

- f) AND FURTHER THAT the DONOR and all persons having or lawfully or equitably claiming any estate or interest in the undivided portion equivalent to admeasuring 22.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written or any part thereof through under or in trust for the DONOR shall and will from time to time and at all times hereafter at the request and cost of the DONEES make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said undivided a portion equivalent to admeasuring 22.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written and every part thereof unto and to the use of the DONEE in the manner as aforesaid as shall or may be reasonably required.
- g) The DONOR has not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and whereunder said undivided portion equivalent to admeasuring 24.5 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.
- h) The DONOR does and doth hereby further covenant with the DONEE that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the DONEE shall produce or cause to be produced to the DONEE or to her attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Property and also shall at the like request and costs of the DONEE deliver to the DONEE such attested or other true copies or extracts there from as the DONEE may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

The DONEES doth hereby accepts the GIFT of the said undivided portion equivalent to 22.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written as gifted by the Donor to her as aforesaid.

THE SCHEDULE "A" ABOVE REFERRED TO:
(PARTICULARS OF THE PROPERTIES)

ALL THAT the piece and parcel of agricultural land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	AREA (DECIMAL)
		1196	15
430	269	1196	51
432	274	1196	37
433	19	1196	9
435	19	1196	8
436	274	1196	12
437/1039	355		
		TOTAL	132 DECIMAL Equivalent to 79.9 Kattahs

THE SCHEDULE "B" ABOVE REFERRED TO:-

ALL THAT the undivided portion equivalent to admeasuring 62.5 Decimals Shali Land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):


DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	TOTAL AREA (DECIMAL)	GIFTED AREA (DECIMAL)
		1196	15	2.00
430	269	1196	51	12.00
432	274	1196	37	7.75
433	19	1196	12	1.00
437/1039	355	1196		
		TOTAL	115 DECIMAL	22.75 DECIMAL

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

SIGNED, SEALED AND DELIVERED
By the DONOR in presence of

1. Shibu Ghosh
238A, A.J.C. Bose Road
Kolkata - 700020.

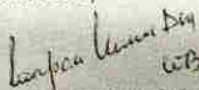
2. Biplob Paul
236 B, H.J.C. Bose Road
Kolkata - 700020


MANJIT SINGH RATHOR
DONOR
(PROP. NUR STEELS)

1.  (MANJIT SINGH)

2.  (PRAVEEN SINGH)
DONEES

Drafted by


WB 849/1995
SWAPAN KUMAR DAS

Advocate

High Court at Calcutta



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

Endorsement For Deed Number : I - 01610 of 2014
(Serial No. 01502 of 2014 and Query No. 1613L000003530 of 2014)

On 14/03/2014

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

Presented for registration at 16.00 hrs on 14/03/2014, at the Private residence by Sri Sanjay Singh Rathore, Executant.

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

Execution is admitted on 14/03/2014 by

1. Sri Sanjay Singh Rathore
Proprietor., M/s. N V R Steels, 106, Girish Ghosh Road, Belurmath, District:-Howrah, WEST BENGAL, India, By Profession : Business
2. Sri Manjit Singh, son of Bijendra Singh, 409, P. K. Guha Road, Dumdum, Neelam Bhawan, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Hindu, By Profession : Business
3. Praveen Singh, son of . . . C46, New Raipur Road 9 East, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Others
Identified By Swapan Kumar Das, son of . . . High Court Kolkata, Kolkata, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 18/03/2014

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.-24,50,000/-

Certified that the required stamp duty of this document is Rs.- 122520 /- and the Stamp duty paid as: Impresive: Rs.- 1000/-

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 19/03/2014

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 : 33(ii), 5 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:

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

19/03/2014 16:25:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01610 of 2014
(Serial No. 01502 of 2014 and Query No. 1613L000003530 of 2014)

Amount by Draft

Rs. 27000/- is paid, by the draft number 448401, Draft Date 18/03/2014, Bank Name State Bank of India, SSI BRANCH, BHOWANIPORE, received on 19/03/2014

(Under Article A(1) = 26939/- (E = 14/- Excess amount = 47/- on 19/03/2014)

Deficit stamp duty

Deficit stamp duty

1. Rs. 40535/- is paid, by the draft number 118927, Draft Date 19/03/2014, Bank : State Bank of India, ELGIN ROAD, received on 19/03/2014
2. Rs. 40535/- is paid, by the draft number 118926, Draft Date 19/03/2014, Bank : State Bank of India, ELGIN ROAD, received on 19/03/2014
3. Rs. 40535/- is paid, by the draft number 118930, Draft Date 19/03/2014, Bank : State Bank of India, ELGIN ROAD, received on 19/03/2014

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

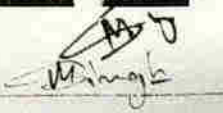
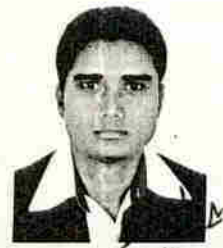
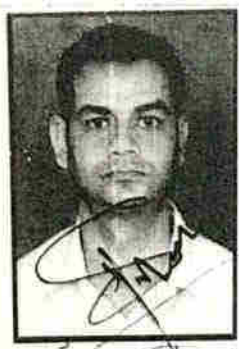
(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

Endorsement Page 2 of 2

19/03/2014 16:25:00

NPI Card of India FOR Fingerprinting



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
RIGHT HAND					
LEFT HAND					
RIGHT HAND					
LEFT HAND					
RIGHT HAND					
LEFT HAND					
RIGHT HAND					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1134 to 1194
being No 01610 for the year 2014.



(Abu Hena Mobassir) 19-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

1500

I-1614/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL V.C. Case No-270 R 669934
14-3-14

The endorsement sheets attached to this document are the part of this document

[Signature]
Ardl. Dist. SDO- Registrar,
Bishnupur, South-24 Pgs

19 MAR 2014

[Handwritten notes in left margin]
14/3/14
8350/14
1500
14/3/14

THIS DEED OF GIFT is made this 14th day of March Two thousand and fourteen BETWEEN SRI SANJAY SINGH RATHORE, (PAN NO. ALXPS8607H) son of Late Ram Dayal Singh, ~~...~~ M/S NVR STEELS having its office at 106, Girish Ghosh Road, Belurmath, Howrah hereinafter called the 'DONOR' (which term or expression as unless otherwise excluded by or repugnant to the subject or to the context or meaning therefore be deemed to mean and include his successors or successors in office and/or assigns) of the ONE PART, AND 1) ROSHNI RATHOR (having PAN No. AVQPR7680C) 2) VIKASH RATHOR both daughter and son respectively of Sri Sanjay Singh Rathor, both resident of Block-2, Flat No. 7C, 5, JBS HALDEN AVENUE, Kolkata-700105, hereinafter referred to as the 'DONEES' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs and successor in interest, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

