

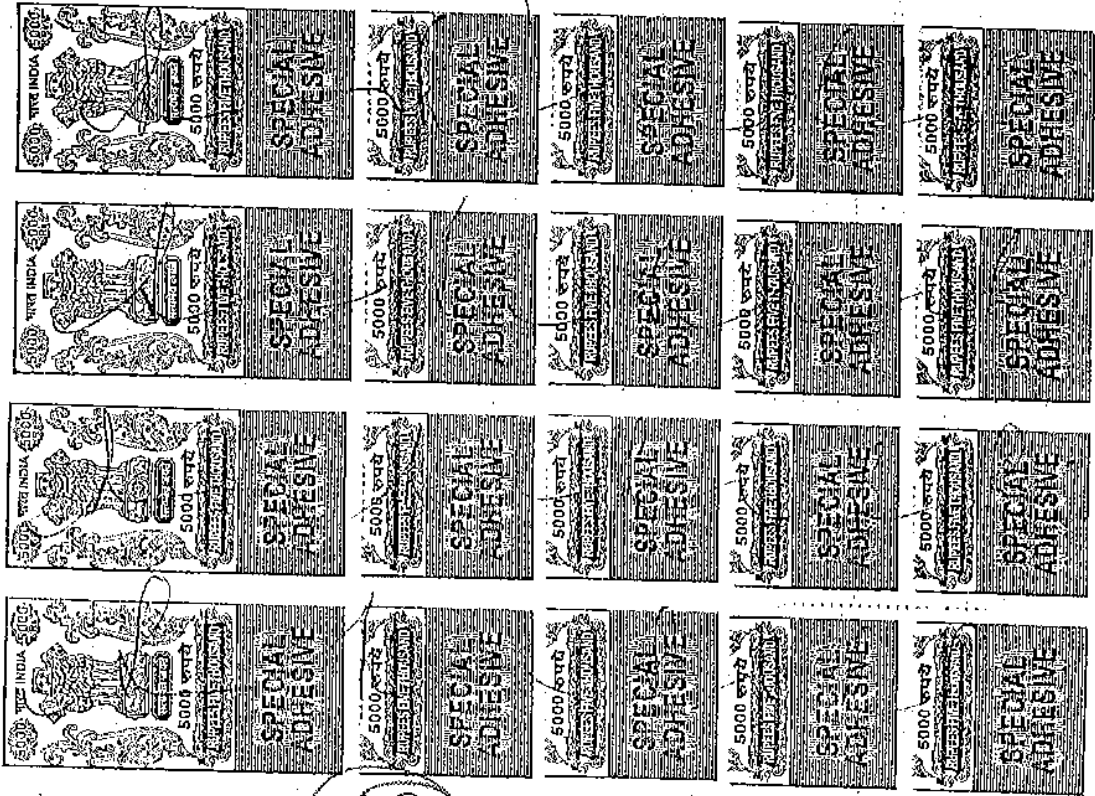
DECEMBER

N/C 18/11/08

1-06671/13

9-55 Ru.

12/12/08



43

STAMP AFFIXED

Stamp Superintendent

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

[Signature]
Stamp Superintendent

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on 12th day of December

Two Thousand Eight (2008) BETWEEN SRI. NAGINDRA RAM @ NAGENDRA RAM, son of Late Rachhia Ram, residing at 8, New Tangra Road, Police Station - Entally, Kolkata - 700046, District - 24 Parganas (South), hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, and/or assigns) of the ONE PART.

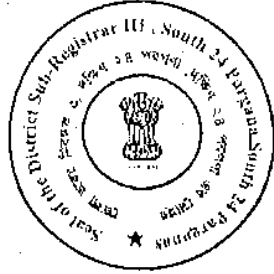
2 (1) 250 / 150 / 400 / 12-12-08

ML 45665381 / AD 2434577 / vide July 11 2558/09

103281

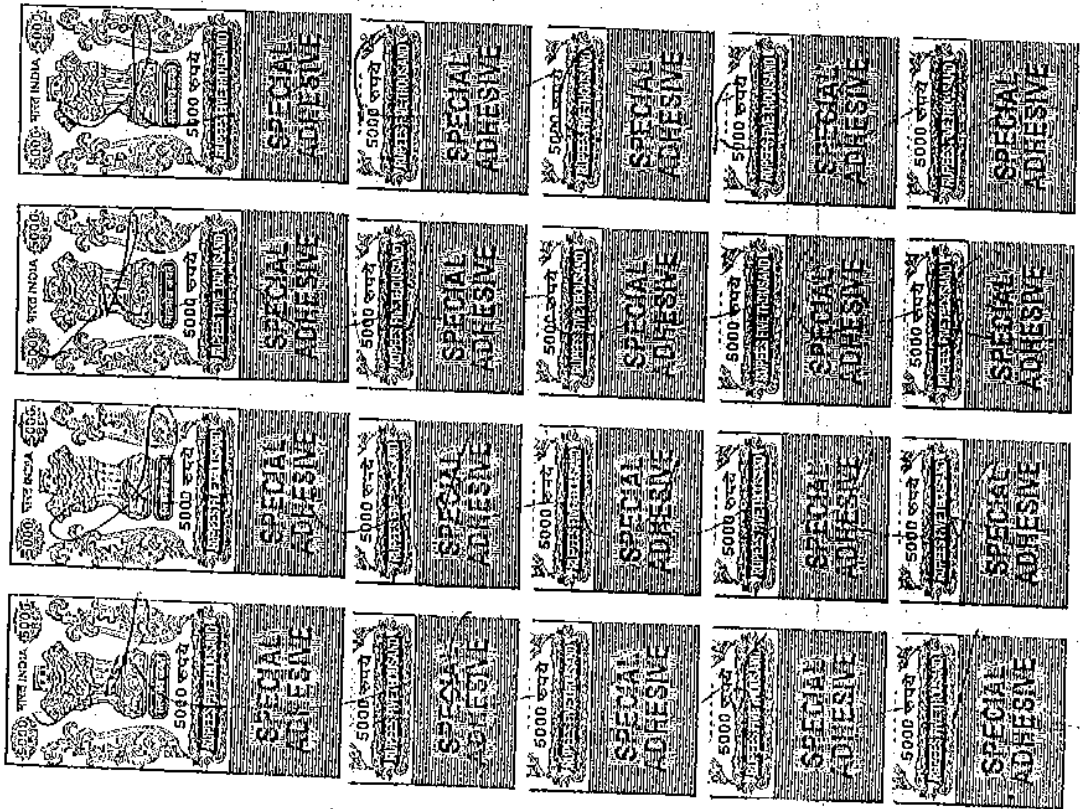
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 4694 to 4714
being No 06671 for the year 2013.



