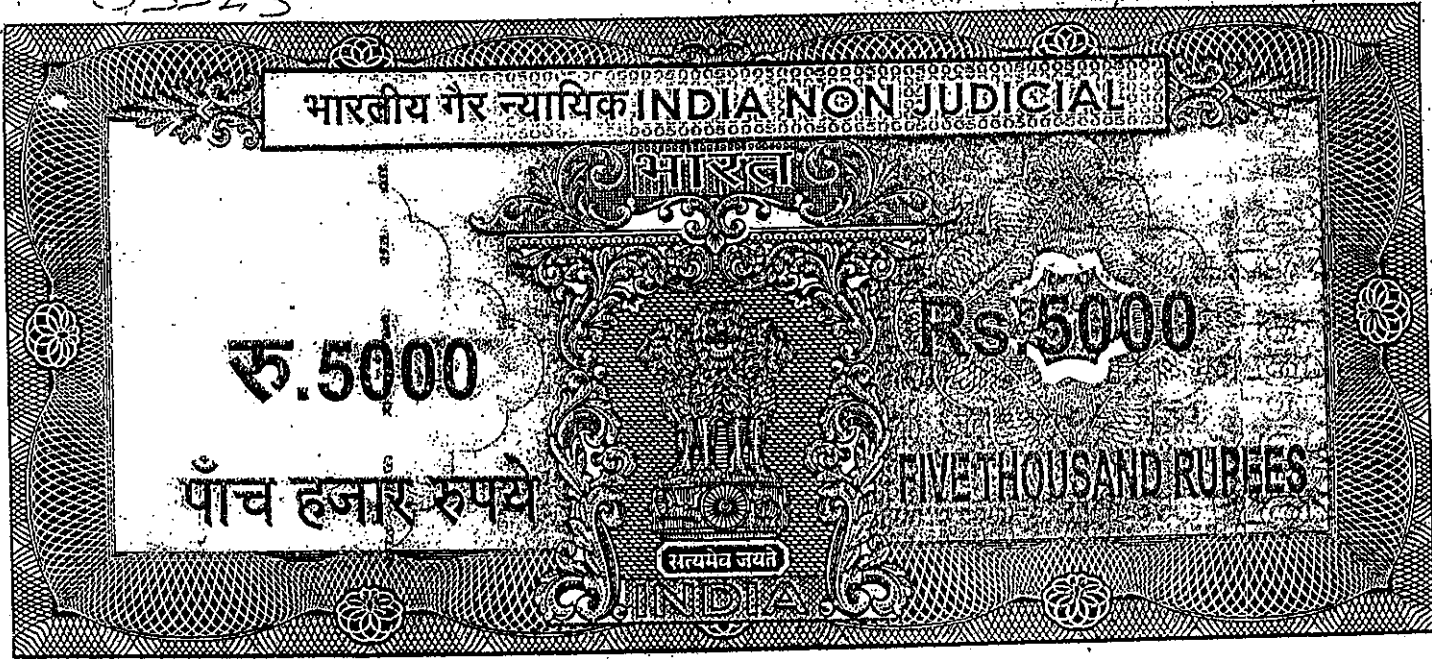


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discuss by hand

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document

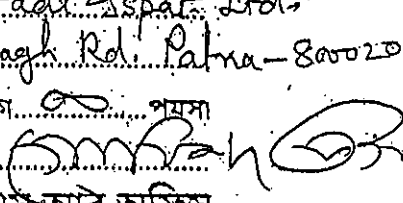
[Signature]
 Addl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

4 MAR 2019
Deed of Conveyance

THIS DEED OF CONVEYANCE is made on the ...11th..... day of ..March... Two Thousand and Eleven BETWEEN

HRISHIKESH PAUL, S/o Late Shyam Chandra Paul, residing at 7/2B, Marhatta Dich Lane, Kolkata 700003, by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean his/her/their respective heirs, successors, legal representatives and assigns) of the ONE PART;

N e. Caseno 12/18/11

ক্রমিক নং 2633 তারিখ 25/2/11
ক্ষেত্র Jai Matadi Ispat Ltd.
গ্রাম Kankar Bagh Rd. Patna-800020
মূল্য 2000 টাকা 00 পয়সা
ভেণ্ডার শ্রী 

