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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

vide G.O. No 15182/09
 M.O. 179229/09
 27.9.09

24.09.09
 of Accounts

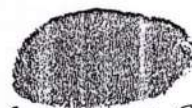
THIS DEED OF CONVEYANCE made this 23rd day of September, Two Thousand Nine BETWEEN (1) ADHIP CHATTERJEE son of Late Kanai Chand Chatterjee by religion Hindu, by Occupation business of No. 43 Sri Aurobindo Sarani, Kolkata-700 005 (2) (Smt.) GOPA CHATTERJEE wife of Sri Adhip Chatterjee by religion Hindu, by occupation House-wife of No. 43 Sri Aurobindo Sarani, Kolkata-700 005 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

BELRAMAL COMMODITIES PVT. LTD.
 DIRECTOR

BELRAMAL COMMODITIES PVT. LTD.

DIRECTOR



Gopa Chatterjee

L.T.G. of Adhip Chatterjee

by the order For & on behalf of VIKSON LTD

Pradip Kumar Chatterjee

DIRECTOR

Director



पश्चिम बंगाल WEST BENGAL

07AA 731973

M/S VIKSON LTD., (formerly known as Vikson & Vikson Ltd.) a company incorporated under the companies Act, 1956, having PAN : AACBV0314Q 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

Gopa Chatterjee

For & on behalf of
VIKSON LTD

For **HEELBAMAL COMMODITIES PVT. LTD.**

L.P.S. of Adhij Chatterjee
By the Order of

DIRECTOR

Luth
Director

DIRECTOR

For **HEELBAMAL COMMODITIES PVT. LTD.**

Shri K. S. Sen

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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.

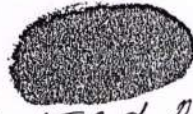
AND WHEREAS the said Kanai Chand Chatterjee, thus became seized and possessed of the aforesaid three storied brick built dwelling house land heriditaments and premises containing an area of 13 Cottahs 11 Chittacks 7 sq. ft. more or less being premises no. 107, Gray Street, Kolkata, which was later renumbered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

Shree Ram Soni
FOR NEELKAMAL COMMODITIES PVT. LTD.
DIRECTOR

SR
J.R.
DIRECTOR



L.T. of Pradip Chatterjee
by the pen of Pradip Kumar Chatterjee

Gopa Chatterjee

or & on behalf of
VIKSON LTD
for

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 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. I, 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

CHIEF EXECUTIVE OFFICER
 P. NEELKAMAL COM. D. PVT. LTD.
 DIRECTOR

P. NEELKAMAL COMMODITIES PVT. LTD.

[Signature]
DIRECTOR



*L. T. of Adhip Chatterjee
by the son of Pradip Kumar Chatterjee*

Gopa Chatterjee

for & on behalf of
VIKSON LTD
[Signature]
 Director

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 Proteep 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) Proteep 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 Proteep Kumar Chatterjee thus acquired 25% plus 5% plus 1.667% plus 1.25% i.e. 32.917% in the aforesaid premises.

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.

For NBEELAMAL COMMODITIES PVT. LTD.
 Director

For NBEELAMAL COMMODITIES PVT. LTD.

[Signature]

[Signature]

DIRECTOR



*L.T. of Adhip Chatterjee
by the son of Pradip Kumar Chatterjee*

Gopa Chatterjee

For & on behalf of
VIKSON LTD
[Signature]
 Director

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 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 Chattejee	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 Pradip Kumar Chatterjee, Kousttav Chatterjee, Smt. Atrayee Chakraborty, Smt. Namita Roy 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 Pradip Kumar Chatterjee, Kousttav Chatterjee, Smt. Atrayee Chakraborty, Smt. Namita Roy and Proteep Kumar Chatterjee decided to rescind the 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 Pradip Kumar Chatterjee, Kousttav

For NEELAMAL COMMODITIES PVT. LTD.
DIRECTOR

for & on behalf of
VIKSON LTD
Director

For NEELAMAL COMMODITIES PVT. LTD.

DIRECTOR



Gopa Chatterjee

Signature of Gopa Chatterjee
by the power of Pradip Kumar Chatterjee

Chatterjee, Smt. Atreyee Chakraborty, Smt. Namita Roy and 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 Pradip Kumar Chatterjee, Kousttav Chatterjee, Smt. Atreyee Chakraborty, Smt. Namita Roy and Proteep Kumar Chatterjee have 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 32.918% 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.

AND WHEREAS the Vendors are now desirous of selling the said premises at a price of Rs. 70,00,000/- (Rupees Seventy lakh only) free from all encumbrances but subject to the aforesaid lease.

For NEELKAMAL COMMODITIES PVT. LTD.
 Shree Kom S.
 DIRECTOR

For NEELKAMAL COMMODITIES PVT. LTD.