(Rajendra Prasad Upadhyay) 24 July 2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

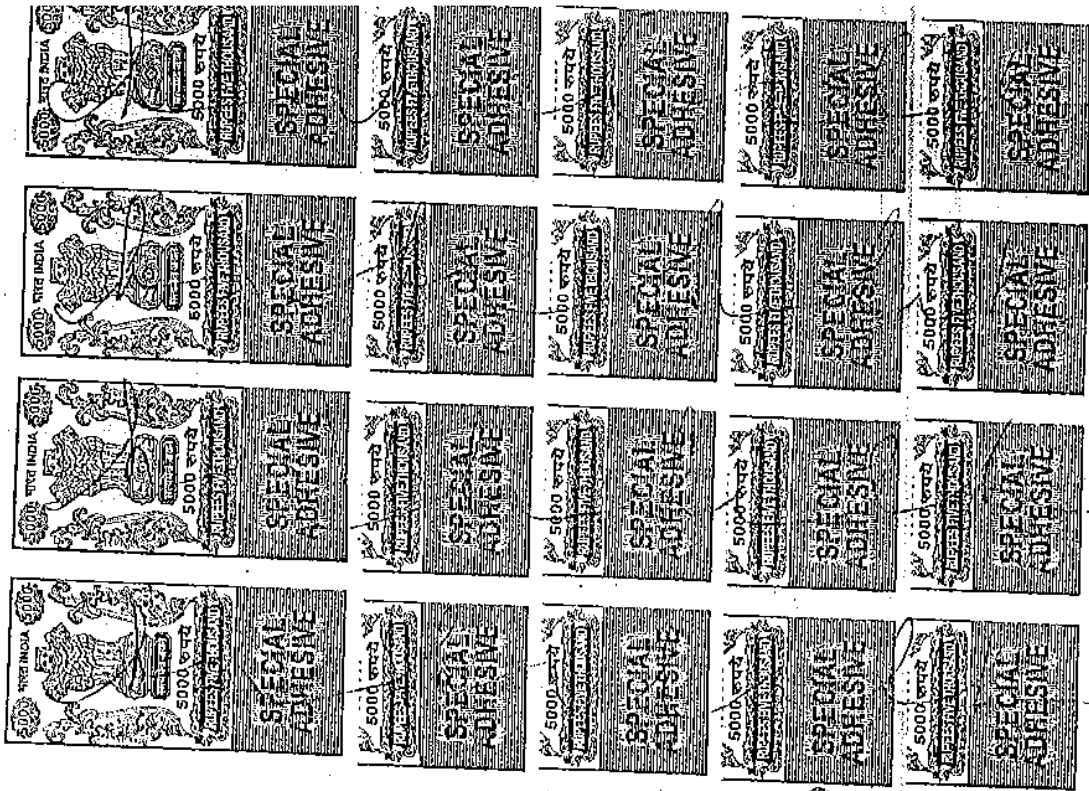
District Sub-Registrar-III
Alipore, South 24-Parganas



