/- is paid by the draft no. :554930, Draft date:08/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 11.Rs 49500/- is paid by the draft no. :554934, Draft date:08/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 12.Rs 49500/- is paid by the draft no. :554935, Draft date:08/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 13.Rs 49500/- is paid by the draft no. :554936, Draft date:08/12/2007, Bank name:8554STATE BANK, Barrackpore, recieved on :13/12/2007. 14.Rs 49500/- is paid by the draft no. :554937, Draft date:08/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 15.Rs 49500/- is paid by the draft no. :554939, Draft date:08/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 16.Rs 49500/- is paid by the draft no. :554940, Draft date:08/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 17.Rs 49500/- is paid by the draft no. :554941, Draft date:08/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 18.Rs 49500/- is paid by the draft no. :555046, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 19.Rs 49500/- is paid by the draft no. :555047, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007.

Addl. District Sub-Registrar

(Malay Bhusha) **Barrackpore**, North 24-Pgs,

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE

Govt. of West Bengal

13 DEC 2007



[Handwritten Signature]

Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-05930 of :2007
(Serial No. 08633, 2007)

20.Rs 49500/- is paid by the draft no. :555048, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007 21 Rs 49500/- is paid by the draft no. :555049, Draft date:11/12/2007, Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 22.Rs 49500/- is paid by the draft no. :555050, Draft date:11/12/2007. Bank name:STATE BANK, Barrackpore, recieved on :13/12/2007. 23.Rs 49500/- is paid by the draft no. :555052, Draft date:11/12/2007, Bank name:STATE BANK, Barrack Pur, recieved on :13/12/2007. 24.Rs 49500/- is paid by the draft no. :555053, Draft date:11/12/2007, Bank name:STATE BANK, Barrack Pur, recieved on :13/12/2007. 25.Rs 49500/- is paid by the draft no. :555054, Draft date:11/12/2007, Bank name:STATE BANK, Barrack Pur, recieved on :13/12/2007. 26.Rs 49500/- is paid by the draft no. :555055, Draft date:11/12/2007, Bank name:STATE BANK, Barrack Pur, recieved on :13/12/2007. 27.Rs 42100/- is paid by the draft no. :555086, Draft date:11/12/2007, Bank name:STATE BANK, Barrack Pur, recieved on :13/12/2007. 28.Rs 30200/- is paid by the draft no. :554931, Draft date:08/12/2007, Bank name:STATE BANK, Barrack Pur, recieved on :13/12/2007. 29.Rs 49500/- is paid by the draft no. :555051, Draft date:11/12/2007 Bank name:STATE BANK, Barrack Pur, recieved on :13/12/2007.

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

Presented for registration at 10 35 on :13/12/2007, at the Office of the A. D. S. R. BARRACKPORE by Arjun Lal Jeewani, one of the Executants


Admission of Execution(Under Section 58)

Execution is admitted on :13/12/2007 by
1 Nand Lal Jeewani, son of Lt. Thanwar Das Jeewani, Narendrapur, Thana Sonarpur, By caste Hindu, by Profession :Business
2 Ruchi Jain, Director, M/s. Gokul Dham Nirman Pvt Ltd., 2, Ho-chi-minh Sarani, Kolkata - 700071, Kolkata - 700071, profession :Service
Identified By Sekhar Sikoar, son of Anil Sikdar Sajir Hat P.o.- New Barrackpore Dist. - North 24 Pgs. Thana. Ghoia, by caste Hindu, By Profession :Business.

Executed by Attorney

1 Execution By Arjun Lal Jeewani, son of Lt. Krishna Lal Jeewani, 34, Ram Swarup Khetri Road, Thana. Behala, 700053 By caste Hindu, by Profession :Business, as the constituted attorney of 1. Parameshwari Jeewani 2. Mahesh Lal Jeewani 3 Ravi Kumar Jeewani 4 Vijay Kumar Jeewani 5. Rashmi Jeewani 6 Usha Daulani 7. Kiran Pahuja 8. Poonam Khetri is admitted by him
Identified By Sekhar Sikdar, son of Anil Sikdar Sajir Hat P.o.- New Barrackpore Dist. - North 24 Pgs. Thana: Ghoia by caste Hindu, By Profession :Business.

2. Execution By Shankar Lal Jeewani, son of Lt. Krishna Lal Jeewani, 34, Ram Swarup Khetri Road Thana Behala, 700053 By caste Hindu, by Profession :Business, as the constituted attorney of 1 Parameshwari Jeewani 2 Mahesh Lal Jeewani 3. Ravi Kumar Jeewani 4 Vijay Kumar Jeewani 5. Rashmi Jeewani 6. Usha Daulani 7. Kiran Pahuja 8. Poonam Khetri is admitted by him


Addl. District Sub-Registrar
[Malay Bhushan Bhattacharyya]
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE, North 24-Pgs.
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE
Govt. of West Bengal

13 DEC 2007





Government Of West Bengal
Office of the A. D. S. R. BARRACKPORE
BARRACKPORE
Endorsement For deed Number :I-05930 of :2007
(Serial No. 08633, 2007)

identified By Sekhar Sikdar, son of Anil Sikdar Sajir Hat P.o.- New Barrackpore Dist. - North 24 Pgs Thana: Ghola, by
caste Hindu.By Profession :Business.

Page 3 of 3



of
Addl. District Sub-Registrar
Barrackpore, North 24-Pgs.

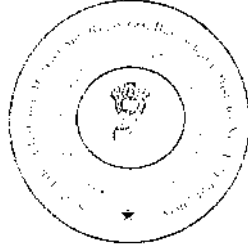
[Malay Bhushan Bhattacharyya]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
BARRACKPORE
Govt. of West Bengal

13 DEC 2007

[Signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 791 to 824
being No 05930 for the year 2007.



(Malay Bhushan Bhattacharyya) 14-December-2007
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BARRACKPORE
West Bengal