V.C.
270

Cont.....P/2

[Handwritten notes at bottom left]
V.C. No 14/3/14
14/3/14

WHEREAS

1. By a Deed of sale dated 19th August 2005 WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) the Vendor therein sold transferred conveyed assigned All Those pieces and parcels of land containing an area measuring 1 Acre 32 (132) Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District south 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule "A" hereunder and thereunder written together in favour of the Vendor herein, therein referred to as the Purchaser and registered in the Office of the Addl. Registrar of Assurances, Kolkata, and recorded in Book No. I, Vol. No. I, Pages 1 to 74 Being No. 7533 for the Year 2005 and also handed over peaceful khas possession of the aforesaid land free from all encumbrances.
2. The Owner hereto is absolutely seized and possessed and duly mutated its name in the records of the Land and Revenue and published its name in the record of rights of the said All Those pieces and parcels of land containing an area measuring 1 Acre 32 Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District south 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule "A" hereunder written together hereinafter referred to as "The property" and is owning and enjoying the same without interruption, interference, objection, claim or demand of any nature and/or manner from any person or persons claiming and/or having any right, title and interest of the property more particularly described in the Schedule A hereinafter written.
3. The Donor herein out of his natural love and affection which the Donor bears towards the Donees, the Donor is desirous of making an absolute gift and to execute and register proper Deed of Gift and/or document in favour of the Donees in respect of ALL THAT the undivided landed property measuring 24.75 Decimals more or less morefully described in the Schedule 'B' of the undivided portion of Schedule 'A' hereunder written.
4. The Donee No. 1 and 2 are daughter and son respectively of the Donor and all of them have agreed to accept the Gift from the Donor.
5. For the purpose of stamp duty of the said gifted portion is assessed and valued at Rs. 20,00,000/- (Rupees Twenty lakh) only.

NOW THIS INDENTURE WITNESSETH that in consideration of natural love and affection which the Donor had and still has for the Donee as his daughter and son respectively of the Donor doth hereby grant, transfer, convey, assign and assure by way of gift unto and in favour of the Donees All that the undivided portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon Together With the undivided proportionate indivisible part or share in the land comprised in the said premises described in the First Schedule hereunder, absolutely and forever free from all encumbrances, charges liens, attachments, trusts, whatsoever or howsoever TO HAVE AND TO HOLD the said UNDIVIDED portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written granted, transferred and conveyed and every part or parts thereof unto and to the use of the Donees jointly with other co-sharers.

II. AND THE DONOR DOTH HEREBY COVENANT WITH THE DONEES as follows:-

- a) Notwithstanding any act deed matter or thing whatsoever by the DONOR done or executed or knowingly suffered to the contrary the DONOR is now lawfully rightfully seized and possessed of and/or otherwise well and sufficiently entitled to Said undivided portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby granted gifted conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- b) Notwithstanding any act deed or thing whatsoever done as aforesaid the DONOR now have good right full power and absolute authority to grant convey transfer and assign all the undivided portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby conveyed transferred or expressed so to be unto and to the use of the Donees in the manner as aforesaid.
- c) The said undivided portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the DONOR or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the DONOR.
- d) The DONEES shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said undivided portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written and receive all the rents issues and profits thereof jointly with the other co sharers without any lawful eviction interruption claims or demands whatsoever by the Donor or any person or persons having or lawfully or equitably claiming as aforesaid.

- e) The DONEES shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments or trust or claims and de a portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written whatsoever created occasioned or made by the DONOR or any person or persons lawfully or equitably claiming as aforesaid.
- f) AND FURTHER THAT the DONOR and all persons having or lawfully or equitably claiming any estate or interest in the undivided portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written, or any part thereof through under or in trust for the DONOR shall and will from time to time and at all times hereafter at the request and cost of the DONEES make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said undivided a portion equivalent to admeasuring 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written and every part thereof unto and to the use of the DONEE in the manner as aforesaid as shall or may be reasonably required.
- g) The DONOR has not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and whereunder said undivided portion equivalent to admeasuring 24.5 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.
- h) The DONOR does and doth hereby further covenant with the DONEE that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the DONEE shall produce or cause to be produced to the DONEE or to her attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Property and also shall at the like request and costs of the DONEE deliver to the DONEE such attested or other true copies or extracts there from as the DONEE may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

The DONEES doth hereby accepts the GIFT of the said undivided portion equivalent to 24.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written as gifted by the Donor to her as aforesaid.

THE SCHEDULE "A" ABOVE REFERRED TO:
(PARTICULARS OF THE PROPERTIES)

ALL THAT the piece and parcel of agricultural land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	AREA (DECIMAL)
430	269	1196	15
432	274	1196	51
433	19	1196	37
435	19	1196	9
436	274	1196	8
437/1039	355	1196	12
		TOTAL	132 DECIMAL Equivalent to 79.9 Kattahs

THE SCHEDULE "B" ABOVE REFERRED TO:-

ALL THAT the undivided portion equivalent to admeasuring 62.5 Decimals Shali Land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO.	TOTAL AREA (DECIMAL)	GIFTED AREA (DECIMAL)
430	269	15	3.00
432	274	51	12.00
433	19	37	8.75
437/1039	355	12	1.00
	TOTAL	132 DECIMAL Equivelant to 79.9 Kattahs	24.75 DECIMAL



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

Endorsement For Deed Number : I - 01614 of 2014
(Serial No. 01500 of 2014 and Query No. 1613L000003531 of 2014)

On 14/03/2014

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

Presented for registration at 20.10 hrs. on :14/03/2014, at the Private residence by Sri Sanjay Singh Rathore, Executant.

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

Execution is admitted on 14/03/2014 by

1. Sri Sanjay Singh Rathore, son of Lt. Ram Dayal Singh , N V R Steels, 106, Girish Ghosh Road, Belurmath, Howrah, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
 2. Roshni Rathor, daughter of Sri Sanjay Singh Rathor , Block - 2, Flat No.- 7 C, 5, Jbs Halden Avenue, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700105, By Caste Hindu, By Profession : Others
 3. Vikash Rathor, son of Sri Sanjay Singh Rathor , Block - 2, Flat No.- 7 C, 5, Jbs Halden Avenue, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700105, By Caste Hindu, By Profession : Others
- Identified By Swapan Kumar Das, son of , High Court, Calcutta, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 18/03/2014

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.-25,90,000/-

Certified that the required stamp duty of this document is Rs.- 12970 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 19/03/2014

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 : 33(i), 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

19/03/2014 16:32:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01614 of 2014
(Serial No. 01500 of 2014 and Query No. 1613L000003531 of 2014)

Rs. 28500/- is paid , by the draft number 118922, Draft Date 19/03/2014, Bank Name State Bank of India, ELGIN ROAD, received on 19/03/2014

(Under Article : A(1) = 28479/- , E = 14/- , Excess amount = 7/- on 19/03/2014)

Deficit stamp duty

Deficit stamp duty Rs. 13000/- is paid , by the draft number 118923, Draft Date 19/03/2014, Bank : State Bank of India, ELGIN ROAD, received on 19/03/2014

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

19/03/2014 16:32:00

EndorsementPage 2 of 2

SP-5 (REV. 10-6-95) FBI - TEN FINGER PRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Roshni

Roshni Rastor

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Vishal

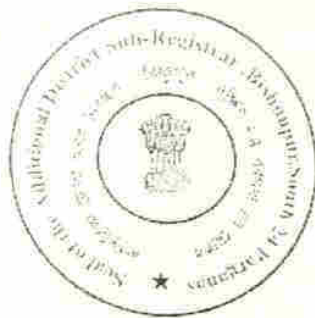
Vishal Rastor

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1195 to 1205
being No 016/14 for the year 2014.