[Signature]

[Signature]

DIRECTOR



Gopa Chatterjee

*Let. D. of Pradip Chatterjee
by the pen of Pradyuman Chatterjee*

for & on behalf of
VIKSON LTD
[Signature]
 Director

AND WHEREAS the Purchaser having learnt the desire of the Vendors has approached the Vendors herein for purchase of the said premises and has agreed to purchase the said premises at a price of Rs. 70,00,000/- (Rupees Seventy lakh only).

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration of a total sum of Rs. 70,00,000/- (Rupees Seventy lakh only), of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendors on or before the execution of these presents (by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the purchaser and the said land alongwith a three storied brick built dwelling house standing thereon hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be) the Vendors do hereby grant, sell, convey, transfer, release, assign and assure unto the Purchaser all that undivided 32.918% share of the said 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 more fully and particularly described in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as "the said premises". TOGETHER WITH all easement rights of free egress and ingress together with right to take sewerage, drain, electricity, water, gas, telephone connection from the main road free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever OR HOWSOEVER OTHERWISE the said premises or any part thereof now are or is or heretofore was situated butted, bounded called known numbered described or distinguished TOGETHER WITH all yards, areas, sewers, paths, passages, water and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and 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

Shree Kom Sr.
 For NEELAMAL COMMODITIES PVT. LTD.
 DIRECTOR

For & on behalf of
 VIKSON LTD

Shree
 Director

For NEELAMAL COMMODITIES PVT. LTD.

Shree
 DIRECTOR



DIRECTOR

Shree
 by the pen of *Pradip Kumar Chatterjee*

Pradip Chatterjee

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 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

Shree Ram
FOR NEELAMAL COMMODITIES PVT. LTD.
DIRECTOR

FOR NEELAMAL COMMODITIES PVT. LTD.

[Signature]
DIRECTOR

L.D. of Gopar Chatterjee
Asst. Chatterjee
by the power of
Special Power of Attorney

For & on behalf of
VIKSON LTD
[Signature]
Director

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 notwithstanding 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 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

Shree Kom Sr
FOR NEELAMAL COMMODITIES PVT, LTD.
DIRECTOR

FOR NEELAMAL COMMODITIES PVT, LTD.

[Signature]
DIRECTOR

[Redacted]
L.S.D of *Gopon Chatterjee*
Gopon Chatterjee
by the firm of
Gandhi Khanna Chatterjee

For & on behalf of
VIKSON LTD
[Signature]
DIRECTOR

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 unobliterated and uncancelled 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

Shankar Kumar Sen
DIRECTOR
For NEELKAMAL COMMODITIES PVT. LTD.

For & on behalf of
VIKSON LTD
Shankar
Director

For NEELKAMAL COMMODITIES PVT. LTD.
Shankar D
DIRECTOR

L.T.F of Gopa Chatterjee
Rudhip Chatterjee
By the pr of *Rudhip Kumar Chatterjee*

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 tenable 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.

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.
- c) The said premises is free and discharged from and against all manner of encumbrances whatsoever.
- d) The vendors further undertakes to clear all municipal dues and all other taxes and charges payable by it in respect of the said premises till 30th day

For & on behalf of
VIKSON LTD
[Signature]
 Director

For **HEERAMAL COMMODITIES PVT. LTD.**

[Signature]
DIRECTOR



[Signature]
 L.T. P. of Ashup Chatterjee
 by the Son of Anshup Kumar Chatterjee

of September 2009 and on and from 1st October, 2009 the Purchaser shall be liable to pay the corporation tax in respect of the said premises.

- e) On execution of this deed the vendors shall issue a letter of attornment to the United Bank of India, Sovabazar Branch.
- f) On execution of this deed all rights, title and interest of the arising out of the lease agreement dated 18th January 2007 shall stand transferred to the purchaser without any further act or deed.
- g) On execution of this deed the vendors shall deliver and handover all documents related to the said property to the purchasers, the list of such papers & documents are mentioned in the Second Schedule hereunder written.

FIRST SCHEDULE

(The said Premises)

ALL THAT undivided 32.918% share in the three storied brick built dwelling house message having covered area of 7000 sq.ft. on the ground floor, 5000 sq.ft. on the 1st floor and 2500 sq.ft. on the 2nd floor total being 14,500 sq.ft. more or less and the land hereditaments 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-700 005, P.S. Shyampukur within ward no. 10 of the Kolkata Municipal Corporation and butted and bounded as follows :

- 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;

for & on behalf of
VIKSON LTD
[Signature]
Director

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

FOR KHELANAAL COMMODITIES PVT. LTD.

[Signature]
DIRECTOR



[Signature]
D.P. of
Abhishek Chatterjee
by the pen of
Pranab Kumar Chatterjee

SECOND SCHEDULE

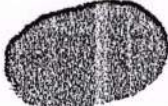
Deed of Gift dated 17.04.73 executed by Sri Kanai Chand Chatterjee in favour of Adhip Chatterjee.