আমডাঙ্গা এ, ডি, এস, আর, অফিস
উত্তর-২৪ পরগণা
ক্রয়ের তারিখ 23 FEB 2011

মোট মূল্য
ট্রেজারী অফিস - বারাসাত 200 000
ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

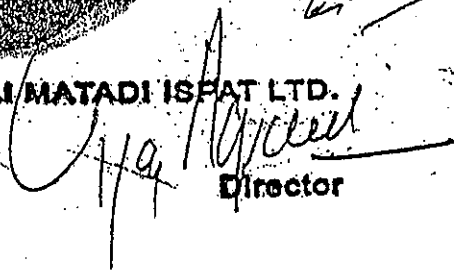
Koushik Paul
V.C.
2230

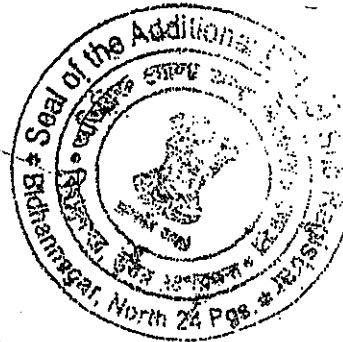


Koushik Paul
V.C.
2232



JAI MATADI ISPAT LTD.


Director



Koushik Kundu
S/o- madan mohan Kundu
109, Sirali Para Road
Joy nagar, 24 Parganas (S)
Occ- Business

Additional District Sub-Registrar
Bidhan Nagar (S) Lake Circle

71 MAR 2011

AND

JAIMATA DI ISPAT PRIVATE LIMITED, an existing Private Limited Company, incorporated under Companies Act 1956, having its registered office at Kankar Bagh Road, Patna - 800020, represented by its Director VIJAY AGARWAL, S/o Sri Shyam Sundar Shah, residing at Block 4, Flat No. 4-J, Space Town, VIP Road, Kolkata 700052, by faith - Hindu, by nationality - Indian, by occupation - Business, hereinafter for the sake of brevity called the PURCHASER (which expression unless otherwise excluded by or repugnant to the context shall be deemed to mean and include its administrators legal representatives and assigns and/or successors in office) OF THE OTHER PART.

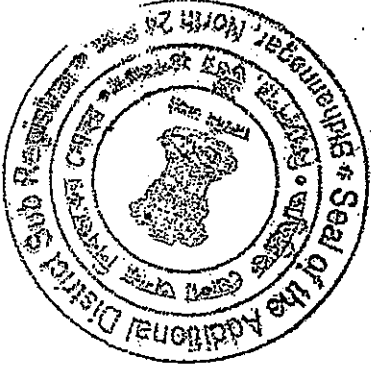
WHEREAS the one Shyam Chandra Paul, S/o Late Tailokya Nath Paul, residing at 7/2 No. Marhatta Dich Lane, Kolkata - 700003, purchased a plot of land area 45.50 decimals out of 91 decimals comprised in C.S. Dag No. 604 whose R.S. & L.R. Dag Nos. 701 and L. R. Dag No. 701/860 under Jamidar Khatian No. 78, Adhin Khatian No. 126, situated at Mouza - Bhatenda, J. L. No. 28, R.S. No. 50, Touzi No. 2998, Hal Touzi No. 10, P.S - Rajarhat, undr Rajahrat Bishnupur 1 No. Gram Panchayet, Pargana Kolkata, A.D.S.R. Office Bidhan Nagar (Salt Lake City), District North 24 Parganas by virtue of a deed of sale recorded in Book No. I, Volume No. 113, Pages No. 129 to 131, Being No. 8117 dated on 25/10/1960, registered at A.D.S.R. office Cossipore Dum Dum from Krishnapada Ray S/o Late Sarat Chandra Ray residing at Bhatenda, P.S. - Rajarhat, Dist.- North 24 Parganas.

Shyam Chandra Paul

AND WHEREAS the said Shyam Chandra Paul died leaving behind

11 MAR 2011

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)



his only one son Hrishikesh Paul the present vendor hereinabove as legal heir and successor of his estate.