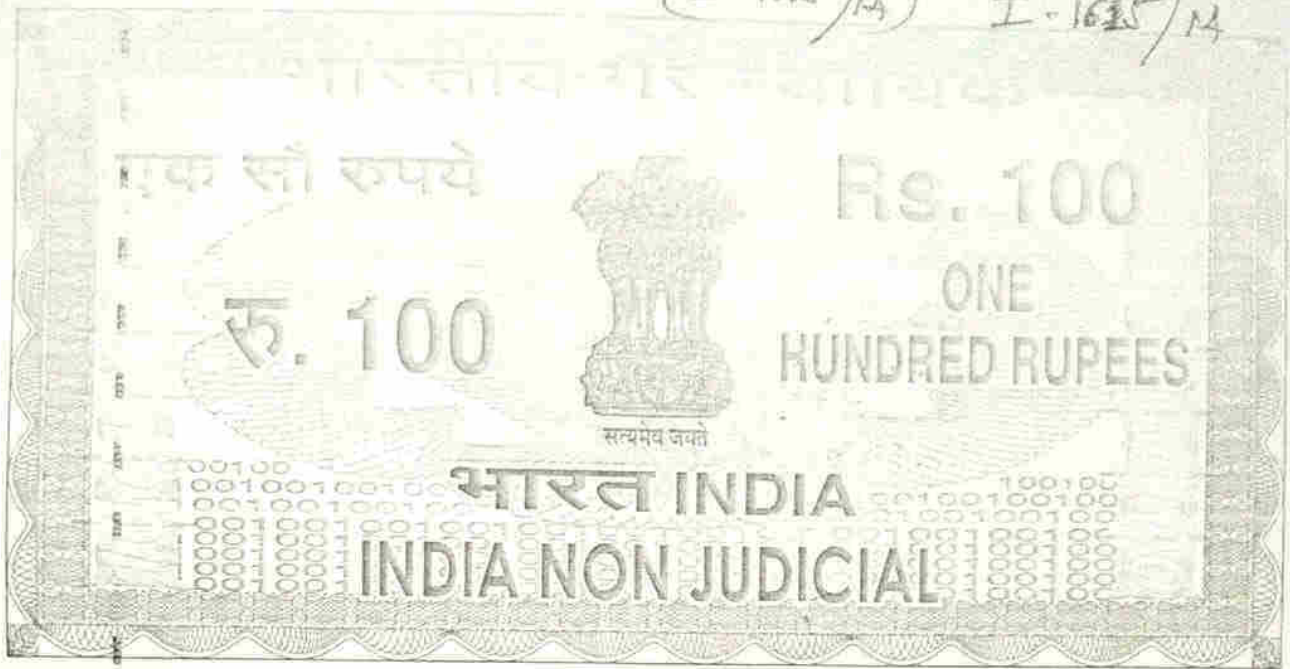


(Abu Hena Mobassir) 19-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

U1524.

(I-1625/14)

I-1625/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V.C. No - 273 R 669935

14.3.14

The endorsement sheets attached to this document are the part of this document

Asst Dist Comm. Registrar,
Burdwan District P.O.

19 MAR 2014

THIS DEED OF GIFT is made this 14th day of March Two thousand and fourteen BETWEEN SRI SANJAY SINGH RATHORE, (PAN NO. ALXPS8607H) son of Late Ram Dayal Singh, ~~proprietor~~ ^{partner} M/S. NVR STEELS having its office at 106, Girish Ghosh Road, Belurmath, Howrah hereinafter called the 'DONOR' (which term or expression as unless otherwise excluded by or repugnant to the subject or to the context or meaning therefore be deemed to mean and include his successors or successors in office and/or assigns) of the ONE PART, AND VIKASH RATHOR son of Sri Sanjay Singh Rathor, resident of Block-2, Flat No. 7C, 5, JBS HALDEN AVENUE, Kolkata-700105, hereinafter referred to as the 'DONEES' (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs and successor in interest, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

Cont.....P/2

3533/14
3538
MR-3750, 500
100

19/3/14

V.C
273

V.C. No 273 R 669935
14/3/14

WHEREAS

1. By a Deed of sale dated 19th August 2005 WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) the Vendor therein sold transferred conveyed assigned All Those pieces and parcels of land containing an area measuring 1 Acre 32 (132) Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District south 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule "A" hereunder and thereunder written together in favour of the Vendor herein, therein referred to as the Purchaser and registered in the Office of the Addl. Registrar of Assurances, Kolkata, and recorded in Book No. I, Vol. No. I, Pages 1 to 74 Being No. 7533 for the Year 2005 and also handed over peaceful khas possession of the aforesaid land free from all encumbrances.
2. The Owner hereto is absolutely seized and possessed and duly mutated its name in the records of the Land and Revenue and published its name in the record of rights of the said All Those pieces and parcels of land containing an area measuring 1 Acre 32 Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District south 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule "A" hereunder written together hereinafter referred to as "The property" and is owning and enjoying the same without interruption, interference, objection, claim or demand of any nature and/or manner from any person or persons claiming and/or having any right, title and interest of the property more particularly described in the Schedule A hereinafter written.
3. The Donor herein out of his natural love and affection which the Donor bears towards the Donee, the Donor is desirous of making an absolute gift and to execute and register proper Deed of Gift and/or document in favour of the Donees in respect of ALL THAT the undivided landed property measuring 12.50 Decimals more or less morefully described in the Schedule 'B' of the undivided portion of Schedule 'A' hereunder written.
4. The Donee is son of the Donor and has agreed to accept the Gift from the Donor.
5. For the purpose of stamp duty of the said gifted portion is assessed and valued at Rs.19,00,000/- (Rupees Nineteen lakh) only.

NOW THIS INDENTURE WITNESSETH that in consideration of natural love and affection which the Donor had and still has for the Donee as his daughter and son respectively of the Donor doth hereby grant, transfer, convey, assign and assure by way of gift unto and in favour of the Donees All that the undivided portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in

the Schedule A hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon Together With the undivided proportionate indivisible part or share in the land comprised in the said premises described in the First Schedule hereunder, absolutely and forever free from all encumbrances, charges liens, attachments, trusts, whatsoever or howsoever TO HAVE AND TO HOLD the said UNDIVIDED portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written granted, transferred and conveyed and every part or parts thereof unto and to the use of the Donees jointly with other co-sharers.

II. AND THE DONOR DOTH HEREBY COVENANT WITH THE DONEE as follows:-

- a) Notwithstanding any act deed matter or thing whatsoever by the DONOR done or executed or knowingly suffered to the contrary the DONOR is now lawfully rightfully seized and possessed of and/or otherwise well and sufficiently entitled to Said undivided portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby granted gifted conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- b) Notwithstanding any act deed or thing whatsoever done as aforesaid the DONOR now have good right full power and absolute authority to grant convey transfer and assign all the undivided portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby conveyed transferred or expressed so to be unto and to the use of the Donees in the manner as aforesaid.
- c) The said undivided portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the DONOR or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the DONOR.

