ত্র বিশ্ব বিশ্ব

পশ্চিমবঙ্গ पश्चिमांबंगाल WEST BENGAL

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Sput South 24 Parganas 14/06/1)

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 10 liday of Jwe\_Two
Thomsand Eleven B E T W E E N (I) BARSON TREXIM PVT. LTD., a
company incorporated under the Companies Act. 1956 having its registered
office formerly at P-39/40, Ezra Street, Second Floor, Kolkata - 700 001



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

Endorsement For Deed Number: 1 - 04542 of 2011

(Serial No. 04793 of 2011)

On

Payment of Fees:

On 13/06/2011

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

Presented for registration at 18.40 hrs on :13/06/2011, at the Private residence by Remesh Shah . one of the Executants.

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

Execution is admitted on 13/06/2011 by

Director, Barson Trexim Pvt. Ltd., 1st Floor, Flat No:Fn-26, 22, Rabindra Sarani, Kolkata, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 . . By Profession : Business

Director, D. J. S. Electrical Pvt. Ltd., 1st Floor, Flat No; Fn-26, 22, Rabindra Sarani, Kolkata. Ranaiyalal M, Shah Thang:-Bowbazar, District;-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 . Ly Profession Business

... hutosh Gadodia, son of ..., B B -121, Salt Lake City, Kolkata, District:-South 24-Parganas, WEST THE INDIA, P.O.: Pin: -700064, By Caste Hindu, By Profession: Business

- 1. Produp Kumar Gadodia, son of . . , 32, Ezra Street, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O.: - Pin: -700001, By Caste Hindu, By Profession: Business
- Serojben R. Shah, son of ..., 2nd Floor, 49, Town Shend Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700025, By Caste Hindu, By Profession: Business
- Partner, Concrete India, 306, P. Majumder Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, Ashis Debnath WEST BENGAL, India, P.O. :- Pin :-700078.

By Profession; Business

Identified By Ashim Das, son of Late Kalachand Das, 169, Santoshpur East Road, Kolkata. Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075 , By Caste: Hindu, By Profession: Business.

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

On 14/06/2011

THE MOVE A FT

( Rajendra Prasad Upadhyay )

B-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 1 of 2

14/06/2011 15:23:00



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

# Endorsement For Deed Number : 1 - 04542 of 2011

### (Serial No. 04793 of 2011)

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

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

### Payment of Fees:

toward By Cash

14. 346172/-, on 14/06/2011

; i incler Article : A(1) = 346126/- ,E = 14/- ,H = 28/- ,M(b) =,4/- on 14/06/2011 )

### 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 ussessed at Rs.-31466236/-

Certified that the required stamp duty of this document is Rs.- 2202656 /- and the Stamp duty paid as: impresive Rs.- 5000/-

### Deficit stamp duty

Deficit stamp duty

1. Rs. 900000/- is paid, by the draft number 714509, Draft Date 27/05/2011, Bank Name State Bank of ... iist, NEW BALLYGUNGE HALTU, received on 14/06/2011

· 900000/- is paid, by the draft number 714510, Draft Date 27/05/2011, Bank Name State Bank of MEW BALLYGUNGE HALTU, received on 14/06/2011

97660/- is paid, by the draft number 714511, Draft Date 27/05/2011, Bank Name State Bank of india, NEW BALLYGUNGE HALTU, received on 14/06/2011

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

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

EndorsementPage 2 of 2

(2)





or present 22, Rabindra Sarani, First Floor, Room No. FN-26, Kolkata-700 (773, represented by Ramesh Shah, (2) D. J. S. ELECTRICALS PVT. LTD., carrying on business formerly from P39/40, Ezra Street, Kolkata - 700 001, at present 22, Rabindra Sarani, First Floor, Room No. FN-26, Kolkata-700 073, (3) SAROJBEN R. SHAH, residing at formerly 58A, Padu Pukur Road, 2nd floor, Kolkata - 700 020, at present residing at - 49, Townsend Road, Second Floor, Kolkata - 700 025, (3) ASHUTOSH GADODIA, residing at - 48-121, Salt Lake City, Kolkata - 700 064, (5) PRADIP KUMAR GADODIA (HUF), carrying on business from at 32, Ezra Street, Kolkata - 700 001 hereinafter referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective executors, successors-in-interest, legal representatives, administrators and assigns) of the ONE PART.

