

7948/2009

10624



पश्चिमबङ्ग पश्चिम बंगाल WEST-BENGAL

C 808656

मूल्य 15177/00

मूल्य 1560222/-



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[Handwritten signature]

[Handwritten signature]
 24.9.09

THIS DEED OF CONVEYANCE made this 23rd day of September Two Thousand Nine BETWEEN (1) PRADIP KUMAR CHATTERJEE son of Late Kanai Chand Chatterjee by religion Hindu, by Occupation business of No. 43 Sri Aurobindo Sarani, Kolkata-700 005 (2) KOUSTAV CHATTERJEE son of Sri Pradip Kumar Chatterjee by religion Hindu, by Occupation Service of 43, Sri Aurobindo Sarani, Kolkata-700 005 (presently residing at Flat No. 205, Plot No. 115, Neelam Housing Society, Model Town, 4 Bunglows, Andheri (W), Mumbai-400 058) (3) Smt. ATRAYEE CHAKRABORTY nee Chatterjee wife of Kaushik Chakraborty

For & on Behalf of
VIKSON LTD

[Handwritten signature]
 Director

Namita Roy.

Pradip Kumar Chatterjee
 for self and Constital attorney of
 Koustav Chatterjee, Atrayee Chakraborty
 nee Chatterjee

For NEELRAMAL COMMODITIES PVT. LTD.

[Handwritten signature]

DIRECTOR

7948/2009

10624



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C. 808656

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24.9.09

THIS DEED OF CONVEYANCE made this 23rd day of September Two Thousand Nine BETWEEN (1) PRADIP KUMAR CHATTERJEE son of Late Kanai Chand Chatterjee by religion Hindu, by Occupation business of No. 43 Sri Aurobindo Sarani, Kolkata-700 005 (2) KOUSTTAV CHATTERJEE son of Sri Pradip Kumar Chatterjee by religion Hindu, by Occupation Service of 43, Sri Aurobondo Sarani, Kolkata-700 005 (presently residing at Flat No. 205, Plot No. 115, Neelam Housing Society, Model Town, 4 Bunglows, Andheri (W), Mumbai-400 058) (3) Smt. ATRAYEE CHAKRABORTY nee Chatterjee wife of Kaushik Chakraborty

For & on Behalf of
VIKSON LTD

Signature
Director

Manita Roy.

Pradip Kumar Chatterjee
for self and constituted attorney of
Koustav Chatterjee, Aranya Chakraborty
nee Chatterjee

For NEELBAMAL COMMODITIES PVT. LTD.

Signature

DIRECTOR



श्री प्रदीप कुमार चटर्जी

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- 2 -

daughter of Sri Pradip Kumar Chatterjee by religion Hindu, by Occupation Service of GD-243, Salt Lake City, Sector-III, Kolkata-700 106 (presently residing at Flat No. 205, Plot No. 115, Neelam Housing Society, Model Town, 4 Bungalows, Andheri (W), Mumbai-400 058) and (4) Smt. NAMITA ROY, wife of Late Alok Roy by religion Hindu, by occupation House-wife of A64, Ashok Nagar, "Mitalok" Ghaziabad, U.P. hereinafter jointly referred as "THE VENDORS" (which expression unless contrary or repugnant to the context shall deem to mean and include their heirs, successors, administrators, legal representative and assigns) of the FIRST PART.

AND

For & on behalf of
VIKSON LTD

Senthil
Director
Namita Roy.

Pradip Kumar Chatterjee
for self and Constitutional Attorney of
Kanetta Chatterjee, A Firm Chatterjee
FOR NEELAMAL COMMODITIES PVT. LTD
Shree Ram Sen
DIRECTOR

M/S VIKSON LTD., (formerly known as Vikson & Vikson Ltd.) a company incorporated under the companies Act, 1956, having PAN : AABCV0314Q and having its registered office at 49/2B, Ramdulal Sarkar Street, Kolkata-700 006 hereinafter referred to as the "CONFIRMING PARTY" (which expression unless contrary or repugnant to the context shall deem to mean and include its successor or successors – in - interest and assigns) of the SECOND PART.