- d) The DONEE shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said undivided portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written and receive all the rents issues and profits thereof jointly with the other co-sharers without any lawful eviction interruption claims or demands whatsoever by the Donor or any person or persons having or lawfully or equitably claiming as aforesaid.
- e) The DONEE shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments or trust or claims and de a portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written whatsoever created occasioned or made by the DONOR or any person or persons lawfully or equitably claiming as aforesaid.
- f) AND FURTHER THAT the DONOR and all persons having or lawfully or equitably claiming any estate or interest in the undivided portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written or any part thereof through under or in trust for the DONOR shall and will from time to time and at all times hereafter at the request and cost of the DONEE make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further better or more perfectly assuring the Said undivided a portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written and every part thereof unto and to the use of the DONEE in the manner as aforesaid as shall or may be reasonably required.
- g) The DONOR has not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby and whereunder said undivided portion equivalent to admeasuring 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

- ii) The DONOR does and doth hereby further covenant with the DONEE that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the DONEE shall produce or cause to be produced to the DONEE or to her attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Property and also shall at the like request and costs of the DONEE deliver to the DONEE such attested or other true copies or extracts there from as the DONEE may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

The DONEE doth hereby accepts the GIFT of the said undivided portion equivalent to 12.50 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written as gifted by the Donor to her as aforesaid.

THE SCHEDULE "A" ABOVE REFERRED TO:
(PARTICULARS OF THE PROPERTIES)

ALL THAT the piece and parcel of agricultural land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	AREA (DECIMAL)
430	269	1196	15
432	274	1196	51
433	19	1196	37
435	19	1196	9
436	274	1196	8
437/1039	355	1196	12
		Total	132 DECIMAL Equivalent to 79.9 Kattahs

THE SCHEDULE "B" ABOVE REFERRED TO:-

ALL THAT the undivided portion equivalent to admeasuring 12.50 Decimals Shali Land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	TOTAL AREA (DECIMAL)	GIFTED AREA (DECIMAL)
435	19	1196	9	6.50
436	274	1196	8	6.00
		TOTAL	17 DECIMAL	12.50 DECIMAL


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

SIGNED, SEALED AND DELIVERED

By the DONOR in presence of

1. Shibu Chakraborty
238 A, A.J.C. Bose Road,
Kolkata - 700 020.

2. Biplab pal
236 B, A.J.C. Bose Road
Kolkata - 700020


SANJAY SINGH RATHORE
DONOR
(~~Sanjay Singh Rathore~~)

Sanjay Rathore

DONEE

Drafted by

Swapan Kumar Das
WB 249/1995

SWAPAN KUMAR DAS

Advocate

High Court at Calcutta



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

Endorsement For Deed Number : I - 01615 of 2014
(Serial No. 01527 of 2014 and Query No. 1613L000003533 of 2014)

On 14/03/2014

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

Presented for registration at 20.00 hrs on :14/03/2014, at the Private residence by Sri Sanjay Singh Rathore ,Executant.

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

Execution is admitted on 14/03/2014 by

1. Sri Sanjay Singh Rathore, son of Lt. Ram Dayal Singh , N V R Steels,106, Girish Ghosh Road, Belurmath, Howrah, District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Vikash Rathor, son of Sri Sanjay Singh Rathor , Block - 2, Flat No.- 7 C, 5, Jbs Halden Avenue, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700105, By Caste Hindu, By Profession : Others
Identified By Swapan Kumar Das, son of , High Court, Calcutta, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 19/03/2014

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 : 33(i), 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 41250/- is paid , by the draft number 118924, Draft Date 19/03/2014, Bank Name State Bank of India, ELGIN ROAD, received on 19/03/2014

(Under Article : A(1) = 41239/- ,E = 7/- ,Excess amount = 4/- on 19/03/2014)

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.-37,50,000/-

Certified that the required stamp duty of this document is Rs.- 18760 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 18800/- is paid , by the draft number 118921, Draft Date 19/03/2014, Bank : State Bank of India, ELGIN ROAD, received on 19/03/2014

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

19/03/2014 16:43:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01615 of 2014
(Serial No. 01527 of 2014 and Query No. 1613L000003533 of 2014)

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
EndorsementPage 2 of 2

19/03/2014 16:43:00

SPECIAL FORM FOR THE FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



Vishnu P

Vishnu Ramesh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

PHOTO

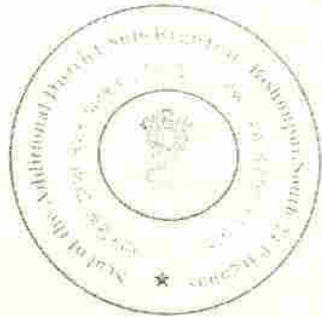
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1285 to 1295
being No 01615 for the year 2014.



(Abu Hena Mobassir) 19-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

A handwritten signature in black ink, appearing to be 'Abu Hena Mobassir', written over the typed name.

01501

I - 1790/14



पश्चिम बंगाल WEST BENGAL

V.C. 288 110-273 H 915865

14.3.14

The who instrument shows a lien on the... are the part of that... you an.

[Signature]
 Sd/- V. C. 288
 Bishnupur, South 24 Pgs.

27 MAR 2014

THIS DEED OF CONVEYANCE is made this 14th day of March Two thousand and fourteen BETWEEN **SRI SANJAY SINGH RATHORE** (PAN NO. ALXPSB607H) son of Late Ram Dayal Singh, proprietor, **M/S. NVR STEELS** having its office at 106, Girish Ghosh Road, Belurmath, Howrah hereinafter called the **VENDOR** (which term or expression as unless otherwise excluded by or repugnant to the subject or to the context or meaning therefore be deemed to mean and include its successors or successors in office and/or assigns) of the **ONE PART, 1) JALAN HI MECH PVT. LTD.** (PAN NO. AAACJ6553G), a Company incorporated under the Companies Act, 1956 and having its Registered Office at PS plash, 2nd Floor, 238A, AJC Bose Road, P.S. Bhowanipore, Kolkata-700020 represented by its Director **BRIJ MOHON JALAN,** **2) JALAN NIKETAN PVT. LTD.** (PAN NO. AABCJ1715B), a Company incorporated under the Companies Act, 1956 and having its

Cont.....P/2

V.C. 288 14/3/14
 At 106
 14/3/14

Registered Office at PS plush, 2nd Floor, 238A, AJC Bose Road, P.S. Bhowanipore, Kolkata-700020 represented by its Director PRAITEEK JALAN, **3) TULSI ABASAN PVT. LTD.** (PAN NO. AACCT4671K), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 122, J.N. Mukherjee Road, Ghusuri, Howrah-711107, represented by its Director HITESH KUMAR TAYAL, **4) MAA DURGA ABASAN PVT. LTD.** (PAN NO. AAFCM6137L), a Company incorporated under the Companies Act, 1956 and having its Registered Office at PS plush, 2nd Floor, 236B, AJC Bose Road, P.S. Bhowanipore, Kolkata-700020 represented by its Director GAURAV KARNANI, hereinafter referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs and successor in interest, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

WHEREAS

1. By a Deed of sale dated 19th August 2005 WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) the Vendor therein sold transferred conveyed assigned All Those pieces and parcels of land containing an area measuring 1 Acre 32 (132) Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District south 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule "A" hereunder and thereunder written together in favour of the Vendor herein, therein referred to as the Purchaser and registered in the Office of the Addl. Registrar of Assurances, Kolkata, and recorded in Book No. I, Vol. No. I, Pages 1 to 74 Being No. 7533 for the Year 2005 and also handed over peaceful khas possession of the aforesaid land free from all encumbrances.
2. The Owner hereto is absolutely seized and possessed and duly mutated its name in the records of the Land and Revenue and published its name in the record of rights of the said All Those pieces and parcels of land containing an area measuring 1 Acre 32 Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District south 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule "A" hereunder written together hereinafter referred to as "The property" and is owning and enjoying the same without interruption, interference, objection, claim or demand of any nature and/or manner from any person or persons claiming and/or having any right, title and interest of the property more particularly described in the Schedule A hereinafter written.