#### AND

"CONCRETE INDIA", a registered Partnership firm having its registered office at 306, P. Majumdar Road, Kolkata - 700 078, P. S. Kasba, in the District of South 24-Parganas, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the partners for the time being its successors, successors-in-interest and assigns) of the OTHER PART.





WHEREAS one Probodh Kumar Chakraborty was seized and possessed of the land with structures situated at Mouza - Kalikapur, J. L. No. 20, R. S. No. 2, Touzi No. 3,4,5 & 12, appertaining to C. S. Khatian Nos. 51, 81, 24 & 4, corresponding to R. S. Khatian Nos. 306, 292, 296 and 301, comprising C. S. Dag No. 73, corresponding to part of R. S. Dag No. 13, P. S. Kasba, under The Kolkata Municipal Corporation Ward No. 106, comprising an area of 30 Cottabs 14 Chittaks 5 Square feet or 51 Satak more or less which the said Late Probodh Kumar Chakraborty purchased from Sudhir Kumar Biswas by a Deed registered in Book No. 1, Volume No. 145, Pages 148 to 154, being No. 7882 for the year 1965 with Sub-Registrar of Alipore, District 24 Parganas.

AND WHEREAS the said Probodh Kumar Chakraborty expired on 15.01.1999 intestate leaving Smt. Nanibala Chakraborty his widow, Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty his sons, Smt. Chitra Bhattacharjya, Smt. Uma Dutta, Smt. Dipa Chakraborty, Smt. Gitasree Chakraborty and Smt. Mitra Chakraborty all her daughters who all inherited the said property by efflux of law of inheritance. The said property is also marked as Premises No. 13/A/5, Kalikapur Road, Kolkata - 700 099 in the name of the said Nanibala Chakraborty and others and Assessee number being 31-106-07-1239-0 in the records of The Kolkata Municipal Corporation.

AND WHEREAS by a deed of gift duly registered with D.S.R-III, Alipore recorded in Book No. I, Volume No. 8, Pages 5751 to 5777 being Deed No. 3193 for the year 2007 the said Nanibala Chakraborty Smt. Chitra



Bhattacharjya, Smt. Uma Dutta, Smt. Dipa Chakraborty, Smt. Gitasree Chakraborty and Smt. Mitra Chakraborty donated their respective undivided share in the property in favour of Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty who by virtue of such deed of gift absolutely became seized and possessed of the scheduled property entirely.

AND WHEREAS by an Indenture of sale made on 1st day of October, 2007 between Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty all sons of-Late Probodh Kumar Chakraborty collectively described therein as the vendors of the first part and (1) Barson Trexim Pvt. Ltd., (2) D. J. S. Electricals Pvt. Ltd., (3) Sarojben R. Shah. (4) Ashutosh Gadodia, (5) Pradip Kumar Gadodia (Huf) and (6) Concrete India collectively described therein as the purchasers of the other part the said vendors jointly sold, transferred and conveyed all that piece and parcel of land measuring 28 Cottahs 04 Chittaks and 42 Square feet together with three tile shed structure standing thereon out of 30 Cottahs 14 Chittaks 5 Square feet or 51 Satak of land situate at Mouza - Kalikapur, J. L. No. 20, R. S. No. 2, Touzi No. 3,4,5&12, appertaining to C. S. Khatian Nos. 51, 81, 24 & 4, corresponding to R. S. Khatian Nos. 306, 292, 296 and 301, comprising C. S. Dag No. 73, corresponding to part of R. S. Dag No. 13, P. S. Kasba, under The Kolkata Municipal Corporation Ward No. 106 being the Premises No. 13/A/5, Kalikapur Road, Kolkata - 700 099 in favour of the said purchasers for valuable consideration therein mentioned and the said deed of conveyance was registered on the even date in the office of the Additional Registrar of Assurances -I at Kolkata and recorded therein Book No. 1, Volume No. 1, Pages 1 to 18, being No. 13959 for the year 2007 and delivered possession thereof.

AND WHEREAS subsequently it was detected that the said deed of conveyance dated 1st day of October, 2007 being No. 13959 for the year 2007 certain mistakes and inaccuracies have accidentally and inadvertantly crept in the said deed of conveyance and for rectification of the said deed

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of conveyance the said vendors Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty jointly executed a deed of declaration on 25th day of March, 2008 and the said deed of declaration was registered on the even date in the office of the Additional Registrar of Assurances -I at Kolkata and recorded therein Book, No. 1, Volume No. 70, pages 3583 to 3594, being No. 03171 for the year 2008.