AND

M/s. NEELKAMAL COMMODITIES PVT. LTD., a company incorporated under the provision of Companies Act, 1956, having PAN No. AANCCN4636J and having its registered office at 11A, Abinash Chandra Banerjee Lane, Beliaghata, Kolkata-700 010, hereinafter referred to as the 'PURCHASER', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include its successors, successors in office, successors in interest and assigns) of the THIRD PART, represented by its Director Mr. Shree Ram Soni.

WHEREAS by a Deed of Sale dated 24th March, 1947 registered in the Office of the Registrar of Calcutta in Book No. I, Volume No. 19, Pages 220 to 229 being Deed No. 1137 for the year 1947, The Official Trustee of Bengal, sold and transferred all that partly one partly two and partly three storied brick built dwelling house messuage land heriditaments and premises containing an area of 13 Cottahs 11 Chittacks 7 sq.ft. more or less being premises no. 107, Grey Street in the Northern Division of the town of Calcutta in favour of Kanai Chand Chatterjee.

AND WHEREAS the said Kanai Chand Chatterjee, thus became seized and possessed of the aforesaid three storied brick built dwelling house land heriditaments and premises containing an area of 13 Cottahs 11 Chittacks 7 sq. ft. more or less being premises no. 107, Gray Street, Kolkata, which was later renumbered as the premises no. 43, Sri Aurobindo Sarani, Kolkata by the Calcutta Municipal Corporation.

AND WHEREAS the said Kanai Chand Chatterjee, by a Deed of Gift dated 9th April, 1973 registered in the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 71, Pages – 265 to 267 being Deed No. 2004 for the

Namita Roy.

For NEELKAMAL COMMODITIES PVT. LTD.

Shree Ram Soni

DIRECTOR

or & on behalf of
VIKSON LTD.
Shree Ram Soni
Director

For Sell and Conveyance of the property of Kanai Chand Chatterjee

year 1973 gifted all that undivided 1/4th (one fourth) share in the aforesaid premises no. 43, Sri Aurobindo Sarani, Kolkata-700 005 (previously known as 107, Gray Street, Kolkata) in favour of his son Pradip Kumar Chatterjee.

AND WHEREAS the said Kanai Chand Chatterjee, by a Deed of Gift dated 17th April, 1973 registered in the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 99, Pages – 78 to 81 being Deed No. 2138 for the year 1973 gifted all that undivided 1/4th (one fourth) share in the aforesaid premises no. 43, Sri Aurobindo Sarani, Kolkata-700 005 (previously known as 107, Gray Street Kolkata) in favour of his son Adhip Chatterjee.

AND WHEREAS the said Kanai Chand Chatterjee, by a Deed of Gift dated 18th April, 1973 registered in the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 95, Pages – 101 to 103 being Deed No. 2159 for the year 1973 gifted all that undivided 1/4th (one fourth) share in the aforesaid premises no. 43, Sri Aurobindo Sarani, Kolkata-700 005 (previously known as 107, Gray Street, Kolkata) in favour of his son Proteep Kumar Chatterjee.

AND WHEREAS the said Kanai Chand Chatterjee, by a Deed of Gift dated 23rd April, 1973 registered in the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 88, Pages – 177 to 179 being Deed No. 2212 for the year 1973 gifted all that undivided 1/4th (one fourth) share in the aforesaid premises no. 43, Sri Aurobindo Sarani, Kolkata-700 005 (previously known as 107, Gray Street, Kolkata) in favour of his wife Nilima Devi (Chatterjee).

AND WHEREAS the said Smt. Nilima Chatterjee having undivided 1/4th (one fourth) share in the aforesaid premises no. 43, Sri Aurobindo Sarani, Kolkata died intestate on 6th July 1986 leaving behind her husband Kanai Chand Chatterjee, her three sons (1) Pradip Kumar Chatterjee (2) Adhip Chatterjee (3) Proteep Kumar Chatterjee and one daughter Namita Roy (nee Chatterjee) as her legal heir, each acquiring undivided 5% from her share in the aforesaid premises.

AND WHEREAS after the death of Smt. Nilima Chatterjee, Sri Kanai Chand Chatterjee became the owner of 5% share in the said property, Sri Pradip Kumar Chatterjee became Owner of 25% share plus 5% share total 30% share, Sri Adhip Chatterjee became Owner of 25% plus 5% total 30% share, Sri Proteep

*Pradip Kumar Chatterjee
attorney of Kanai Chand Chatterjee*

Namita Roy.