STAMP AFFIXED
 Stamp Superintendant
 Kolkata Collection

AND

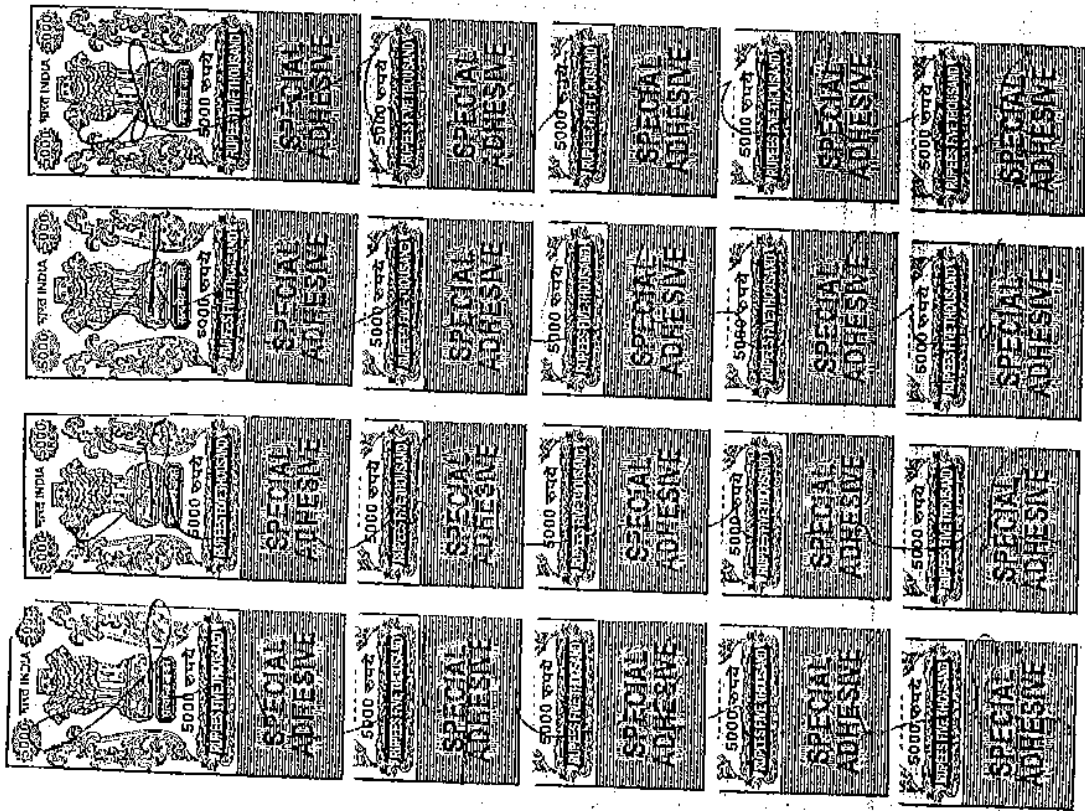
M/S. EXCEL NIRMAN PVT. LTD., a company registered under the Indian Companies Act, having its registered office at 238B, A.J.C. Bose Road, Kolkata - 700020, Police Station - Bhowanipur, District - 24 Parganas (South), represented by its Directors 1) MR. V.K. AGARWAL, son of Late Bamsidhar Agarwal, by occupation - Business, PAN NO. HCUPA 0833F, residing at 21A, Burdwan Road, Alipore, Kolkata - 700027, Police Station - Alipore, 2) MR. RAJENDRA KUMAR VIDHAWAN, son of Late Pishouri Lal Vidhawan, by occupation - Business, PAN NO. - ABKPV4571C, residing at 22B, Gorachand Road, Kolkata - 700014, Police Station - Beniapur, 3) MR. ASHISH JHUNJHUNWALA,



BY ANTI AFFIXOR
[Signature]
Stamp Superintendent
Kolkata Collectors

son of Shiv Kumar Jhunjhunwala, by occupation – Business, PAN NO. ACVPJ12682, residing at 6, Lec Road, Police Station – Bhowanipur, Kolkata – 700020, hereinafter called and referred to as the **“PURCHASER”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives, and/or assigns) of the **OTHER PART.**

WHEREAS one Hazi Mohamad Siddique Khan was the owner of land comprised in C.S. Plot No. – 230, 231, 1301, 1302, and 1303 measuring more or less 9 (nine) Bighas within Mouza – Tangra, Touzi No. – 1298/2833, Division – IV, Sub-Division – “L”, Holding No. – 129, Dihl – Panchannagram, C.S. Khatian No. – 409, R.S. Khatian No. – 764, R.S. Dag No. – 230, Police Station – Tiljala (formerly Tollygunge), District – 24 Parganas (South).