AND WHEREAS subsequently it was also detected that the said deed of conveyance dated 1st day of October, 2007 being No. 13959 for the year 2007 certain mistakes and inaccuracies have accidentally and inadvertantly crept in the said deed of conveyance and for rectification of the said deed of conveyance the said vendors Sri Parimal Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Subrata Chakraborty, Sri Subir Chakraborty, Sri Sudeb Chakraborty, Sri Jayanta Chakraborty jointly executed a deed of declaration on 12th day of May, 2010 and the said deed of declaration was registered on the even date in the office of the Additional Registrar of Assurances -I at Kolkata and recorded therein Book No. 1, Volume No. 13, pages 5980 to 5989, being No. 05167 for the year 2010.

AND WHEREAS since then the said owners who are the present vendors and the purchaser jointly seized and possessed of the said property got their names jointly mutated in the records of The Kolkata Municipal Corporation in respect of the said property being part of Municipal Premises No. 13/A/5 Kalikapur Road, Kolkata - 700 099 has since been renumbered as Premises No. 13/A/5/1, Kalikapur Road, Kolkata - 700 099 and are paying taxes regularly which is morefully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS by an agreement for sale dated 1st day of May, 2009 made between (1) Barson Trexim Pvt. Ltd., (2) D. I. S. Electricals Pvt. Ltd., (3) Sarojben R. Shah, (4) Ashutosh Gadodia, (5) Pradip Kumar Gadodia (Huf) collectively described therein as the Vendors of the one part and Concrete India described therein as the Purchaser of the other part the said vendors jointly for the absolute sale to them their undivided 5/6th share of the said property lying situate at and being known as Municipal Premises No. 13/A/5/1, Kalikapur Road, Kolkata -700 099, P. S. Kasba, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, in the District of South 24 Parganas which is morefully and particularly mentioned and described in the schedule hereunder written on the terms and conditions thereunder contained at and for the price of Rs.1,80,00,000/(Rupees one crore eighty lace) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 1.80,00,000/-(Rupees one crore eighty lacs) only of lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendors at or immediately before the execution of these presents (The receipt whereof the Vendors do hereby admit and acknowledge) and of and from the same and every part thereof hereby acquit release and forever discharge the Purchaser, its heirs, executors, administrators, representatives and assigns and every one of them and also the said property they the vendors as benificial owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the purchaser its heirs, executors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in title ALL THAT piece and parcel of undivided 5/6th share of Bastu land measuring 28 Cottahs 04 Chittaks 42 Square feet be the same little more or less lying and situated at Mouza - Kalikapur, J. L. No. 20, R. S. No. 2, Touzi No. 3,4,5&12, appertaining to C. S. Khatian Nos. 51, 81, 24 & 4, corresponding to R. S. Khatian Nos. 306, 292, 296 and 301, comprising C. S. Dag No. 73, corresponding to part of R. S. Dag No. 13 P. S. Kasba, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, being known as Municipal Premises No. 13/A/5/1, Kalikapur Road , Kolkata-700 099, P. S. Kasba, in the District of South 24-Parganas which is morefully and particularly mentioned and described in the Schedule hereunder written OR HOWSOEVER otherwise the said property Contd......Pg/7 now or heretofore were or was situate, butted bounded, called, known, numbered, described and distinguished TOGETHER WITH the land or ground whereupon or on part whereof the same is crected and built together further with all houses, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other rights, lights, liberties, privileges, easements, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used , occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion andreversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim, and deamnd whatsoever both at law and in equity of the vendor into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the vendors, their heirs, executors, administrators, representatives or any persons from whom they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its heirs, executors, administrators, legal representatives and assigns forever freed and discharged from or otherwise by the vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the vendor from to these presents AND THE VENDORS do hereby for themselves, their heirs, executors, administrators, representatives covenant with the Purchaser, its heirs, executors, administrators, legal representatives and assigns that notwithstanding any act deed or things whatsoever by the vendors or by any of their predecessors and ancestors in title, done or

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executed or knowingly suffered to the contrary they the Vendors had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell , convey, transfer, assign and assure the said property hereby granted, sold conveyed and transfered or expressed or intended so to be, unto and to the use of the purchaser , its heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, its heirs, executors, adminstrators, legal representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and onjoy the said property and every part thereof and receive the rents issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acuitted , exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and aginst all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from or under or in trust for the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its heirs, executors, administrators, legal representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, its heirs, executors, administrators, legal

representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendors and all their heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its heirs, executors, administrators, legal representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors-or any breach of the covenants hereunder contained.

#### THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of undivided 5/6th share out of homestead land measuring 28 Cottahs 4 Chittaks 42 Square feet be the same a little more or less together with three tile shed structure containing an area of 875 Square feet standing thereon lying and situated at Mouza - Kalikapur, J. L. No. 20, R. S. No. 2, Touzi No. 3,4,5 & 12, appertaining to C. S. Khatiani Nos. 51, 81, 24 & 4, corresponding to R. S. Khatiani Nos. 306, 292, 296 and 301, comprising C. S. Dag No. 73, corresponding to part of R. S. Dag No. 13, P. S. Kasba, Sub-Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, being known as Municipal Premises No. 13/A/5/1, Kalikapur Road, Kolkata-700 099, in the District of South 24 Parganas, along with all right of easement of 20° feet wide road on the western side belonging and appurtenant thereto which is butted and bounded in the following manner:-

On the North: By R.S. Dag No. 13(P);

On the South: By Mouza Garfa, J.L. No. 19;

On the East : By R. S. Dag No. 14 & 16;

On the West: By R. S. Dag No. 10,12, 13(P) & 20' feet wide

Road.

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands hereunto this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED PARTIES

AT KOLKATA IN THE PRESENCE OF > For BARSON TREXIM PYT, LTD

Appened L shall

Director

1. Ashim Das

WITNESSES:

169 Santoshpen Sout Road. Wat- 75

R&S. ELECTRICALS PVT. LTD. Kaniyalis M

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SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASER

### MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 1,80,00,000/- (Rupees one crore eighty lacs) only towards the full and final Consideration money as per denomination below:-

그는 사람들은 사람들은 사람들이 되었다면 하는 것이 없는 사람들이 되었다면 하는 것이 없는 것이 없다면	
<ol> <li>By Cheque Bearing No. 900949 dated 1/05/2009 drawn on State Bank of India in favour of M/s Barson Trexim Pvt. Ltd.</li> </ol>	Rs. 20,00,000/-
<ol> <li>By Cheque Bearing No. 900950 dated 1/05/2009 drawn on State Bank of India in favour of M/s DJ.S. Electricals Pvt. Ltd.</li> </ol>	Rs. 20,00,000/-
<ol> <li>By Cheque Bearing No. 900951 dated 1/05/2009 drawn on State Bank of India in favour of Smt. Sarojben R Shah</li> </ol>	Rs. 10,00,000/-
<ol> <li>By Cheque Bearing No. 900952 dated 1/05/2009 drawn on State Bank of India in favour of Sri Ashutosh Gadodia</li> </ol>	Rs. 20,00,000/-
<ol> <li>By Cheque Bearing No. 900953 dated 1/05/2009 drawn on State Bank of India in favour of Sri Pradip Kumar Gadodia</li> </ol>	Rs. 5,00,000/-
<ol> <li>By Cheque Bearing No. 937876 dated 1/05/2009 drawn on State Bank of India in favour of Sri Pradip Kumar Gadodia</li> </ol>	Rs. 15,00,000/-
<ol> <li>By Cheque Bearing No. 395150 dated 10/06/2009 drawn on State Bank of India in favour of M/s Barson Trexim Pvt. Ltd.</li> </ol>	Rs. 20,00,000/-
<ol> <li>By Cheque Bearing No. 395151 dated 10/06/2009 drawn on State Bank of India in favour of M/s D.J.S. Electricals Pvt. Ltd.</li> </ol>	Rs. 20,00,000/-
<ol> <li>By Cheque Bearing No. 395152 dated 10/06/2009 drawn on State Bank of India in favour of Smt. Sarojban R Shah</li> </ol>	Rs. 10,00,000/-

- 10. By Cheque Bearing No. 395153 dated 10/06/2009 Rs. 20,00,000/drawn on State Bank of India in favour of Sri Ashutosh Gadodia
- 11. By Cheque Bearing No. 395154 dated 10/06/2009 Rs. 20,00,000/drawn on State Bank of India in favour of Sri Pradip Gadodia.