For NEELMAMAL COMMODITIES PVT, LTD.
Shree Ram S...
DIRECTOR

or & on behalf of
VIKSON LTD.
Shree
Director

Kumar Chatterjee became Owner of 25% plus 5% i.e. total 30% share, and Smt. Namita Roy became Owner of 5% share in the said property.

AND WHEREAS the said Namita Roy by a Deed of Gift dated 28.06.88 registered in the office of the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 232, Pages – 102 to 109 being Deed No. 10381 for the year 1988 gifted her 5% undivided share in the aforesaid premises no. 43, Sri Aurobindo Sarani, Kolkata-700 005 (previously known as 107, Gray Street, Kolkata) in favour of (1) Prateep Kumar Chatterjee (2) Archana Chatterjee (3) Gopa Chatterjee each acquiring 1.67% undivided share in the aforesaid premises.

AND WHEREAS after such gift by the said Smt. Namita Roy, Sri Prateep Kumar Chatterjee became the Owner of 30% plus 1.667% share in the said property.

AND WHEREAS the said Kanai Chand Chatterjee having undivided 5% share in the aforesaid premises no. 43, Sri Aurobindo Sarani, Kolkata-700 005 (previously known as 107, Gray Street), expired on 3rd August, 1996 leaving behind his three sons (1) Pradip Kumar Chatterjee (2) Adhip Chatterjee (3) Prateep Kumar Chatterjee and one daughter Namita Roy (nee Chatterjee) as his legal heir each acquiring undivided 1.25% share in the aforesaid premises.

AND WHEREAS Archana Chatterjee having acquired 1.66% of Share by way of gift from Smt. Namita Roy expired of 16th May, 1999 leaving behind her husband Sri Pradip Kumar Chatterjee, son Sri Kousttav Chatterjee and daughter Smt. Atrayee Chatterjee (now Chakraborty) as her legal heirs each of the three acquiring one third of 1.667% of her share in the aforesaid premises.

AND WHEREAS Sri Pradip Kumar Chatterjee thus acquired 25% plus 5% plus 1.25% i.e. 31.25% plus 0.56% share i.e. 31.81% in the aforesaid premises.

AND WHERE Sri Adhip Chatterjee thus acquired 25% plus 5% plus 1.25 i.e. 31.25% share in the aforesaid premises.

AND WHEREAS Sri Prateep Kumar Chatterjee thus acquired 25% plus 5% plus 1.667% plus 1.25% i.e. 32.917% in the aforesaid premises.

Namita Roy.

For NEELBAMAL COMMODITIES PVT. LTD.

Shree Kom Se.
DIRECTOR

and on behalf of
VIKSON LTD

Shree
Director

*for self and Pradip Kumar Chatterjee
Attorney of Kanai Chand Chatterjee*

AND WHEREAS Sri Kousttav Chatterjee the son of Sri Pradip Kumar Chatterjee has acquired 0.55% share in the aforesaid premises being 1/3rd share of 1.66% of Late Archana Chatterjee.

AND WHEREAS Smt. Atrayee Chakraborty (nee Chatterjee), daughter of Sri Pradip Kumar Chatterjee has acquired 0.56% share in the aforesaid premises being 1/3rd share of 1.66% of Late Archana Chatterjee.

AND WHEREAS Smt. Gopa Chatterjee has thus acquired 1.66% share in the aforesaid premises.

AND WHEREAS Smt. Nomita Roy has thus acquired 1.25% share in the aforesaid premises.

AND WHEREAS the said undivided property is now owned by the following persons in the proportion shown hereinbelow :-

| | | |
|------|---|---------|
| 1. | Sri Pradip Kumar Chatterjee | 31.81% |
| 1.1. | Sri Kousttav Chatterjee | 0.55% |
| 1.2. | Smt. Atrayee Chakraborty (nee Chatterjee) | 0.56% |
| 2. | Sri Adhip Chatterjee | 31.250% |
| 2.1 | Smt. Gopa Chatterjee | 1.667% |
| 3. | Sri Proteep Kumar Chatterjee | 32.917% |
| 4. | Smt. Namita Roy | 1.250% |
| | | ===== |
| | | 100.00% |
| | | ===== |

AND WHEREAS the Vendors hereinabove alongwith their co-sharers Adhip Chatterjee, Gopa Chatterjee and Proteep Kumar Chatterjee on 19th November 1998 had entered into an agreement with M/s Vikson Ltd., the confirming party herein for Development of the aforesaid premises no. 43, Sri Aurobindo Sarani, Calcutta-700005 but due to some unavoidable circumstances the said M/s Vikson Ltd., the Confirming Party herein could not develop the aforesaid premises.