3. The Vendor agreed to transfer by way of sale All That the said UNDIVIDED portion equivalent to admeasuring 23.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written their undivided shares in the landed properties morefully mentioned in the Schedule hereunder written fully and absolutely free from all encumbrances and the Purchasers hereby agreed to purchase the same at a total consideration of Rs. 5000000.00 (Rupees Fifty lakh) only.

AT OR BEFORE THE EXECUTION OF THIS INDENTURE THE VENDOR HAS ASSURED AND REPRESENTED TO THE PURCHASERS AS FOLLOWS:

- a) THAT the Vendor is seized and possessed of and/or otherwise well and sufficiently entitled to Schedule "A" properties morefully and particularly described in the **Schedule "A"** hereunder written absolutely and forever free from all encumbrances and liabilities whatsoever.
- b) THAT the landed area of the Vendor is not under the land ceiling or no excess vacant land comprised in the said landed property within the meaning of the West Bengal Land Reforms Act 1955.
- c) THAT no part or portion of the said premises is subject to any notice of Acquisition or Requisition or nor vested by the government of west Bengal.
- d) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the purchasers have agreed to purchase and acquire ALL THAT the said UNDIVIDED portion equivalent to admeasuring 23.75 Decimals morefully described in the Schedule 'B' hereunder written out of his said landed property described in the Schedule 'A' hereunder written, free of all encumbrances and charges for the consideration and subject to the terms and conditions herein after appearing.
- e) That the said landed property and the properties hereto is in "khas" peaceful vacant possession of the Vendor and other aforesaid co-sharers and no one else has any right of possession in any manner whatsoever;

- f) That the said landed property and the properties hereto is free from all encumbrances charges mortgages tenancies leases liens lispendens attachments debutters trusts uses claims demands acquisition requisition alignment and liabilities whatsoever or howsoever;
- g) That there is no suit or litigation or proceeding filed by or pending against the Vendor or his predecessors-in-title in any court of law concerning the said flat and the properties hereto.
- h) That prior to sale to the Purchasers, the Vendor have never entered into any agreement for sale, mortgage, lease or otherwise transfer of their right title or interest in the said landed property and the properties hereto with any person or persons nor has otherwise dealt with the same;
- i) That the said landed property and the properties hereto are not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor or its predecessors-in-title for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- j) That no declaration has been made or published for acquisition or requisition of the said landed property and the properties hereto or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Unit and the properties hereto or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.
- k) That the said landed property and the properties hereto never ever vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

NOW THIS INDENTURE WITNESS THAT in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs. 5000000.00 (Rupees Fifty lakh) only of good and lawful money of the union of India well and truly paid by the PURCHASERS to the VENDOR (particulars of such payment are mentioned in the memo

of consideration given hereunder) at or before the execution hereof (the receipt whereof the VENDOR does hereby and also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the said purchaser the said land described in the Schedule 'B' hereunder written) the vendor do hereby absolutely and indefeasibly sell, grant, transfer, convey, assign unto the purchaser ALL THAT the said UNDIVIDED portion equivalent to admeasuring 23.75 Decimals morefully described in the Schedule 'B' hereunder written out of his said property described in the Schedule A hereunder written under police station Bishnupur and sub- Registry Office at Bishnupur under 24 Parganas (South) more fully described in the Schedule "B" hereunder written and delineated in the map annexed herewith and marked with RED OR HOWSOEVER OTHERWISE the said land now is at any time hereto before were or was situated butted and bounded called, known numbered described or distinguished together with all erection , fixtures and fittings, sewers, drains, ways, paths, passages, light, rights, benefits or ancient or other rights , liberties whatsoever that is existing and will be installed affixed belonging or any way appertaining to or with same of any part thereof now are or at any time hereto were held, used, occupied or enjoyed therewith or reputed to belong or demand taken or known as per and parcel or numbered thereof or appurtenant thereto, with their and every of their appurtenances and the reversion and reversion, remainder and remainders, and the rents issues and profits of and from the said space hereby granted, sold , transferred conveyed , assigned and assured or intended so to be and every part thereof.

AND ALL the estate, Right, Title, Interest, claim and demand whatsoever of the vendors unto or upon the said land as described in schedule given hereunder and delineated in the plan annexed herewith and every part thereof, hereby sold, granted, transferred, conveyed, assigned and assured or expressed so or intended to be and every part thereof unto and to the use of the purchaser absolutely and forever with easement and other rights, TO HAVE AND TO HOLD the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the PURCHASERS absolute and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or condition, use trust or other things whatsoever to alter defeat encumber or make void the same AND the Vendor doth hereby covenant with the purchasers that notwithstanding any act deed matter assurance or thing whatsoever by the Vendor made, done, executed, occasioned or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said flat hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the PURCHASERS for the perfect

and indefeasible estate of inheritance in the fee simple in possession without any manner or hindrance, lawful, eviction, interruption, claim, or demand whatsoever from or by then **Vendor** or any person or persons lawfully or equitably claiming or to claim from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquired exonerated or discharged or otherwise by the **Vendor** well and sufficiently save, defended, kept harmless and indemnified of from and against all the manner of former or other estate encumbrance claim, demands, charges, liens, lispensens, debts, and attachments whatsoever, had made done executed occasioned or suffered by the **Vendor** or any person claiming from, through, under, or in trust for the **Vendor** into and upon the said land hereby granted, sold, transferred, conveyed assigned and assured or expressed or intended so to be unto and the use of the **purchasers** for a perfect and indefeasible estate of inheritance without any manner or conditions, use, trust or other things whatsoever to alter, defeat, encumber, or make void and the same and that **notwithstanding** any such act deed matter or thing whatsoever as aforesaid the **Vendor** has good right, full power and absolute authority to grant, sale, transfer convey, assign and assure by these present the said land hereby grant, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid **AND** that the **PURCHASERS** shall and may from time to time and at all times hereafter peacefully and quietly possess and enjoy the said self contained space hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid in the absolute owner thereof and receive the rents, issue, and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming or to claim for and under or in trust for the Vendor that free and clear and freely and clearly and absolutely acquired exonerated discharged as otherwise by the vendor all and sufficiently saved, defended, kept harmless and indemnified, from and against all and all manner of former or otherwise estate right, title lease, mortgage, charges, trust, debuttars, attachments, executions, lispensences, claims, demands and encumbrances, whatsoever done occasioned or suffered by the Vendor or any person or persons lawfully and equitably claiming or to claim by, form, through, under or in trust for the vendor **AND** further the vendor from time to time and at all times hereafter at the request and costs of the **PURCHASER** do and execute all such acts, deeds, matters, assurances, and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said land hereby granted sold transferred conveyed assigned assured and confirmed and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be responsibly required and the purchaser shall be entitled to the electric existing in the said land and/ or to take meter in his/her name at his /her own costs and also to take telephone, telex, fax, gas connections, etc. separately in

the said land AND that the vender shall render all possible help and co-operation to the purchaser for the purpose of mutation of the purchaser's name in the record settlement and the purchaser shall remain liable to pay all taxes and rents and that the purchaser shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the said land hereby sold and conveyed according to his/her/its will.