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 :

1. Jagdish Agarwal.
741, Narayandas Main Road,
Kolkata - 700 054

2. Jai Kishan Daga
70, Jannemel Bally Street
CALCUTTA - 700 007.

 Adhip Chatterjee
by the pen of
Pradip Kumar Chatterjee

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

1. Jagdish Agarwal.

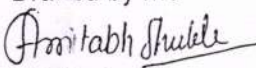
2. Jai Kishan Daga

as & on behalf of
VIKSON LTD

Director
(Subscribed & Verified)

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

1. Jagdish Agarwal,
2. Jai Kishan Daga

Drafted by me

Advocate

For NEBLESAMAL COMMODITIES PVT, LTD.

DIRECTOR

Admitted and acknowledged by the Vendor and the Confirming Party hereto that the within mentioned sum of Rs. 70,00,000/- (Rupees Seventy 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. 70,00,000.00

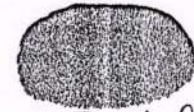
MEMO OF CONSIDERATION

1.	By DD No. 036657 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. in the name of Sri Adhip Chatterjee.	Rs. 47,50,000.00
2.	By DD No. 036656 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. in the name of Smt. Gopa Chatterjee	Rs. 2,50,000.00
3.	By DD No. 036660 dt. 19.09.2009 drawn on HDFC Bank, Salt Lake Br. In favour of the Confirming Party.	Rs. 20,00,000.00
	Total :	Rs. 70,00,000.00 =====

(Rupees Seventy Lakh only)

WITNESSES :-

1. Jugdish Aggarwal
74/1, Navakhandan Main Rd,
Kolkata - 700054
2. Jai Kishan Dasgupta
70, Jamunabai Bajaj Street
CALCUTTA. 700007



Sri Adhip Chatterjee
by the P.O. of Smt. Gopa Chatterjee
Gopa Chatterjee

VENDOR

or & on behalf of
VIKSON LTD

[Signature]
Director

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-10650 of :2009
(Serial No. 07975, 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) = 197142/- ,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- 17922910/-

Certified that the required stamp duty of this document is Rs 1254614 /- and the Stamp duty paid as: Impressive Rs- 1020

Deficit stamp duty

Deficit stamp duty Rs 1253614/- is paid, by the draft number 339598, 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 15.13 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. Adhip Chatterjee, son of Late Kanai Chand Chatterjee ,43, Sri Aurobindo Sarani Kolkata ,Thana ... ,Pin 700005, By caste Hindu,by Profession :Business
 2. Gopa Chatterjee, wife of Adhip Chatterjee ,43, Sri Aurobindo Sarani Kolkata ,Thana ... ,Pin 700005, By caste Hindu,by Profession :House wife
 3. Subhas Sethia,Director,M/s Vikson Ltd,49/2b, Ramdulal Sarkar Street,Kolkata,700006, profession :Business
 4. Shree Ram Soni,Director,M/s Neelkamal Commodities Pvt Ltd,11a, Abinash Chandra Banerjee,Lane, Beliaghata,Kolkata- 700010, profession :Business
- Identified By Prakash Chandra Pandey, son of ... High Court 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

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. 07975 / 2009, Deed No. (Book - I , 10650/2009)

Signature of the Presentant

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	Adhip Chatterjee Address -43, Sri Aurobindo Sarani Kolkata	Self	 24/09/2009	 LTI 24/09/2009	<i>LTI of Adhip Chatterjee</i>
2	Gopa Chatterjee Address -43, Sri Aurobindo Sarani Kolkata	Self	 24/09/2009	 LTI 24/09/2009	<i>Gopa Chatterjee</i>
3	Subhas Sethia Address -49/2b, Ram Dulal Sarkar Street Kolkata	Self	 24/09/2009	 LTI 24/09/2009	<i>Subhas Sethia</i>
	Shree Ram Soni Address -11a, Abinash Chandra Banerjee Lane Beliaghata Kolkata	Self	 24/09/2009	 LTI 24/09/2009	<i>Shree Ram Soni</i>

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

Signature of Identifier with Date


































Prakash Ch. Pandey
Advocate
 24.09.2009

(Tarak Baran Mukherjee)
 ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
 Office of the A. R. A. - II KOLKATA

24.09.09












SPECIMEN FORM FOR TEN FINGERPRINTS

Part of Family Business

Sl. No.	Signature of the Executants/ Presentants						
PT. S. G. Bhatnagar							
		(Left Hand)					
							
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	
Gopa Chatterjee							
		(Left Hand)					
							
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	
Subhas C. Thakur							
		(Left Hand)					
							
		(Right Hand)					
		Little	Ring	Middle	Fore	Thumb	

For & on behalf of
VIKSON LTD.
Subhas C. Thakur
Director

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants							
 <i>Shree Anand Sen</i>								
		Little	Ring	Middle	Fore			
		(Left Hand)						
								
			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)						