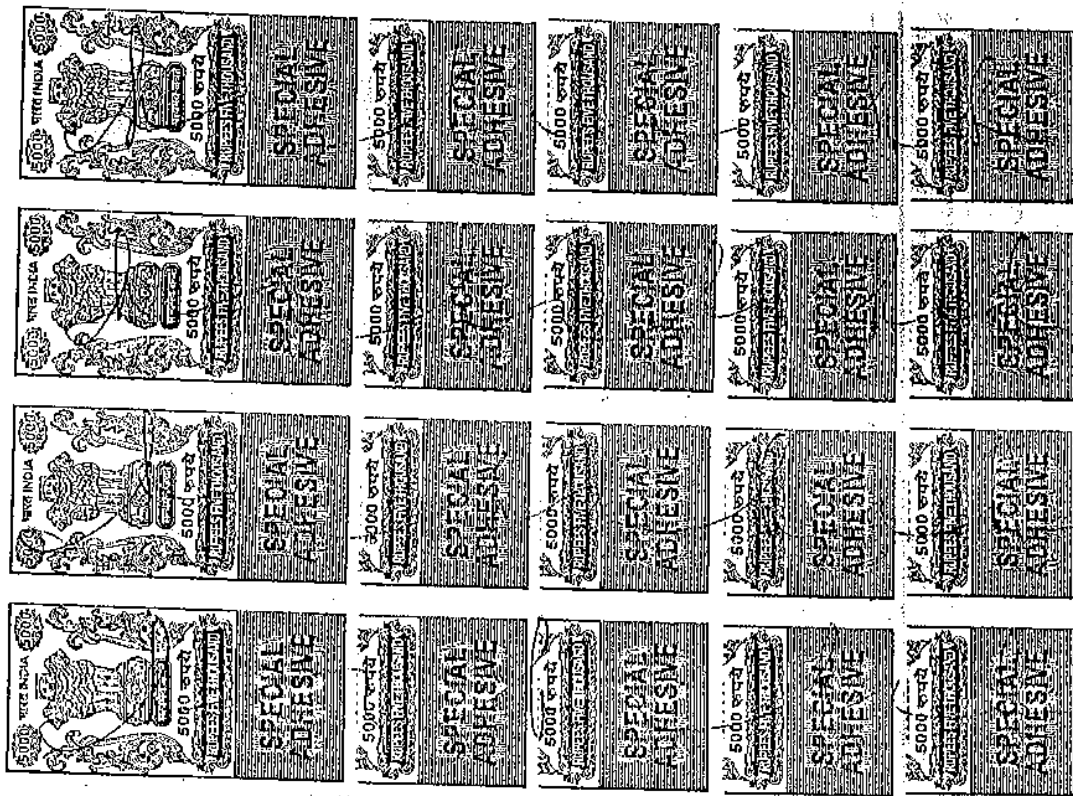


STAMP AFFIXED BY

Stamp Superintendent/
Kolkata Collectorate

AND WHEREAS the said Hazi Md. Siddique Khan during such possession died intestate leaving his sons namely; Md. Mahamudul Hashan Khan (M.H. Khan) Md. Shafique Khan, Rafique Khan, Hafiz Khan and Faruque Khan, who jointly inherited the said property according to law.

AND WHEREAS the abovementioned persons during such joint possession, by an amicable partition divided the above referred 9 (nine) Bighas of land amongst themselves and was exclusively allotted 1 (one) Bigha 16 (sixteen) Cottahs of land each and the said allotment was clearly written and shown in the plan which was signed by all the parties and the said division of property was properly been acted upon amongst the parties by accepting their separate allotment.