AND WHEREAS the present vendor has recorded the said 2 two plots land area 38 decimals more or less share of land 0.5416 out of 72 decimals in R.S. & L.R. Dag No. 701 and land area 07 decimals more or less share of land 0.3750 out of 19 decimals in R.S. Dag No. 701 & L.R. Dag No. 701/860, total land area 45 decimals in his name at L. R. Settlement Jarif under L. R. Khatian No. 1909 situated at the said Mouza - Bhatenda.

AND WHEREAS as per above statements the Vendor hereinabove has become absolute owner of his said recorded land area more or less 45 decimals and he has/have enjoyed the same with good rights full and absolute power of ownership by paying all taxes and rents and he has/have every rights to transfer the same to any body in any way whatsoever.

AND WHEREAS the Vendor being the need of money has/have intended and agreed to sell and the purchaser has agreed to purchase free from all encumbrances the said land measuring an area 11.25 Decimals more fully and particularly described in the Schedule hereunder written at the consideration of Rs. 21,00,000/- (Rupees Twenty one lacs) only.

NOW THIS INDENTURE WITNESSETH:

- a. That in pursuance of the said Agreement and in consideration of Rs. 21,00,000/- (Rupees Twenty one lacs) only will



District Sub-Registrar
Nagpur (U.K.) & City

1 MAR 2011

be paid by the Purchaser to the Vendor as per Memo of Consideration hereinbelow immediately before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge including the amount) paid by the Purchaser to the Vendor.

- b. That the same land and every part thereof hereby acquit, release and forever discharge and transfer to the said Purchaser measuring the said property, morefully particularly described in the Schedule hereunder written, the Vendor do/doth hereby sell, grant, convey, transfer and assign unto the Purchaser which free from all encumbrances, attachments, charges, liens, lispendents ALL THAT piece or parcel of *Rayati Dakhali Swattya* and the right of common passage and all rights, easements and appurtenances as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser is absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

1. That notwithstanding any act, deed matter or things whatsoever done by the Vendor or their predecessor in title or any of them or executed or knowingly suffered to the contrary the Vendor has absolute right to sell the aforesaid vacant land in the said manner.



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

2. That notwithstanding any such act, deed or things whatsoever aforesaid the Vendor now has good, right, and full lawful authority indefeasible title to grant, convey, transfer and assign their land hereby granted, transferred and assigned or expressed or intended so to be with the appurtenance unto and to use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
3. That the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held, occupy, possess and enjoy the said land hereby granted, transferred and assigned and take rents and profits thereof for their absolute use and benefit without any lawful hindrance interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendor or any person or persons whatsoever.
4. That free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor was sufficiently saved kept harmless and other estate, right, title, claim, mortgages, charges, liens, lispens, attachments and encumbrances whatsoever.
5. FURTHER MORE, that the Vendor and all persons having and lawfully claiming any estate right, title or interest unto or upon the said land and every part thereof from under or in trust for the Vendor and/ or their predecessors in title or any of them shall and will from time to time and at all times hereafter at



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

1 MAR

the requests and costs of the Purchaser and execute or cause to be done or executed all such acts, assurances and things whatsoever for better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned and every part thereof unto the use of the said Purchaser in the manner aforesaid as may be responsibly required.

6. That the said land and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department of or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate Officer under the provisions of the execution of any certificate at Public Demand Recovery Act and no steps has been taken in execution of any certificate at the instance of Income Tax and/or Wealth Tax and/or Estate Duty Authorities.
7. In case the Purchaser will deprive from the possession of the land or there is any defect in title, the Vendor shall refund the amount of consideration in full alongwith all other costs of incidental charges or the Vendor shall compensate the Purchaser in any way admissible under the law.
8. That the vendor is the absolute owner of the land described in the Schedule below and he is not the benamder of any one.

AND the Vendor with execution of this Deed deliver the peaceful *khas* possession of the land to the Purchaser.



0
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

11 MAR 2011

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of *Rayata Dakhali Swattya Bishista* land area ~~09.50~~ Decimals more or less out of 38 Decimals more or less share of land 0.5416 out of 72 Decimals in R.S. & L.R. Dag No. 701 whose ~~C.S. Dag No. 604~~ and land area ~~01.75~~ Decimals more or less out of 07 Decimals more or less share of land 0.03750 out of 19 Decimals in R.S. Dag No. 701 & L.R. Dag No. 701/860 whose C.S. Dag No. ~~604~~ total land area 11.25 Decimals more or less under L. R. Khatian Nos. 1909 in the name of the present vendor, situated at Mouza Bhatenda, J.L. No. 28, R.S. No. 50, Touzi No. 2998, Hal Touzi No. 10, P.S. Rajarhat, Parganas - Kolkata, under Rajarhat Bishnupur 1 No. Gram Panchayet A.D.S.R. office Bidhannagar, Salt Lake City, District of North 24 Parganas.