THE SCHEDULE "A" ABOVE REFERRED TO:

(PARTICULARS OF THE PROPERTIES)

ALL THAT the piece and parcel of agricultural land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	AREA (DECIMAL)
430	269	1196	15
432	274	1196	51
433	19	1196	37
435	19	1196	9
436	274	1196	8
437/1039	355	1196	12
		TOTAL	132 DECIMAL Equivalent to 79.9 Kattahs

THE SCHEDULE "B" ABOVE REFERRED TO:-


ALL THAT the undivided portion equivalent to admeasuring 23.75 Decimals Shall Land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	TOTAL AREA (DECIMAL)	SOLD AREA (DECIMAL)
430	269	1196	15	2.50
432	274	1196	51	12.00
433	19	1196	37	8.25
437/1039	355	1196	12	1.00
		TOTAL	115 DECIMAL	23.75 DECIMAL

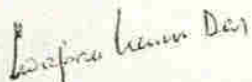
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their
respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
By the VENDOR in presence of

1. Shiba Ghosh.
238A, A.J.C Bose Road.
Kolkata - 700020.
2. Biplob pal
236B, A.J.C. Bose Road
Kolkata - 700020


(Prop) NVR STEELS
SANJAY SINGH RATHOR
VENDOR

Drafted by



SWAPAN KUMAR DAS

Advocate

High Court at Calcutta

W/O 249/1995

MEMO OF CONSIDERATION

Received Rs. Rs. 50,000,00.00 (Rupees Fifty lakh) only as per above refereed amount an execution of this Deed of Conveyance in the following manner:

By cheque No. 310554 dated 14.03.2014 drawn on Andhra Bank	Rs.2500000.00
By cheque No. 313455 dated 14.03.2014 drawn on Andhra Bank	Rs.1500000.00
By cheque No. 310456 dated 14.03.2014 drawn on Andhra Bank	Rs.1000000.00


Total Rs.5000000.00

(Rupees Fifty lakh only)

In presence of:

1. Shiber Ghosh .

2. Biplab pal


(SANJAY SINGH RATHOR)
VENDOR

SPECIAL FORM FOR TEN FINGER PRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

S.P.

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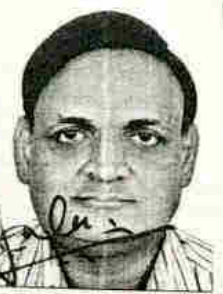
[Handwritten signature]

RIGHT HAND	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb



[Handwritten signature]
 for Man Durg, Atman (P) Ltd
[Handwritten signature]
 Director

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 JALAN HE... LTD.
[Handwritten signature]
 Director

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[Handwritten signature]
 Director

RIGHT HAND	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
LEFT HAND	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb



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

Endorsement For Deed Number : I - 01790 of 2014
(Serial No. 01501 of 2014 and Query No. 1613L000004077 of 2014)

On 14/03/2014

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

Presented for registration at 20.00 hrs on :14/03/2014, at the Private residence by Sri Sanjay Singh Rathore ,Executant.

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

Execution is admitted on 14/03/2014 by

1. Sri Sanjay Singh Rathore
Proprietor, M/s. N V R Steels, 106, Girish Ghosh Road, Belurmath, Howrah, District:-Howrah, WEST BENGAL, India, .
, By Profession : Business
Identified By Swapan Kumar Das, son of , High Court, Calcutta, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 18/03/2014

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.-51,75,000/-

Certified that the required stamp duty of this document is Rs. - 310510 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 27/03/2014

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

Payment of Fees:

Amount by Draft

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

27/03/2014 14:08:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01790 of 2014
(Serial No. 01501 of 2014 and Query No. 1613L000004077 of 2014)

1. Rs. 28470/- is paid , by the draft number 448402, Draft Date 18/03/2014, Bank Name State Bank of India, SSI BRANCH, BHOWANIPORE, received on 27/03/2014
 2. Rs. 28470/- is paid , by the draft number 448405, Draft Date 18/03/2014, Bank Name State Bank of India, SSI BRANCH, BHOWANIPORE, received on 27/03/2014
- (Under Article : A(1) = 56914/- , E = 7/- , Excess amount = 19/- on 27/03/2014)

Deficit stamp duty

Deficit stamp duty

1. Rs. 38763/- is paid , by the draft number 829880, Draft Date 19/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
2. Rs. 38763/- is paid , by the draft number 829869, Draft Date 18/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
3. Rs. 38763/- is paid , by the draft number 829865, Draft Date 18/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
4. Rs. 38763/- is paid , by the draft number 829864, Draft Date 18/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
5. Rs. 38763/- is paid , by the draft number 829871, Draft Date 18/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
6. Rs. 38763/- is paid , by the draft number 448413, Draft Date 19/03/2014, Bank : State Bank of India, SSI BRANCH, BHOWANIPORE, received on 27/03/2014
7. Rs. 38763/- is paid , by the draft number 448412, Draft Date 19/03/2014, Bank : State Bank of India, SSI BRANCH, BHOWANIPORE, received on 27/03/2014
8. Rs. 38763/- is paid , by the draft number 829866, Draft Date 18/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Endorsement Page 2 of 2

27/03/2014 14:08:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4141 to 4155
being No 01790 for the year 2014.



