

THIS DEED OF SURRENDER made this 28th day of August Two thousand and
 One BETWEEN M.G.K. IRON & STEEL WORKS (P) LTD., a Private Company with
 limited liability incorporated under the Companies Act, 1956, having its Registered Office at
 4/1, Kundan Lane, Linnah, Howrah hereinafter referred to as the "TENANT" (which term or
 expression shall unless excluded by or repugnant to the subject or context be deemed to mean
 and include its successors and assigns) of the ONE PART AND MANGHAL ESTATE (P)
 LTD., a Private Company with limited liability incorporated under the Companies Act, 1956
 having its Registered Office then at P-16, Katakara Street in the City of Calcutta now at P-564,
 8 A Express Tower, 42 A Shooltan Street, Calcutta now at P-564,
 Lake Road in the City of Calcutta, hereinafter referred to as the "LANDLORD" (which term or
 expression shall unless excluded by or repugnant to the subject or context be deemed to mean and
 include its successors and assigns) of the OTHER PART

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27 AUG 2001
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2001
L. S. VENDOR
HIGH COURT BLDG

WHEREAS M.G.R. IRON & STEEL WORKS (P) LTD., having its Registered Office

at

LTD., having its Registered Office at P-564, Lake Road in the City of Calcutta, in respect of

entire premises No. 110F, B.T. Road in Pambhat Municipality, fully described in the

SCHEDULE hereunder written (hereinafter referred to as the "said property") upon payment of

rent and on the terms and conditions as mutually agreed by and between the parties hereto :

AND WHEREAS such tenancy is in full force and virtue and all rents and conditions

on the part of the Tenant to be paid, observed and performed by the Tenant have been duly paid,

observed and performed upto the date of these presents :

AND WHEREAS the Tenant was at all material times and is presently in possession

of the said property since inception of tenancy :

AND WHEREAS for bonafide reason and consideration the Tenant having desired to

be relieved from any further payment of rent and performance of the terms and conditions

approached the Landlord for a surrender of the said tenancy and delivery of possession of the

said property :

AND WHEREAS the Landlord has agreed to accept from the Tenant a surrender of

tenancy of the said property :

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in

consideration of a sum of Rs. 4,67,400/- (Rupees four lakhs sixty-seven thousand and four

hundred) only being the token consideration paid by the Landlord to the Tenant, as and by way

On the North - By Ram Swarup Upadeth

(North) and burted and bounded in the manner following:

Station - Khardah, Sub-Registration Office - Barrackpore in the District of 24-parganas known and numbered as 110F, B.T. Road in Panihat Municipality in Mouza - Agarpara, Police lying at and being Holding No. Formerly 471 thereafter No. 501, Agarpara Road and now being less TOGETHER WITH structures, godowns and appurtenances therunto belonging situate Suit No. 236 of 1925 an area of 3 bighas, 17 cottahs and 8 chittacks be the same a little more or record of rights but according to the measurement made by the Commissioner of Partition in equivalent to 3 bighas and 15 cottahs be the same a little more or less according to settlement ALL THAT piece or parcel of Kayohi Shihban land containing an area of 1.24 acres

THE SCHEDULE ABOVE REFERRED TO

AND THIS DEED FURTHERMORE WITNESSETH that in consideration of surrender of tenancy which is accepted by the Landlord, the Landlord do hereby release and discharge the Tenant from all claims, demands and liabilities on account of future rent and/or arising out of performance or non-performance of the agreed terms, conditions and covenants

of compensation the Tenant as beneficial user of the said property do hereby give up and relinquish all its tenancy right and interest in and surrender and deliver possession to the Landlord of the said property TO HOLD the same as before commencement of such tenancy by the Landlord to the intent and object that the said tenancy shall stand determined to all intents and purposes and all other rights and interest of the Tenant in the said property under or by virtue of the said tenancy shall stand extinguished with immediate effect as if the said tenancy was never granted nor intended.

THE COMMON SEAL of MANGILAL ESTATE
 (P) LTD, hath hereto been affixed pursuant to a
 resolution passed by the Board of Directors in its
 meeting dated 4th day of July 2001 by
 Mr. N.L. Rungta and Mr.
 Who have signed these presence in the presence of:

for MANGILAL ESTATES PVT. LTD.
 N.L. Rungta
 Director

R.K. Rungta
 H.F. Sankar

R.K. Rungta
 H.I. Kumbhar
 Atmak. Thiruvallur
 H.F. Sankar
 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SIGNED SEALED & DELIVERED for and
 On behalf of M.G.R. IRON & STEEL WORKS
 (P) LTD. by Mr. S.K. Rungta.
 And
 Mr. _____
 at Calcutta in the
 Presence of:

3/11/01

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

OR HOWSOEVER OTHERWISE
 On the South - By Agapara Station Road
 On the East - By Prokas Forging Pvt Ltd
 On the West - By B. T. Road

MURKHERJEE & BISWAS
ADVOCATES
10, OLD POST OFFICE STREET,
CALCUTTA - 700 001

DEED OF SURRENDER

MANGALAL ESTATE (P) LTD.

AND

M.G.R. IRON & STEEL WORKS (P) LTD.

BETWEEN

DATED THIS DAY OF 2001