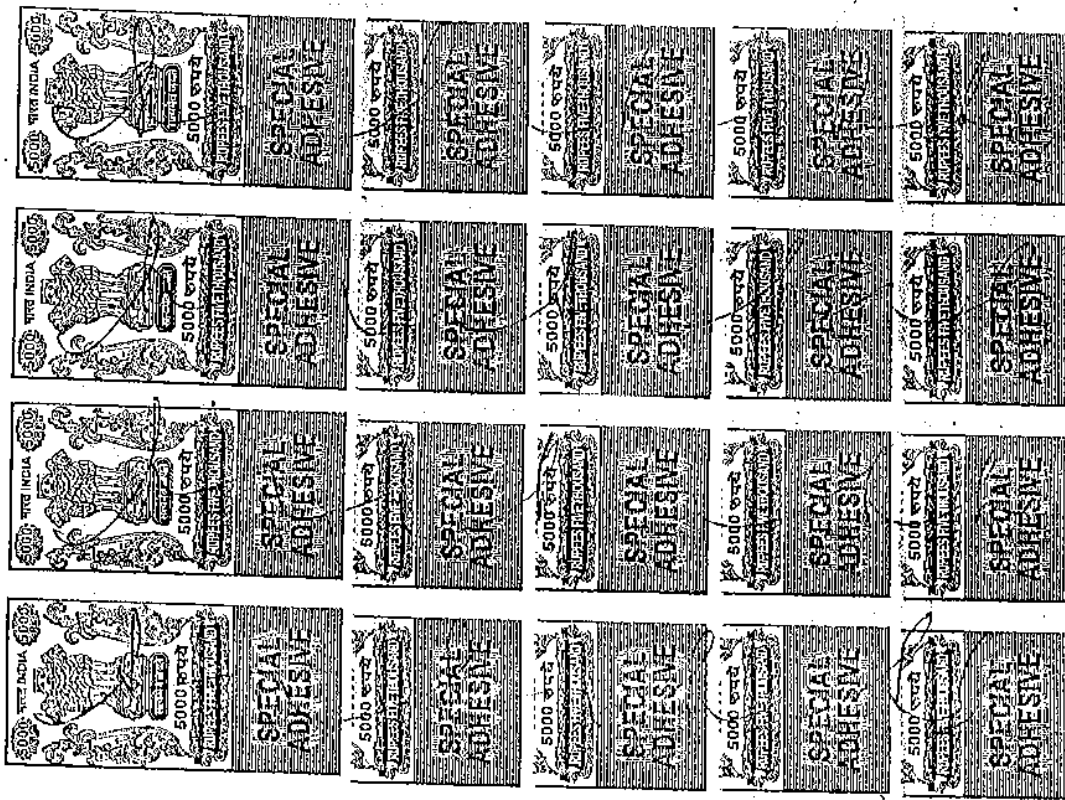


STAMP AFFAIRS

Stamp Superintendent
Kolkata Collectorate

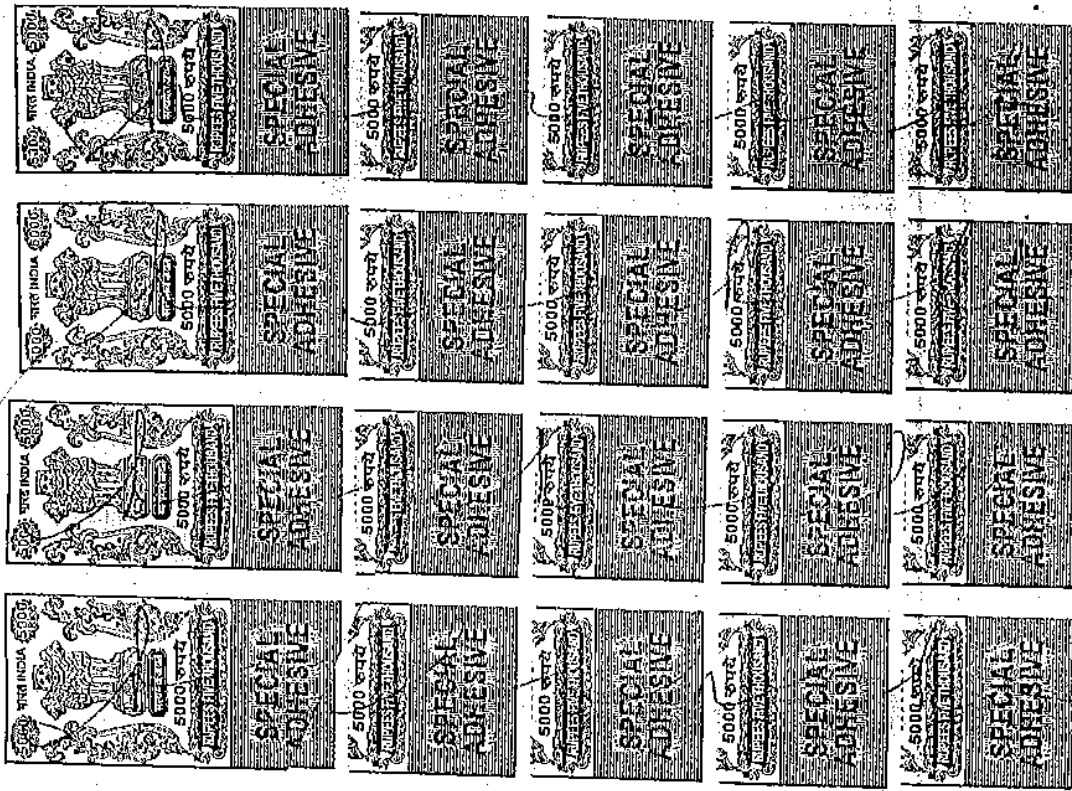
AND WHEREAS by virtue of the said amicable partition one of the co-sharer Shafique Khan, son of Late Hazi Mohammad Siddique Khan was absolutely allotted the land measuring more or less 1 (one) Bigha 16 (sixteen) Cottahs shown as "Lot - B" property in the map or plan marked with border "GREEN" and was in possession of the said allotted property and was exercising his right of ownership upon the said property.

AND WHEREAS during such possession one Nagindra @ Nagendra Ram, the vendor herein entered and took possession of the said landed property and constructed structures in the land measuring more or less 1 (one) Bigha 10 (ten) Cottahs 8 (eight) Chittacks out of total land measuring more or less 1 (one) Bigha 16 (sixteen) Cottahs and started his factory under the name and style "M/S. RABIDAS TANNERIES LTD.",



Stamp Affix by
[Signature]
Stamp Superintendent
Kolkata Collectors

AND WHEREAS the said Shafique Khan tried his level best to recover the said property and being failure came, to an understanding with Shri Nagindra @ Nagendra Ram and decided to sell out the said property to said Nagindra @ Nagendra Ram and thereafter on 5th March, 1985 sold/transferred/conveyed the said land measuring more less 1 (one) Bigha 10 (ten) Cottahs 8 (eight) Chittacks with structure standing thereon more fully and particularly detailed below in the schedule out of his 1 (one) Bigha 16 (sixteen) Cottahs of land in favour of said Nagindra Ram the vendor herein by a registered Deed of Conveyance on acceptance of proper consideration mentioned in the said Deed and the said Deed was registered in the office of the D.S.R. at Alipore and recorded at Book No. - I, Volume No. - 49, Pages 134 to 145 being No. - 2934, for the year 1985.



BY AIR MAIL

Stamp Superintendent
Kolkata Collectors

AND WHEREAS after such purchase and during such possession the said Nagindra Ram mutated his name in the record of the Kolkata Municipal Corporation as owner of the said property and the said property has been numbered by the Kolkata Municipal Corporation as premises No. 43, Matheswartala Road, Police Station – Tangra (formerly Entally), Kolkata – 700046, District – 24 Parganas (South) and a mutation certificate also has been issued by the competent authority.

AND WHEREAS since the date of purchase said Nagindra Ram the vendor herein has been exercising his right of ownership in the said property morefully and particularly detailed below in the schedule and also has been paying rates and taxes to the Municipal Authority in respect of the said property.



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06671 of 2013
(Serlal No. 08768 of 2008)

On 12/12/2008

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

Presented for registration at 20.55 hrs on :12/12/2008, at the Private residence by Rajendra Kumar Vidhawan , one of the Claimants.