AND WHEREAS the Vendors and their co-sharers Adhip Chatterjee, Gopa Chatterjee and Proteep Kumar Chatterjee decided to rescind the

Namita Roy.

For BEELAMAL COMMODITIES PVT, LTD.

Shree ...
DIRECTOR

or on behalf of
VIKSON LTD
Shree ...
Director

*R. 11 and a Pradip Kumar Chatterjee
a Member of Kowloon Chatterjee*

agreement dated 19th November, 1998 entered by them with the confirming party and the confirming party at the request of the owners have agreed to such proposal on receipt of consideration of Rs. 60,00,000/- (Rupees sixty lakh only) being the amount spent by them in terms of the said agreement dated 19th November, 1998. On receipt of the aforesaid consideration of Rs. 60,00,000/- (Rupees sixty lakh only) to be paid by the vendors and other co-sharers Sri Adhip Chatterjee, Smt. Gopa Chatterjee and Sri Proteep Kumar Chatterjee the confirming party has agreed to release his right interest, claim in the said property.

AND WHEREAS the purchaser at the request of the vendor hereby pays a sum of Rs. 20,00,000/- (Rupees Twenty Lakh only) being one third of the agreed sum of Rs. 60,00,000/- to the confirming party and the confirming party hereby admit and acknowledge the receipt of the said sum of Rs. 20,00,000/- and hereby releases its right interest and claim in favour of the purchaser.

AND WHEREAS the Vendors and their co-sharers Adhip Chatterjee, Smt. Gopa Chatterjee and Proteep Kumar Chatterjee entered into a Lease agreement with United Bank of India on 18th January, 2007 and by virtue of the said lease agreement the United Bank of India is in occupation of 3146 sq.ft. covered space on the Southern portion of the premises no. 43, Sri Aurobindo Sarani, P.S. Shyampukur, Kolkata-700 005, out of which 272 sq.ft. is on the ground floor & 2874 sq.ft. on the 1st floor for an initial period of 10 years with effect from 01.06.2003 with an option to renew the said lease for a further terms of 5 years. The said lease agreement was registered in the office of Addl. Registrar of Assurances-II, Kolkata in Book No. I, Volume No. I, Pages 16 to 20, Being No. 862 for the year 2007.

AND WHEREAS the Vendors are now seized and possessed of undivided 34.17% of share of the said premises being all that piece and parcel of three storied Brick built dwelling house having covered area of 14,500 Sq.ft. and premises containing an area of 13 Cottahs 11 Chittacks and 7 Square feet more or less whereon or part whereof the same is erected and built and situated lying at and being Premises No. 43, Sri Aurobindo Sarani, (previously known as 107, Grey Street), Kolkata-700005 in the Northern Division of the town of Calcutta, morefully and particularly described in the First Schedule hereunder written.

Namita Roy

For NEELBAMAL COMMODITIES PVT, LTD.