(Rupees one crore eighty lacs) only

Rs.1,80,00,000/-

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS AT KOLKATA IN THE PRESENCE OF :- FOR BARSON TREXIM PVT, LTD. -peoples Lah

WITNESSES: 1. Ashimpes 169 Santoshpur East road. 4al. 45

Lawy your range

Director

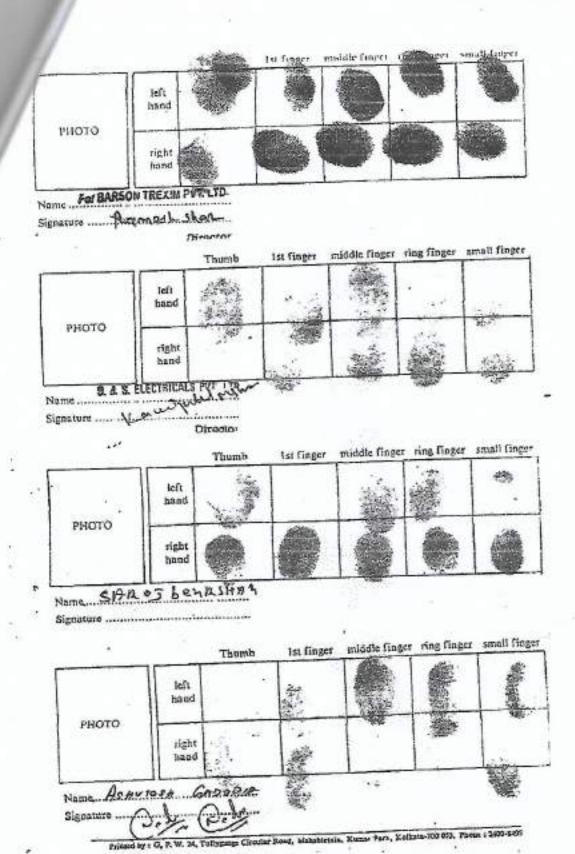
SAROSben RSHAL

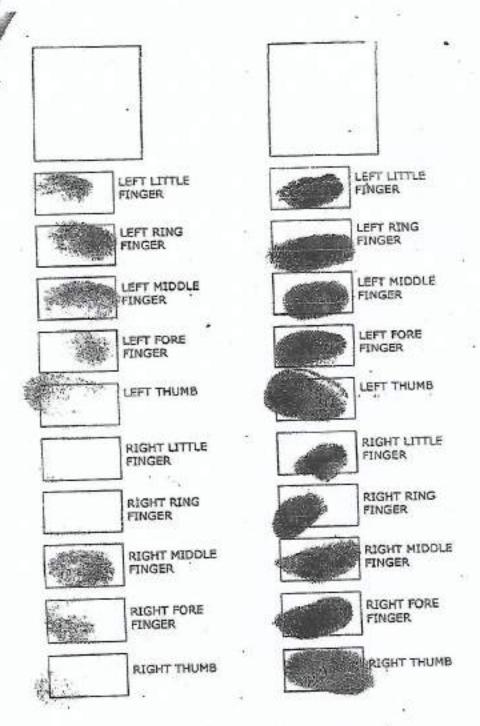
2\_10illum chowdlury

Pradit Kumar andedia. SIGNATURE OF THE VENDORS DRAFTED BY : ADVOCATE JUDGES' COURT, ALIPORE, KOLKATA - 700 027

TYPED BY :

GANKAR KUMAR MONDAL DHAKURIA, KOLKATA - 31





FINGER PRINTS ATTESTED BY ME

Prodit Kuman Gadadia .

FINGER PRINTS ATTESTED BY ME CONCRETE INDIA

SIGNATURE

1

### DATED : THIS THE 40 HE DAY OF TUNE, 2011

### DEED OF CONVEYANCE

#### BETWEEN

- I. BARSON TREXIM PVT. LTD.
- 2. D. J. S. ELECTRICALS PVT. LTD.,
- 3. SAROIBEN R. SHAH
- 4. ASHUTOSH GADODIA
- 5. PRADIP KUMAR GADODIA (HUF)

--- VENDORS

#### AND

"M/S. CONCRETE INDIA"

--- PURCHASER

DRAFTED BY :
SUBRATA KARMAKAR
ADVOCATS
FUDGES' COURT, ALIPORE,
KOLKATA - 700 027



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FIVE HUNDRED

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Rs 500

INDIA NON JUDICIAL

পশ্চিম্বঙ্গ पश्चिम अर्थाल WEST BENGAL

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150030 28.9.07 115500/-

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THIS DEED OF CONVEYANCE is made on this 15 day of Caleba 2007 RETWEEN (1) PARTHAL CHAKRABORTY, (2) SUBRATA CHAKRABORTY.