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

Execution is admitted on 12/12/2008 by

1. Nagindra Ram Alias Nagendra Ram, son of Lt Rachihla Ram , 8, New Tangra Road, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046, Thana Entally, By Caste Hindu, By Profession : Others
 2. Mr. V. K. Agarwal
Director, M/s. Excel Nirman Pvt. Ltd., 238 B, A J C Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020,
By Profession : Business
 3. Mr. Rajendra Kumar Vidhawan
Director M/s. Excel Nirman Pvt. Ltd., 238b, A J C Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020,
By Profession : Business
 4. Mr Ashish Jhunjhunwala
Director, M/s. Excel Nirman Pvt. Ltd., 238b, A J C Bose Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020,
By Profession : Business
- Identified By Gopal Pahari, son of ... High Court, Kolkata, Thana:-High Court Calcutta, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Kalobaran Parai)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 15/12/2008

Payment of Fees:

(Under Article : A(1) = 103939/- , E = 14/- , H = 28/- , M(b) = 4/- on 15/12/2008)



(Kalobaran Parai)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 16/10/2009

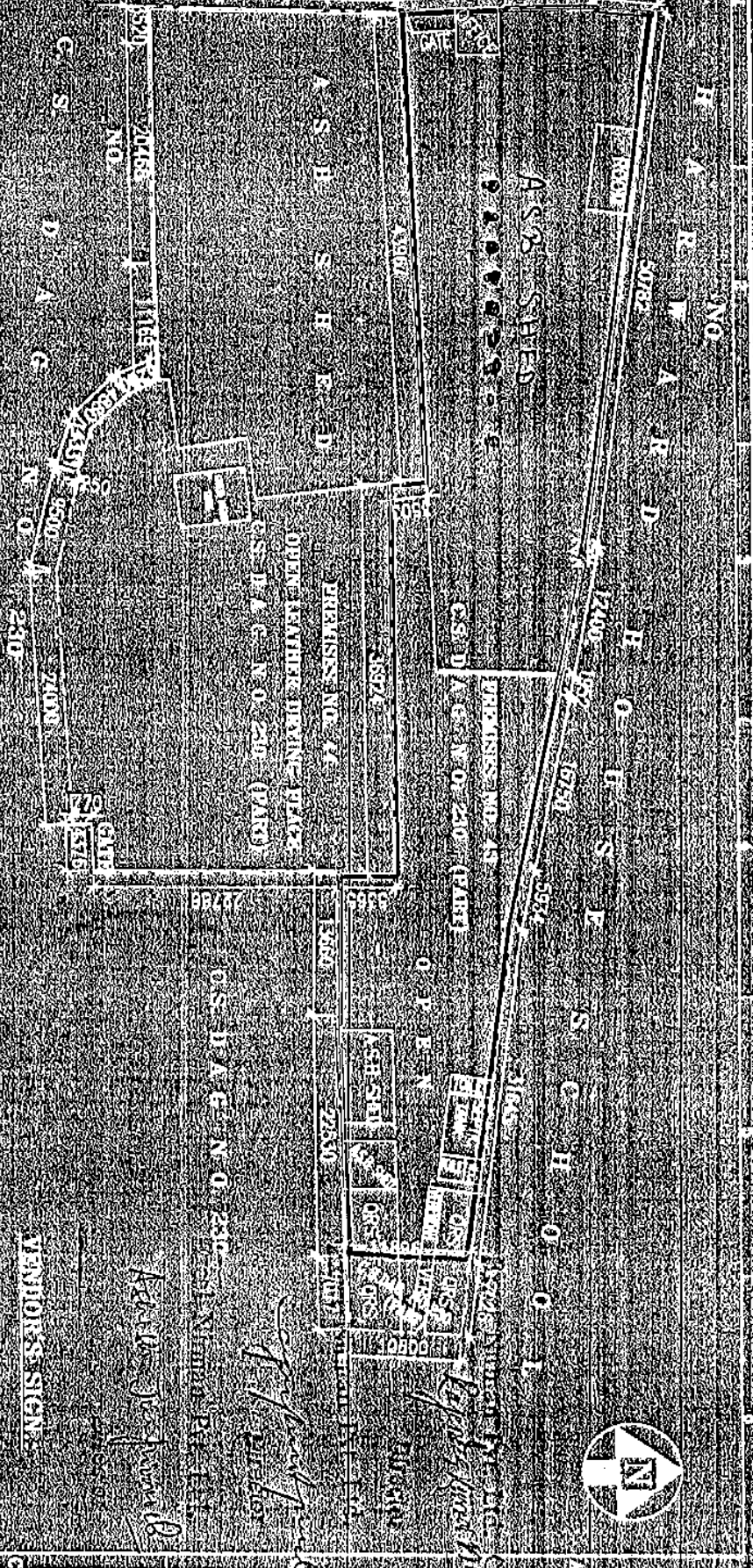
Rajendra Prasad Upadhyay
District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

23/07/2013:16:37:00

Endorsement Page 1 of 2

MAHESHWARJALA (OLD SOUTH TANGRA) ROAD
 10.180 MT. W.I.D.E
 NO. 5864



LAND AREA 13.08 OR 1308 SQ. FT. (2927.62 SQ. M.)
 (MORE OR LESS)