Shree Com Sec
DIRECTOR

for & on behalf of
VIKSON LTD
for the
Director

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Adhip
Kumar
Chatterjee

appurtenances whatsoever to the said premises belong to or in anywise appertaining thereto or any part thereof or usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND all the estate right title interest inheritance reversion or reversions remainder or remainders use trust possession property claim or demand whatsoever both at law or in equity of the Vendors into and upon the said premises hereinbefore granted and conveyed or otherwise expressed or intended so to be or every party thereof TOGETHER with all deeds, pattahs, muniments, writings or evidence or title thereto or exclusively relating to and concerning the said premises or any part or portion thereof which now are or hereafter shall or maybe in custody power or possession of the vendors or persons from whom the vendors can or may procure the same without any action suit at law or equity AND TO HAVE AND TO HOLD the said premises hereinbefore sold granted transferred conveyed or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchaser, its successor or successors in interest and assigns absolutely and forever and free from all encumbrances AND the vendors do hereby covenant with the purchaser that not withstanding any act, deed, matter or thing by the said Vendors or any of its predecessors-in-title done or executed or knowingly suffered to the contrary the said Vendors are now lawfully and rightfully and absolutely seized and possessed of the said premises hereinbefore granted and conveyed or otherwise expressed or intended so to be and every part thereof for a perfect and indefeasible estate of inheritance in possession whatsoever without any manner or condition use or trust of other thing whatsoever to alter defect encumber or make void the same AND that notwithstanding any such act, deed, matter or thing whatsoever as aforesaid AND that the Vendors as owner have now in itself good, right, full power and absolute and indefeasible right and authority to grant, transfer, sell, convey, assure and assign the said premises and every part thereof hereinbefore granted and conveyed or otherwise expressed or intended so to be unto and to the purchaser in manner aforesaid AND the purchaser shall and by at all times hereafter peaceably and quietly enter into and upon and hold, possess occupy and enjoy the said premises and receive rents, issues and profits thereof without any lawful eviction interruption hindrances disturbances claim or demand whatsoever from or by the Vendors or any person/persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said premises from under or in trust for them the Vendors or any of its predecessor-in-title AND that free and clear and freely and clearly and absolutely acquitted

For: Mr. and Mrs. Pradyuman Chatterjee
 Attorney of Kolar Chatterjee

Namita Roy.

For NEELAMAL COMMODITIES PVT, LTD.
[Signature]
 DIRECTOR

for & on behalf of
VIKSON LTD
[Signature]
 Director

exonerated and forever discharged and released or otherwise by and at the costs, charges and expenses of the vendors well and sufficiently saved defended kept harmless and indemnified of from and against all estates, charges, mortgages, pledges, hypothecation, liens executions, encumbrances and liabilities whatsoever made done executed or occasioned or suffered by the vendor AND that the vendors and all persons having or lawfully or equitably claiming any estate right title and interest in the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereinafter at the request and costs of the purchaser or any person or persons claiming through him do acknowledge and execute or caused to be made done acknowledged and executed all such acts, deeds, matters and things whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said premises hereby sold granted transferred conveyed assigned and assured and every part thereof unto and to the use of the purchaser in manner as shall or any be reasonably required AND the purchaser shall be at liberty to get its name duly mutated with the Kolkata Municipal Corporation and/or with any other authority or authorities for the time being appointed in this behalf and the vendors do hereby grant their consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings including municipal proceedings AND if for any reason whatsoever any defect of any kind is found in respect of this Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchaser to ensure perfect title of the purchaser in respect of the said premises or any part or portion thereof and the vendors hereby authorize the purchaser and give their consent for the same AND the vendors shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchaser or to its attorney or agent or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, in connection with the said title of the said land, which are now in vendors' possession, in connection with the said land other than what are being handed over by the vendors to the purchaser at the time of execution and registration of the these presents and also shall at the like request and costs of the purchaser deliver and/or cause to be delivered to the purchaser such attested or other copies or extracts there from as the purchaser may require and shall in the mean time unless prevented as aforesaid keep the same

for Self and Consilient attorney of Koushik Chatterjee, Advocate Chakraborty and Pradip Kumar Chatterjee

Namita Roy,

For MBELEBAMAL COMMODITIES PVT, LTD.

Shree Kom S...

DIRECTOR

and on behalf of
VIKSON LTD
[Signature]
 Director

unobliterated and uncanceled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same AND the said property hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchaser by virtue of these presents and the purchaser shall be at liberty to dispose of the said premises or any part or portion thereof in any way and any manner whatsoever by way of sale, lease, gift etc. and neither the vendors nor any one on behalf of the vendors shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any court of law AND the vendors doth hereby further covenant with the purchaser that the purchaser shall be entitled to make construction on the said land viz. water, electricity, sewerage, drainage etc., to the new constructions and any future additions in the said land as may be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell or transfer the same and/or the further construction of further story or stories thereon, to be constructed by the purchaser herein, to any person on such terms and conditions as the purchaser in its absolute discretion may think fit and proper AND the vendors doth hereby delivers vacant and peaceful khas possession of the said land to the purchaser.

for itself and consents to the same
 Pradip Kumar Chatterjee
 son of Koushik Chatterjee

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

- a) The interest which the Vendors do hereby profess to transfer subsists and the vendors have good right, full power and absolute authority and indefeasible title to grant, convey, transfer, assign and assure the said premises hereby granted conveyed transferred and assured unto the purchaser in the manner aforesaid.
- b) It shall be lawful for the purchasers from time to time and at all material times hereafter to enter into and hold and enjoy the said premises without any interruption hindrance claims or demand or disturbances whatsoever from or by the Vendors or any person or persons claiming through under or in trust for him.