( ) JURIS CHAKRABORTY. (4) SLIDEV CHAKRABORTY AND (5) JAYANTA

go masserty all some of late Probodh Kumar Chakroborty all by

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13/186. address Rs 5007 Calcuita Conectorale, SEP 2007 Maler ELEGERICALS (P) LTD Ramest short Director SARSON TREXIM MAKE WANTE Parimal Characteris

faith Hindu and all by occupation business all residing at 4/23. Vivek Nagar, P.S. Kasba, Kolkata - 700 075, hereinafter referred to as "the Vendors" (which expression unless repugnant to the context shall deem to mean and include their respective legal heirs, executors, administrators, assigns and nominees) of the First Part AND (1) BARSON TREXIN PVT. LTD., a Company under the Companies Act, 1956 having its Registered Office at P-39/40. Ezra Street, Second Floor, Kolkata - 700 001 represented by Ramesh Shah, (2) D.J.S. ELECTRICALS PVT. LTD, carrying on business from P39/40, Ezra Street, Kolkata - 700 001, (3) SAROJBEN R. SHAH residing at 58A. Padu Pukur Road, 2nd Floor, Kolkata 700 020, (4) ASHUTOSH GADODIA residing at BB-121, Salt Lake City, Kolkata -700 064. (5) PRADIP KUNAR GADODIA (HUF) carrying on business from at 32, Ezra Street, Kolkata - 700 001, (6) CONCRETE INDIA, a registered Partnership firm carrying on business from 306. P. Majumdar Road, Kolkata - 700 078 hereinafter referred to as "the Purchasers" (which expression shall unless repugnant to the context be deemed to mean and include their respective executors. successors-in interest, legal representatives, admnistrators and assigns) of the Other Part.

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- 1. One Probodh Kumar Chakraborty was seized and possessed of the land with structures situated at Mouza Kalikapur, P.S. Kasba, Under the Kolkata Municipal Corporation Ward No. 106, J.L. No. 20, Touzi No. 3, 4, 5 and 12, R.S. No. 2, R.S. Khatian No.306, 292, 296 and 301, C.S. Dag No. 73 and R.S. Dag No.13(P) comprising an area of 30 Cottah 14 Chitak 53 Sq.ft. or .51 Satak more or less which the said late Probodh Kumar Chakraborty purchased from Sudhir Kumar Biswasdharma by a Deed registered in Book No.I. Volume No. 145, Pages 148 to 154, Seing No. 7882 for the year 1965 with Sub-Registrar of Alipore, Dist-24 Pgs.
  - 2. The said Probodh Kumar Chakraborty expired on 15.1.1999 intestate leaving Smt. Nanibala Chakraborty his widow, the Vendors herein his sons, Smt. Chitra Bhattacharjya, Smt. Uma Dutta, Smt. Dips Chakraborty and Smt. Gitasree Chakraborty all her daughters who all inherited the said property by efflux of law of inheritance. The said property is also marked as Premises No. 13/A/S. Kalikapur Road. Kolkata 700 099 in the name of the said Nanibala Chakraborty and others and Assessee Number being 31-106-07-1239-0 in the records of the Kolkata Municipal Corporation.

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P. K. Gadadia.

( ASHUTOSH GADODIA)

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W) Ashis Oakseroller Construction ck 302 P. M GD.

- 3. By a Deed of Gift duly registered with ADSR-III, Alipore as Deed No.3193 for the year 2007 line seld Manibela Chakraborty. Smt. Chitra Bhattacharjya, Smt. Uma Dutta, Smt. Dipa Chakraborty and Smt. Gitasree Chakraborty domailed their respective undivided share in the property to the Vendors who by virtue of such Deed of Gift absolutely became solded and possessed of the scheduled property entirely.
- 4. On coming to know that the Vendors are inclined to sell off the said property the purchasers had approached and in terms thereof paties hereto have agreed to record such transfer by way of Conveyance hereinafter records; as rollows.