W. S. Kundu

MAHESHWARJALA (OLD SOUTH TANGRA) ROAD
 MAHESHWARJALA (OLD SOUTH TANGRA) ROAD

SITE PLAN OF PREMISES NO. 43
MAHESHWARJALA ROAD, UNDER C.S. PLOT 230,
MOUZA-TANGRA, P.S.-TILDIA, KOLKATA-46

DRAWN BY
E. KUNDU

SCALE
1 : 400

SURVEYED BY
S. S. KUNDU
 SUPER. OF SURVEY G.I.T.
 (DIBD)

NOTE:
 1. ALL DIMENSIONS ARE IN METERS
 2. AREA SHOWN THIS

VENDOR'S SIGN:

W. S. Kundu



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06671 of 2013
(Serial No. 08768 of 2008)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,56,65,381/-

Certified that the required stamp duty of this document is Rs.- 3196597 /- and the Stamp duty paid as: Adhesive Rs.- 763020/-

(Kalobaran Parai)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 23/07/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 2433577/- is paid , by the draft number 993430, Draft Date 03/07/2013, Bank : State Bank of India, ELGIN ROAD, received on 23/07/2013

Payment of Fees:

Amount by Draft

Rs. 398376/- is paid, by the draft number 993432, Draft Date 03/07/2013, Bank Name State Bank of India, ELGIN ROAD, received on 23/07/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



Rajendra Prasad Upadhyay
District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

NOW THIS INDENTURE WITNESSETH AS FOLLOWS that in pursuance of the said agreement and in consideration of the sum of Rs.94,50,000/- (Rupees Ninety Four Lacs Fifty Thousand) only paid to the Vendor by the purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge the payment of the same and do acquit release and for ever discharge the said purchaser the said land measuring more or less 1 (one) Bigha 10 (ten) Cottahs 8 (eight) Chittacks together with structures standing thereon being premises No. 43, Matheswartala Road, Police Station - Tangra, Kolkata - 700046, District - 24 Parganas (South), and every part thereof) The Vendor doth hereby grant, transfer, sale, convey, release and confirm unto the said purchaser its executors, administrators, legal representatives successors and assigns **ALL THAT** the land measuring more or less 1 (one) Bigha 10 (ten) Cottahs 8 (eight) Chittacks together with structures standing thereon being premises No.43, Matheswartala Road, Police Station - Tangra (formerly Entally), Kolkata - 700046, District - 24 Parganas (South), in favour of the purchaser more fully detailed below in the schedule and delivered possession thereof in favour of the purchaser **OR HOWSOEVER OTHERWISE** the said land with structures now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished **TOGETHER WITH** yards, benefits and advantages of ancient and other rights, ways, paths, drain, water, water-courses and all manner of former and other rights, liberties, easement, privileges, profits, appendages and appurtenances whatsoever to the said land with structures standing thereon more fully and particularly detailed below in the schedule

belonging or in anywise appertaining thereto or any of them or any part thereof now are or at any time heretofore held used occupied or enjoyed with its appurtenances AND the reversion and reversions remainder and remainders, rents, issues and profits in the said land with structures and every part and parcel thereof AND ALL estate right, title, interest, inheritance, reversion, use, trust, possession of property claim and demand whatsoever both at law and in equity of the Vendor unto the said land with structure and every part thereof and also together with full and free rights and liberties of ingress and egress from the corporation road either on foot or by carriage through the road, under ground or overhead electric and telephone line either underneath or through the said Road AND all deeds, pattabs, muniments, writing, other evidence of title in their possession or power which relates to the said land with structure detailed below in the schedule or any part or parcel thereof, which now are or hereafter shall or may be in the custody power or possession of the Vendor including his successors and assigns or any parson or persons from whom it may procure the same without any action or in law or in equity TO HAVE AND TO HOLD the said land together with structures standing thereon which is detailed below in the schedule hereby granted, transferred, sold, released and confirmed or expressed or intended so to be unto and to the use of the purchaser absolutely and for ever which is free from all encumbrances AND the Vendor covenants with the purchaser that notwithstanding any act, deed, matter and things by the said Vendor or his predecessor-in-title made done or executed or knowingly suffered to the contrary, the Vendor now has good right full power and absolute authority to grant, sell, transfer, convey, release and confirm the said land with structures

standing thereon which is detailed below in the schedule hereby granted sold, transferred, conveyed, released and confirmed or expressed or intended so to be unto and to the use of the purchaser in the manner aforesaid AND that the Vendor further confirm that the said property has not been acquired by C.M.D.A., C.I.T. or by any Government or Semi Government concern and no notice of acquisition or requisition has been received by the Vendor and the property is not the subject matter of any legal proceeding and not attached by any court of law and the property is not a wakf property or debtor property and no Agreement for Sale has yet been made with any party and/or parties in respect of the schedule property and the property is free from all encumbrances AND that the purchaser shall and may at all times hereafter peaceably hold possess and enjoy the said land with structures and each and every part thereof and receive the rents and profits thereof with the right of sell, transfer, convey, mortgage, gift, lease etc. or to deal with the property in any manner whatsoever without any lawful eviction interruption claim or demand from or by the Vendor or by any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of their predecessor-in-interest AND the purchaser shall have the easement right to use the common passage for ingress & egress and for other purposes and the said passage is also connected with the Corporation Road which is free from all encumbrances whatsoever And that the said property hereby sold is free and clear, freely and clearly and absolutely discharged or exonerated or otherwise by the said Vendor well and sufficiently saved defended kept harmless and indemnified the purchaser from and against all claims, demand of corporation taxes, charges, liens, debts, impendence acquisition, requisition, attachments