(Abu Hena Mobassir) 27-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal

Registered Office at PS plush, 2ND Floor, 238A, AJC Bose Road, P.S. Bhowanipore, Kolkata-700020 represented by its Director PRATEEK JALAN, **3) TULSI ABASAN PVT. LTD.** [PAN NO. AACCT4671K], a Company incorporated under the Companies Act, 1956 and having its Registered Office at 122, J.N. Mukherjee Road, Ghosuri, Howrah-711107, represented by its Director HITESH KUMAR TAYAL, **4) MAA DURGA ABASAN PVT. LTD.** [PAN NO. AAF6M6137L], a Company incorporated under the Companies Act, 1956 and having its Registered Office at PS plush, 2ND Floor, 236B, AJC Bose Road, P.S. Bhowanipore, Kolkata-700020 represented by its Director GAURAV KARNANI, hereinafter referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs and successor in interest, executors, administrators, legal representatives and/or assigns) of the **OTHER PART.**

WHEREAS

1. By a Deed of sale dated 19th August 2005 WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED (WBIDC) the Vendor therein sold transferred conveyed assigned All Those pieces and parcels of land containing an area measuring 1 Acre 32 (132) Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District south 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule "A" hereunder and thereunder written together in favour of the Vendor herein, therein referred to as the Purchaser and registered in the Office of the Addl. Registrar of Assurances, Kolkata, and recorded in Book No. I, Vol. No. I, Pages 1 to 74 Being No. 7533 for the Year 2005 and also handed over peaceful khas possession of the aforesaid land free from all encumbrances.
2. The Owner hereto is absolutely seized and possessed and duly mutated its name in the records of the Land and Revenue and published its name in the record of rights of the said All Those pieces and parcels of land containing an area measuring 1 Acre 32 Decimals situated and lying at Mouza Chakrajumolla, P.S. Bishnupur, District south 24-Parganas in the state of West Bengal particulars whereof are more fully described in the schedule "A" hereunder written together hereinafter referred to as "The property" and is owning and enjoying the same without interruption, interference, objection, claim or demand of any nature and/or manner from any person or persons claiming and/or having any right, title and interest of the property more particularly described in the Schedule A hereinafter written.

3. The Vendor agreed to transfer by way of sale All That the said UNDIVIDED portion equivalent to admeasuring 23.75 Decimals morefully described in the Schedule B hereunder written out of his said property described in the Schedule A hereunder written their undivided shares in the landed properties morefully mentioned in the Schedule hereunder written fully and absolutely free from all encumbrances and the Purchasers hereby agreed to purchase the same at a total consideration of Rs. 5000000.00 (Rupees Fifty lakh) only.

AT OR BEFORE THE EXECUTION OF THIS INDENTURE THE VENDOR HAS ASSURED AND REPRESENTED TO THE PURCHASERS AS FOLLOWS:

- a) THAT the Vendor is seized and possessed of and/or otherwise well and sufficiently entitled to Schedule "A" properties morefully and particularly described in the **Schedule "A"** hereunder written absolutely and forever free from all encumbrances and liabilities whatsoever.
- b) THAT the landed area of the Vendor is not under the land ceiling or no excess vacant land comprised in the said landed property within the meaning of the West Bengal Land Reforms Act 1955.
- c) THAT no part or portion of the said premises is subject to any notice of Acquisition or Requisition or nor vested by the government of west Bengal.
- d) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the purchasers have agreed to purchase and acquire ALL THAT the said UNDIVIDED portion equivalent to admeasuring 23.75 Decimals morefully described in the Schedule 'B' hereunder written out of his said landed property described in the Schedule 'A' hereunder written, free of all encumbrances and charges for the consideration and subject to the terms and conditions herein after appearing.
- e) That the said landed property and the properties hereto is in "khas" peaceful vacant possession of the Vendor and other aforesaid co-sharers and no one else has any right of possession in any manner whatsoever;

- f) That the said landed property and the properties hereto is free from all encumbrances, charges, mortgages, tenancies, leases, liens, lispendens, attachments, debentures, trusts, uses, claims, demands, acquisition, requisition, alignment and liabilities whatsoever or howsoever;
- g) That there is no suit or litigation or proceeding filed by or pending against the Vendor or his predecessors-in-title in any court of law concerning the said flat and the properties hereto;
- h) That prior to sale to the Purchasers, the Vendor have never entered into any agreement for sale, mortgage, lease or otherwise transfer of their right title or interest in the said landed property and the properties hereto with any person or persons nor has otherwise dealt with the same;
- i) That the said landed property and the properties hereto are not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor or its predecessors-in-title for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- j) That no declaration has been made or published for acquisition or requisition of the said landed property and the properties hereto or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Unit and the properties hereto or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever.
- k) That the said landed property and the properties hereto never ever vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;

NOW THIS INDENTURE WITNESS THAT in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs. 5000000.00 (Rupees Fifty lakh) only of good and lawful money of the union of India well and truly paid by the PURCHASERS to the VENDOR (particulars of such payment are mentioned in the memo

of consideration given hereunder) at or before the execution hereof (the receipt whereof the VENDOR does hereby and also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit release and forever discharge the said purchaser the said land described in the Schedule 'B' hereunder written) the vendor do hereby absolutely and indefeasibly sell, grant, transfer, convey, assign unto the purchaser ALL THAT the said UNDIVIDED portion equivalent to admeasuring 23.75 Decimals morefully described in the Schedule 'B' hereunder written out of his said property described in the Schedule A hereunder written under police station Bishnupur and sub- Registry Office at Bishnupur under 24 Parganas (South) more fully described in the Schedule 'B' hereunder written and delineated in the map annexed herewith and marked with RED OR HOWSOEVER OTHERWISE the said land now is at any time hereto before were or was situated buffed and bounded called, known numbered described or distinguished together with all erection, fixtures and fittings, sewers, drains, ways, paths, passages, light, rights, benefits or ancient or other rights, liberties whatsoever that is existing and will be installed affixed belonging or any way appertaining to or with same of any part thereof now are or at any time hereto were held, used, occupied or enjoyed therewith or reputed to belong or demand taken or known as per and parcel or numbered thereof or appurtenant thereto, with their and every of their appurtenances and the reversion and reversion, remainder and remainders, and the rents issues and profits of and from the said space hereby granted, sold, transferred conveyed, assigned and assured or intended so to be and every part thereof.

AND ALL the estate, Right, Title, Interest, claim and demand whatsoever of the vendors unto or upon the said land as described in schedule given hereunder and delineated in the plan annexed herewith and every part thereof, hereby sold, granted, transferred, conveyed, assigned and assured or expressed so or intended to be and every part thereof unto and to the use of the purchaser absolutely and forever with easement and other rights, TO HAVE AND TO HOLD the said land hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the PURCHASERS absolute and forever for a perfect and indefeasible estate or inheritance in fee simple in possession without any manner or condition, use trust or other things whatsoever to alter defeat encumber or make void the same AND the Vendor doth hereby covenant with the purchasers that notwithstanding any act deed matter assurance or thing whatsoever by the Vendor made, done, executed, occasioned or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said flat hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the PURCHASERS for the perfect