- : Table of the Conveyed land :-

| L.R. Kh. No. | R.S. Dag No. | L.R. Dag No. | Nature of land | Total area in dec | Sold Area in dec | Share of land | Sold by |
|--------------|--------------|--------------|----------------|-------------------|------------------|---------------|------------|
| 1909 | 701 | 701 | <i>Bagan</i> | 72 | 09.50 | 0.1354 | The vendor |
| 1909 | 701 | 701/860 | <i>Bastu</i> | 19 | 01.75 | 0.0938 | The vendor |

Total conveyed land area 11.25 (Eleven point two five) decimals land with 120 sqft *pucca* structure thereon.

The conveyed land is demarcated and delineated by red border line in the map or plan annexed herewith.

The proportionate annual settled rent as per W.B. Land Holding Revenue Act is payable to the Collector of North 24 Parganas.

Kishore Paul



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

1 MAR 2013

Boundary of total land

ON THE NORTH BY : 30 ft wide P.W.D. 91 Bus Road
 ON THE SOUTH BY : Mourza - Jagadishpur, J.L. No. 27
 ON THE EAST BY : R.S. Dag No: 702
 ON THE WEST BY : R.S. Dag No. 701 (P)

OR HOWEVER OTHERWISE the same is known numbered called marked described, distinguished or delineated.

IN FAITH AND TESTIMONY WHEREOF both Vendor and Purchaser have set and subscribed their respective hands hereunder on the day month and year first above written.

SIGNED AND DELIVERED

in presence of

1. Shefali Paul

Wife of Hrishikesh Paul

72B Marhabta Ditch Lane

Kol - 03

2. Koushik Kundu Hrishikesh Paul

109, Sirali Para Road, JOYNAGAR

24, Parganas(S)

JAI MATADI ISPAT LTD.

Director

SIGNATURE OF THE PURCHASER



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

11 MAR 2011

RECEIVED of and from the within named Purchaser the within mentioned consideration money of Rs. 21,00,000/- (Rupees Twenty one) only being full and final price or consideration for these presents as per Memo of Consideration below: -

MEMO OF CONSIDERATION

Paid by Cheque vide No. 009980,
dated 31-01-2011, drawn at H.D.F.C Bank Ltd.,
Rajarhat Branch, Kolkata Rs. 21,00,000/-

Total Rs. 21,00,000/-

Rupees Twenty one lacs only

WITNESSES:-

1. Shefali Paul
Ditch
3/2B Marchatta Lane
kol-03

Hishinshy Paul

SIGNATURE OF THE VENDOR

2. Koushik Kundu
109, Sirali Pararoad
Jyomagar 24 Pgs(S)
Drafted by:

Sk Ansar Ali

Sk. Ansar Ali
of Galashia

Licence No. DW-XVI-36
Bidhan Nagar, Calcutta - 91.

Typed by:

T. Ghosh.
Tapas Ghosh

Rajarhat, 24 pgs (North).