and encumbrances whatsoever AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or inheritance in the said land with structures structure or any part thereof from under or in trust for the Vendor or from under or in trust for any of his predecessor-in-title shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such further and other acts, deeds and things for further and more perfectly assuring the title of the purchaser in the said land with structure and every part thereof and/or to cure any defect of title shall execute any such document or documents in favour of the purchaser as shall or may be reasonably required. AND the Purchaser further agree and covenants with the Vendor that the Purchaser shall clear all arrears of Corporation Taxes up to the date of sale and shall comply all requirements of the Kolkata Municipal Corporation and the vendor shall have no responsibility to pay arrears of Corporation taxes in respect of the property hereby sold and the purchaser also shall have no right to claim the said arrears of Corporation taxes from the vendor and the vendor further covenant that he shall co-operate with the purchaser in all respect including execution of any declaration, Affidavit etc. for mutating the name of the Purchaser in respect of the sold property.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land measuring more or less 1 (one) Bigha 10 (ten) Cottahs 8 (eight) Chittacks together with asbestos shed structures standing thereon measuring more or less 3000 square feet comprised in C.S. Plot No. - 230 & 1301, Mouza - Tangra, Touzi No. - 1298/2833, Division - IV, Sub-Division - "1", Holding No. - 129, Dahi Panchannagram, C.S. Khatian No. - 409, R.S. Khatian No. - 764, R.S. Dag No. - 230, within the limits of the Kolkata Municipal Corporation being premises No.43, Matheswartala Road, Assessee No. - 110580701164, Police Station - Tangra, Kolkata - 700046, Municipal Ward No. - 58, Sub Registry Office at Sealdah, District - 24 Parganas (South), including the right of user of common passage in any manner whatsoever with all right of ingress and egress through the common passage and the Municipal Road and the right to bring and layout water pipe line, sewerage line, electric line, gas line, telephone line and all other essential amenities in the premises through the said ^{Municipal Road} ~~common passage~~ and all easement and appurtenances thereto more specifically delineated in the annexed sketch map marked with border "**RED**" which is buttled and bounded as follows:

- SINDGATA*
- ON THE NORTH** : Premises No. 44, Matheswartala Road,
- ON THE SOUTH** : C.R.C. Tenary,
- ON THE EAST** : Lot "E" property belong to
- ON THE WEST** : South Tangra Road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year above written.

Signed, sealed and delivered at Kolkata in the presence of:-

WITNESSES:

1) *Excerpt of the Hari*
at the court
High Court, Calcutta.
10, Old Post Office Street
Left Block, 1st Floor.
Kolkata - 700001.

2) Subhansu Mondal
S/o Manu Chandra Mondal
17E, South Tapan Road
KOL - 700046

Signature
01/21/2015 5:41:21
NAGENDRA RAY
SIGNATURE OF THE VENDOR
Excel Nilman Pvt. Ltd. NAGINDRA RAY
Lajendra Kumar
Director
Excel Nilman Pvt. Ltd.

Signature

Ashish Jeyamouli

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED Rs.94,50,000/- (Rupees Ninety Four Lacs Fifty Thousand) only by the vendor from the within named purchaser as full and final consideration as per memo given below:-

- | | | |
|----|--|-----------------|
| 1) | By A/c payee cheque No. 474704 dated 02/05/2008 drawn on Indian Bank, Ganesh Chandra Avenue | Rs. 25,00,000/- |
| 2) | By A/c payee cheque No. 474709 dated 30/07/2008 drawn on Indian Bank, Ganesh Chandra Avenue | Rs.25,00,000/- |
| 3) | By A/c payee cheque No. 474417 dated 02/09/2008 drawn on Indian Bank, Ganesh Chandra Avenue | Rs. 25,00,000/- |
| 4) | By A/c payee cheque No. 474428 dated ^{12/12/2008} 29/04/2008 drawn on Indian Bank, Ganesh Chandra Avenue | Rs. 19,50,000/- |

Rs. 94,50,000/-

(Rupees Ninety Four Lacs Fifty Thousand only)

WITNESSES:

1) *Gopal Bahari*
Advocate
High Court, Calcutta

2) *Subhakar Mondal*

(Signature)
SIGNATURE OF THE VENDOR

NAGENDRA RAM @ NAGINDRA RAM

Drafted by:

Nilmadhab Ganguly
NILMADHAB GANGULY
Advocate,
Sealdah Civil Court
Kolkata - 700014

Read over & explained by me in Hindi the contents of the Deed to the Vendor.

Gopal Bahari

Advocate

Composed by:-

Sanjay Kumar
(Sanjay Kumar)
Sealdah Civil Court

	Thumb	1st finger	middle finger	ring finger	small finger
ft hd					
ght hd					

Name NAGENDRA RAM @ NAGENDRA RAM

Signature Nagendra Ram @ Nagendra Ram

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Rajendra Kumar Verhawan

Signature Rajendra Kumar Verhawan

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name VEERAY KUMAR AGARWAL

Signature Veeray Kumar Agarwal

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ASHISH JAIN JAINWALA

Signature Ashish Jain JAINWALA