and indefeasible estate of inheritance in the fee simple in possession without any manner or hindrance, lawful, eviction, interruption, claim or demand whatsoever from or by then **Vendor** or any person or persons lawfully or equitably claiming or to claim from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquired exonerated or discharged or otherwise by the **Vendor** well and sufficiently save, defend, kept harmless and indemnified of from and against all the manner of former or other estate encumbrance, claim, demands, charges, liens, lispendens, debts, and attachments whatsoever, had made done executed occasioned or suffered by the **Vendor** or any person claiming from, through, under, or in trust for the **Vendor** into and upon the said land hereby granted, sold, transferred, conveyed assigned and assured or expressed or intended so to be unto and the use of the **purchasers** for a perfect and indefeasible estate of inheritance without any manner or conditions, use, trust or other things whatsoever to alter, defeat, encumber, or make void and the same and that **notwithstanding** any such act deed matter or thing whatsoever as aforesaid the **Vendor** has good right, full power and absolute authority to grant, sale, transfer convey, assign and assure by these present the said land hereby grant, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid **AND** that the **PURCHASERS** shall and may from time to time and at all times hereafter peacefully and quietly possess and enjoy the said self contained space hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid in the absolute owner thereof and receive the rents, issue, and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming or to claim for and under or in trust for the Vendor that free and clear and freely and clearly and absolutely acquired exonerated discharged as otherwise by the vendor all and sufficiently saved, defended, kept harmless and indemnified, from and against all and all manner of former or otherwise estate right, title lease, mortgage, charges, trust, debultars, attachments, executions, lispendences, claims, demands and encumbrances, whatsoever done occasioned or suffered by the Vendor or any person or persons lawfully and equitably claiming or to claim by, form, through, under or in trust for the vendor **AND** further the vendor from time to time and at all times hereafter at the request and costs of the **PURCHASER** do and execute all such acts, deeds, matters, assurances, and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said land hereby granted sold transferred conveyed assigned assured and confirmed and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be responsibly required and the purchaser shall be entitled to the electric existing in the said land and/ or to take meter in his/her name at his /her own costs and also to take telephone, telex, fax, gas connections, etc. separately in

the said land AND that the vender shall render all possible help and co-operation to the purchaser for the purpose of mutation of the purchaser's name in the record settlement and the purchaser shall remain liable to pay all taxes and rents and that the purchaser shall also be entitled to sell, lease, mortgage, gift or otherwise alienate the said land hereby sold and conveyed according to his/her/its will.

THE SCHEDULE "A" ABOVE REFERRED TO:
(PARTICULARS OF THE PROPERTIES)

ALL THAT the piece and parcel of agricultural land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	AREA (DECIMAL)
430	269	1196	15
432	274	1196	51
433	19	1196	37
435	19	1196	9
436	274	1196	8
437/1039	355	1196	12
		TOTAL	132 DECIMAL Equivalent to 79.9 Kattahs

THE SCHEDULE "B" ABOVE REFERRED TO:-

ALL THAT the undivided portion equivalent to admeasuring 23.75 Decimals Shali Land lying and situated in J.L. No. 18, R.S. No. 134, Touzi No. 1 to 8 and 8 to 16 in Mouza and Panchyat Chakrajumolla, P.O.- Bishnupur, Dist- 24 Parganas (South):

DAG NO.	KHATIAN NO. (R.S.)	KHATIAN NO. (L.R.)	TOTAL AREA (DECIMAL)	SOLD AREA (DECIMAL)
430	269	1196	15	2.50
432	274	1196	51	12.00
433	19	1196	37	8.25
437/1039	355	1196	12	1.00
		TOTAL	115 DECIMAL	23.75 DECIMAL

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


SIGNED, SEALED AND DELIVERED
By the VENDOR in presence of

1. Shibu Ghosh.
238 A, A.J.C. Bose Road
Kolkata - 700020.
2. Biplab pal
236 B, A.J.C. Bose Road
Kolkata - 700020



SANJAY SINGH RATHOR.
VENDOR
Prop. NVR STEELS.

Drafted by



SWAPAN KUMAR DAS

Advocate

WSB 849/1995

High Court at Calcutta

MEMO OF CONSIDERATION

Received Rs. Rs. 5000000.00 (Rupees Fifty lakh) only as per above refereed amount an execution of this Deed of Conveyance in the following manner:

By cheque No. 000111 dated 14.03.2014 drawn on Andhra Bank Rs. 2500000.00

By cheque No. 312252 dated 14.03.2014 drawn on Andhra Bank Rs. 2500000.00

Total Rs.5000000.00

(Rupees Fifty Lakh only)

In presence of:

1. *Shibu Chosh.*

NVR STEELS

Proprietor

2. *Biplab pal*

VENDOR

SPECIMEN DATA FOR TEN FINGER PRINTS



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	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
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RIGHT HAND					
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LEFT HAND					
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Rajal

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RIGHT HAND					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Rajal

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RIGHT HAND					
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[Signature]

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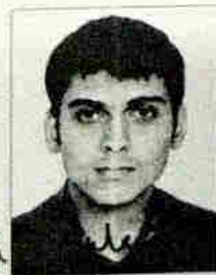


Prakash

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RIGHT HAND					
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Prakash

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Pratik

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

Endorsement For Deed Number : I - 01791 of 2014
(Serial No. 01706 of 2014 and Query No. 1613L000004078 of 2014)

On 26/03/2014

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

Presented for registration at 19.30 hrs on 26/03/2014, at the Private residence by Sri Sanjay Singh Rathore, Executant.

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

Execution is admitted on 26/03/2014 by

1. Sri Sanjay Singh Rathore
Proprietor, M/s. N V R Steels, 106, Girishi Ghosh Road, Belurmath, Howrah, District:-Howrah, WEST BENGAL, India,
By Profession : Business

Identified By Swapan Kumar Das, son of , High Court, Calcutta, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

On 27/03/2014

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

Payment of Fees:

Amount by Draft

1. Rs. 28470/- is paid , by the draft number 448403, Draft Date 18/03/2014, Bank Name State Bank of India, SSI BRANCH, BHOWANIPORE, received on 27/03/2014
2. Rs. 28470/- is paid , by the draft number 448404, Draft Date 18/03/2014, Bank Name State Bank of India, SSI BRANCH, BHOWANIPORE, received on 27/03/2014

(Under Article : A(1) = 56914/- , E = 7/- , Excess amount = 19/- on 27/03/2014)

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.-51,75,000/-

(Abu Hena Mobassir)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR

27/03/2014 14:10:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : J - 01791 of 2014
(Serial No. 01706 of 2014 and Query No. 1613L000004078 of 2014)

Certified that the required stamp duty of this document is Rs.- 310510 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 38763/- is paid , by the draft number 829879, Draft Date 19/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
2. Rs. 38763/- is paid , by the draft number 829868, Draft Date 18/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
3. Rs. 38763/- is paid , by the draft number 829878, Draft Date 19/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
4. Rs. 38763/- is paid , by the draft number 829863, Draft Date 18/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
5. Rs. 38763/- is paid , by the draft number 829870, Draft Date 18/03/2014, Bank : State Bank of India, PRINCE ANWAR SHAH ROAD, received on 27/03/2014
6. Rs. 38763/- is paid , by the draft number 448418, Draft Date 19/03/2014, Bank : State Bank of India, SSI BRANCH, BHOWANIPORE, received on 27/03/2014
7. Rs. 38763/- is paid , by the draft number 122095, Draft Date 19/03/2014, Bank : State Bank of India, SANTOSH PUR, received on 27/03/2014
8. Rs. 38763/- is paid , by the draft number 448414, Draft Date 19/03/2014, Bank : State Bank of India, SSI BRANCH, BHOWANIPORE, received on 27/03/2014

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BISHNUPUR

(Abu Hena Mobassir)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Endorsement Page 2 of 2

27/03/2014 14:10:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4156 to 4170
being No 01791 for the year 2014.



(Abu Hena Mobassir) 27-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BISHNUPUR
Office of the A.D.S.R. BISHNUPUR
West Bengal