# NOW THIS DEED OF MITTHESSET! do FOLLOWS :-

That in pursuance of the said agreement and in consideration of a sum of Rs.1,65.00.000/- (Rupses 1 Cores & Sixty Five Lakhs) only paid to the Vendors by the Purchasers as described in the Memo of Consideration hereto annexed on or before execution of these presents (the receipt whereuf, the said Vendors do hereby admit and acknowledge) the said Vendors do by these present grant, transfer and convey unto the Purchasers ALL THAT piece or parcel of land with structure thereon measuring 28 Cottah 4 Chitaks 42 Sq.ft, out of %6 Cottahs 4 Chitaks 55 Sq.ft, or .51

satak and hereditaments and premises containing area as fully set out in the Schedule hereunder written situate lying at Premises No. 13/A/5, Kalikapur Rosd, Kolkata - 700 099 morefully described in the Schedule hereunder written free from all encumbrances, lien, lispendances and charges in vacant condition OR MOWSDEVER OTHERWISE the said land hereditaments and Premises now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished TOGETHER WITH all documents of Title available with the Vendor and the erections, fixtures, courtyards, area, drains, ways passages, water ways, water courses, lights, liberties, easements, privileges, rights, advantages and appurtenances whatsoever to the said land hereditaments and Premises belonging or be appurtenant thereto AND all the estate right title interest use claims and demands whatsoever of the said Vendors unto and upon the said land bereditaments and premises or any part thereof TO HAVE AND TO HOLD the said Jand hereditaments and Premises together with the rights and privileges appurtenant thereto as aforesaid hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchasers absolutely and forever and the said Vendors do hereby covenant with the said Purchasers that notwithstanding any act deed setter or thing whatsoever by the said Vendors done or executed or knowingly

suffered to the contrary they the said Vendors now have in themselves good title. full power and absolute authority to grant. transfer and convey the said land hereditagent and premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchasers in the manner aforesaid AND that the said Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereditament and Premises and receive the rents issues and profits thereof without any lawful eviction, interruption, claims or demand whatsoever from or by the said Vendors or any person or persons lawfully or equitably claiming from under or in trust for the said Purchasers does and execute or cause to be done and executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditament and presises or every part thereof unto and to the use of the said Purchasers in manner aforesaid as shall or may be reasonably required AND that the said Vendors do hereby further covenant with the said Purchasers that they the said Vendors shall and will from time to time and at all times hereafter upon every reasonable request and cost of the Purchasers or his attorneys or agents to do such act, deeds for manifesting defending and providing the title of the Purchaser to the said land hereditament and Premises hereby granted transferred and conveyed or expressed or intended to be or any part thereof.

# SCHEDULE REFERRED TO ABOVE

All THAT the Vastu land along with Three Tile Shed containing Area 875 (Fight Hundred Seventy Five) Sq.ft. situated at Mouse-Kalikanur. P.S. Kasba. 11. No. 20. R.S. No.2. Touri No. 3. 4 5 12. R S. Khatian No.306. 292. 296 and 301 (Part). C.S. Dag No. 73. corresponding to part of R.S. Dag No. 13 comprising of an area of 28 Cottahs of Chitaks and 42 Sq.ft. out of 30 Cottahs 4 Chitaks 55 Sq.ft. or .51 Satak being the Premises No. 13/A/S. Kalikapur Road, Kolkata - 700 Opp Ward No. 106. Resease No. 31-106-07-1739-0 under the Kolkata Hunicipal Corporation with the Ansk in Alipore. 24 Parganas (South) butted and bounded herein follows:

RY MORTH : R.S. Dag No. 15(P)

RY SOUTH . House Garda J I No. 19

RY FAST : R.S. Dag No. 14 & 16

RY WPST + R S Dag No. 10.12.13(P) and 20° Wide Road.

IN WITNESS WHEREOF the parties hereby signed this documents on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the Parimal Chakroborty, Subrata Chakroborty, Subir Chakroborty, Sudev Chakroborty and Jayanta Chakroborty, the Vendors in presence of :

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- 1) Armen Dusta Fo, purbackal Kol-78.
- 2) Krisinggipul Aus 5, some pur Loem Kal-78

SIGNED SEALED AND DELIVERED by
the Barson Trexim (P) Ltd. . D.J.S.
Electricals Pvt. Ltd, Sarojben R.
Shah, Ashutosh Badodia, Pradip
Kumar Gadodia and Concrete India,
the Purchasers in presence of:

- 1) Samar Kumar Date gosamlerson itagan 5. N. S. Rowl, Kley
- 2) Kenenjedel. M. Shil If, Heysham Load Kar. - 20