Namita Roy,

For NEELAMAL COMMODITIES PVT. LTD.

[Signature]

DIRECTOR

on behalf of
VIKSON LTD
[Signature]
 Director

- ON THE NORTH : By premises 3C and 8F, Raja Naba Kissan Street.
- ON THE SOUTH : By Grey Street (now Sri Aurobindo Sarani);
- ON THE EAST : By Premises No. 45, Sri Aurobindo Sarani and
- ON THE WEST : Partly by premises No. 64A and partly by premises No. 64B, Jatindra Mohan Avenue;

Or however otherwise the same is butted and bounded called known described and distinguished.

SECOND SCHEDULE

1. Original deed of sale dated 24.03.47 executed by the Official Trustee of Bengal in favour of Sri Kanai Chand Chatterjee.
2. Mortgage deed dated 24.03.47 executed by Sri Kanai Chand Chatterjee in favour of National Indian Life Insurance Co.
3. Reconveyance dated 19/03/69 executed by Life Insurance Corporation in favour of Sri Kanai Chand Chatterjee.
4. Deed of Gift dated 09.04.73 executed by Sri Kanai Chand Chatterjee in favour of Pradip Kumar Chatterjee.
5. Deed of Gift dated 23. 04.73 executed by Sri Kanai Chand Chatterjee in favour of Nilima Devi (Chatterjee).
6. Deed of Gift dated 28.06.88 executed by Nomita Roy in favour of 1) Prateep Kumar Chatterjee, 2) Archana Chatterjee, 3) Gopa Chatterjee.
7. Xerox copies of Death Certificates of Nilima Chatterjee, Kanai Chand Chatterjee & Archana Chatterjee.
8. Xerox of Power Attorney, duly attested by Notary Public executed by Sri Kousttav Chatterjee and Smt Atreyee Chakraborty in favour of Sri Pradip Kumar Chaterjee
9. Copy of the Lease agreement Dated 18.01.2007 of the Bank (Original is in the custody of United Bank of India)

Namita Roy.

For NEBLEAMAL COMMODITIES PVT. LTD.

Shree Kom S.
DIRECTOR

on behalf of
VIKSON LTD
Sh. K.
Director

*for Self and Consignee Pradip Kumar Chatterjee
Nomita Roy, 11/11/2007, of Koushav Chatterjee*

IN WITNESS WHEREOF the Parties hereto have executed these presents on the day month and year first above written.

Signed, sealed and delivered
by the said Vendors at Kolkata
In the presence of :

Pradip Kumar Chatterjee
for Self and Constituted attorney
of Koushik Chatterjee, Atreye Chatterjee
nee Chatterjee

1. Jagdish Agarwal
7/1, Navrang Main Road,
KOLKATA - 700054

Narmita Roy.

2. Jai Kishan Doga.
70, Jaminelal Bajaj Street
CALCUTTA. 700007.

Signed, sealed and delivered
by the said Confirming party at Kolkata
In the presence of :

For & on behalf of
VIKSON LTD
Jai Kishan
Director

1. Jagdish Agarwal

2. Jai Kishan Doga

Signed, sealed and delivered
by the said Purchaser at Kolkata
In the presence of :

1. Jagdish Agarwal
2. Jai Kishan Doga

For NEELAMAL COMMODITIES PVT, LTD.