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-SAROJBEL RIHAL

CARDINATION OF THE STREET

TOUR STREET

OF CONSIDERATION RECEIVED of and from within named Purchasers withinmentioned full consideration Rs. 1.65.00,000/money 1,65,00,000/- (Rupees One Crores Sixty Five Lakhs) only By Bank Draft No.615915 dated \$5.9.07 drawn on CITIBANK Kolkata in favour of Parimal Chak-23,00, 000100 reborty. 25.09.07 drawn on CITI GANK Kolkata in favour of Subrata Chak-R 33,00,0001 00 roborty. 25.9.07 drawn on IDBIBANK and Sheep, 2 gain & 33.00,000 100 Kolkata in favour of Subir Chakro-4 By Bank Draft No 933568 dated 25 9.07 drawn on 1001 Wark Kolkata in favour of Sudev Chakro-@ 3300,000, 4. 5. By Bank Draft No. 933562 dated 25.9.07 drawn on IDBI BANK Kolkata in favour of Jayanta Chak-\$33,00,000 00 roborty. 1,65,00,000/-(Rupees One Lakhs Sixty Five thousand) only THEFTHER TERMS

Witness:

1) Amusz Statto. 75, Puzboshal. 1804-78.

2) Krishagopal Das 5. Some puz Leen Wal-78 VENDORS V Followeller

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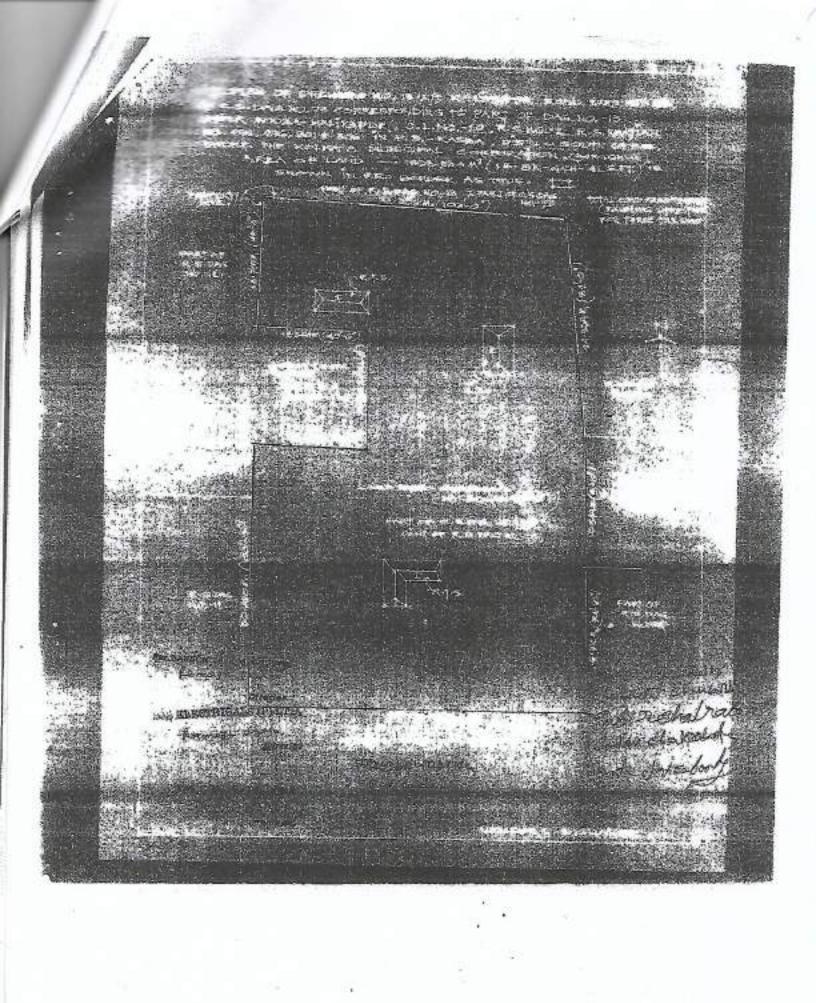
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DATED THIS DAY OF SERTENBER, 2007

BETWEEN

PARIMAL CHAKROBURTY SUBRATA CHAKROBORTY SUBIR CHAKROBORTY SUDEY CHAKROBORTY JAYANTA CHAKROBORTY

,...VENDORS

AND

BARSON TREXIM PVT. LTD. D.J.S ELECTRICALS PVT.LTD. SAROJBEN R. SHAH ASHUTOSH GADODIA PRADIP KUMAR GADODIA CONCRETE INDIA

...PURCHASERS

CONVEYANCE DEED

SHAH.AGR

SANDERSONS & MORGANS ADVOCATES 5, N.S. ROAD KOLKATA- 700 001

ADDITIONAL REGISTRAR OF

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