Shree Kom Sen

DIRECTOR

Drafted by me

Anitabi Shukla
Advocate

Admitted and acknowledged by the Vendor and the Confirming Party hereto that the within mentioned sum of Rs. 1,23,00,000/- (Rupees One Crore Twenty Three Lakh) only has been received by them in the manner mentioned herein from the within named PURCHASER being the full consideration amount mentioned herein before in the following manner :-

Rs. 1,23,00,000.00

MEMO OF CONSIDERATION

- 1. By DD No. 036651 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. in the name of Sri Pradip Kumar Chatterjee. Rs. 50,00,000.00
- 2. By DD No. 036652 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. in the name of Sri Pradip Kumar Chatterjee. Rs. 46,60,000.00
- 3. By DD No. 036653 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. in the name of Kausttav Chatterjee. Rs. 1,70,000.00
- 4. By DD No. 036654 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. in the name of Atrayee Chatterjee. Rs. 1,70,000.00
- 5. By DD No. 036655 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. in the name of Nomita Roy. - Rs. 3,00,000.00
- 6. By DD No. 036661 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. In favour of the Confirming Party. Rs. 20,00,000.00

Total :

Rs. 1,23,00,000.00
=====

(Rupees One Crore Twenty Three Lakh)
WITNESSES :-

Pradip Kumar Chatterjee
 1. Jagdon Agorai for self and Constabularial attorney of
 74/1, Nankulda, near
 Ro, Kolkata-54 *Kausttav Chatterjee, Atrayee Chatterjee*
nee Chatterjee

2. *Jai Kishan Datta*
 70, Samudrala Rajaj Street
 CALCUTTA-700007.

Nomita Roy.

VENDORS
or & on behalf of
VIKSON LTD

CONFIRMING PARTY

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-10624 of :2009
(Serial No. 07948, 2009)

On 24/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 204622/- ,E = 7/- on:24/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 18602224/-

Certified that the required stamp duty of this document is Rs 1302165 /- and the Stamp duty paid as: Impressive Rs- 1020

Deficit stamp duty

Deficit stamp duty Rs 1301165/- is paid, by the draft number 339597, Draft Date 22/09/2009 Bank Name STATE BANK OF INDIA, KOLKATA, received on :24/09/2009.

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

Presented for registration at 13.17 hrs on :24/09/2009, at the Office of the A. R. A. - II KOLKATA by Shree Ram Soni, Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 24/09/2009 by

1. Pradip Kumar Chatterjee, son of Late Kanai Chand Chatterjee ,43, A. Sarani Kol- 5 ,Thana ., By caste Hindu, by Profession :Business
 2. Namita Roy, wife of Late Alok Roy ,A 64, Ashok Nagar Mitalok, Gaziabad U. P. ,Thana ., By caste Hindu, by Profession :House wife
 3. Subhas Sethia, Director, M/s. Vikson Ltd, 49/2 B, Ramdulal Sarkar St, Kol- 6, profession :Business
 4. Shree Ram Soni, Director, M/s. Neelkamal Commodities Pvt. Ltd, 11 A, A. C. Banerjee Lane, Beliaghata, Kol- 10, profession :Business
- Identified By Prakash Chandra Pandey, son of . High Court. Cal Thana :. by caste Hindu, By Profession :Advocate.

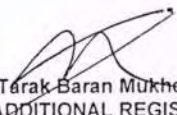
Executed by Attorney





[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
Govt. of West Bengal 24.09.09







Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-10624 of :2009
(Serial No. 07948, 2009)

1. Execution By Pradip Kumar Chatterjee, son of Late Kanai Chand Chatterjee ,43, A. Sarani Kol- 5 ,Thana: . By caste Hindu,by Profession :Business,as the constituted attorney of 1. Koustav Chatterjee 2. Atrayee Chakraborty Nee Chatterjee is admitted by him.
Identified By Prakash Chandra Pandey, son of . High Court. Cal Thana: ., by caste Hindu,By Profession :Advocate.


[Tarak Baran Mukherjee]
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
Govt. of West Bengal 24.09.09

| Name of the Presentant | Photo | Finger Print | Signature with date |
|------------------------|---|--|----------------------------------|
| Shree Ram Soni |  24/09/2009 |  LTI 24/09/2009 | <i>Shree Ram Soni</i> 24-9-09 |



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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|---------------------|--|--|--------------------------------|
| 1 | Pradip Kumar Chatterjee Address -43, A. Sarani Kol- 5 | Self |  24/09/2009 |  LTI 24/09/2009 | <i>Pradip Kumar Chatterjee</i> |
| | Pradip Kumar Chatterjee Address -43, A. Sarani Kol- 5 | Attorney | | | |
| 3 | Namita Roy Address -A 64, Ashok Nagar Mitalok, Gaziabad U. P. | Self |  24/09/2009 |  LTI 24/09/2009 | <i>Namita Roy</i> |
| 4 | Subhas Sethia Address -49/2 B, Ramdulal Sarkar St Kol-6 | Confirming Party |  24/09/2009 |  LTI 24/09/2009 | <i>Subhas Sethia</i> |



Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 07948 / 2009, Deed No. (Book - I , 10624/2009)

Signature of the person(s) admitting the Execution at Office.

| No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|-----|--|--------|--|--|----------------------------------|
| 5 | Shree Ram Soni Address -11 A, A. C. Banerjee Lane Beliaghata Kol- 10 | Self |  24/09/2009 |  LTI 24/09/2009 | <i>Shree Ram Soni</i> 24-9-09 |























































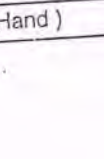




















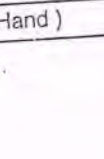








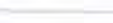

Name of Identifier of above Person(s)
Prakash Chandra Pandey
PS-, High Court. Cal

Signature of Identifier with Date












Prakash Ch. Pandey
Advocate
24.09.2009



SPECIMEN FORM FOR TEN FINGERPRINTS

| Sl. No. | Signature of the Executants/ Presentants | | | | | | | |
|--|---|---|---|---|---|---|--|--|
| |  <i>Pradip Kumar Chatterjee</i> |  Little |  Ring |  Middle |  |  | | |
| | | (Left Hand) | | | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little | | |
| | | (Right Hand) | | | | | | |
| | |  Little |  Ring |  Middle |  Fore |  Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little | | |
| | | (Right Hand) | | | | | | |
| | |  Little |  Ring |  Middle |  Fore |  Thumb | | |
| | | (Left Hand) | | | | | | |
|  Thumb |  Fore |  Middle |  Ring |  Little | | | | |
| (Right Hand) | | | | | | | | |
| |  <i>Namita Roy</i> |  Little |  Ring |  Middle |  Fore |  Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little | | |
| | | (Right Hand) | | | | | | |
| | |  Little |  Ring |  Middle |  Fore |  Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little | | |
| | | (Right Hand) | | | | | | |
| | |  Little |  Ring |  Middle |  Fore |  Thumb | | |
| | | (Left Hand) | | | | | | |
|  Thumb |  Fore |  Middle |  Ring |  Little | | | | |
| (Right Hand) | | | | | | | | |
| |  Subhas Sathur For & on behalf of VIKSON LTD <i>Subhas Sathur</i> Director |  Little |  Ring |  Middle |  Fore |  Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little | | |
| | | (Right Hand) | | | | | | |
| | |  Little |  Ring |  Middle |  Fore |  Thumb | | |
| | | (Left Hand) | | | | | | |
| | |  Thumb |  Fore |  Middle |  Ring |  Little | | |
| | | (Right Hand) | | | | | | |
| | | Little | Ring |  Middle |  Fore |  Thumb | | |
| | | (Left Hand) | | | | | | |
| Thumb | Fore | Middle | Ring | Little | | | | |
| (Right Hand) | | | | | | | | |

SPECIMEN FORM FOR TEN FINGERPRINTS

| Sl. No. | Signature of the Executants/ Presentants | | | | | | |
|---------|--|---|---|--|---|---|--|
| |  <i>Muhammad</i> |  |  |  |  |  | |
| | | Little | Ring | Middle | Fore | | |
| | | (Left Hand) | | | | | |
| | |  |  |  |  |  | |
| | | Thumb | Fore | Middle | Ring | Little | |
| | | (Right Hand) | | | | | |
| | | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb | |
| | (Left Hand) | | | | | | |
| | | | | | | | |
| | | Thumb | Fore | Middle | Ring | Little | |
| | (Right Hand) | | | | | | |
| | | | | | | | |
| | | Little | Ring | Middle | Fore | Thumb | |
| | (Left Hand) | | | | | | |
| | | | | | | | |
| | | Thumb | Fore | Middle | Ring | Little | |
| | (Right Hand) | | | | | | |