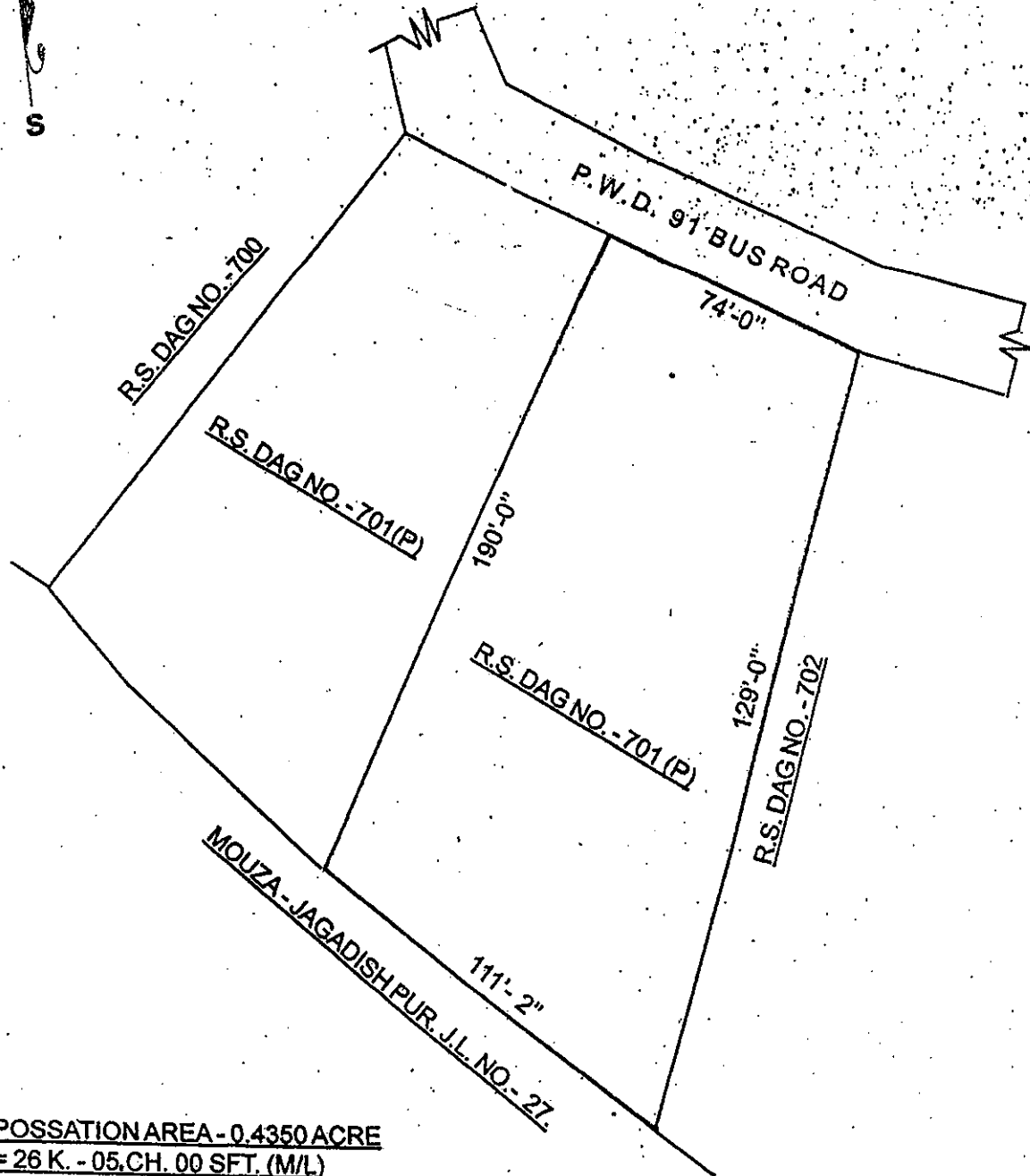
Addl District Sub-Registrar
Bhanmager (Salt Lake City)

11 MAR 2011

THE PLAN OF PART OF C.S. DAG NO. - 604, R.S. & L.R. DAG NO. - 701 L.R. DAG NO. - 701/860, MOUZA - BHATENDA, J.L. NO. - 28, R.S. NO. - 50, L.R. KHATIAN NO. - 1909, P.S. - RAJARHAT, DIST. - NORTH 24 PARGANAS, UNDER RAJARHAT, BISHNUPUR 1 NO. GRAM PANCHAYET.

SCALE = 1" = 20'-0"

VENDEE :- JAI MATADI ISPAT PRIVATE LIMITED.



POSSATION AREA - 0.4350 ACRE
= 26 K. - 05. CH. 00 SFT. (M/L)

| C.S. DAG NO.- | R.S. DAG NO.- | L.R. DAG NO.- | L.R. KH. NO.- | TOTAL AREA BY RED BODER IN ACRE | 1/4 SHARE SOLD AREA IN ACRE |
|---------------|---------------|---------------|---------------|---------------------------------|-----------------------------|
| 604 (P) | 701 (P) | 701 (P) | 1909 | 0.3800 | 0.0950 |
| 604 (P) | 701 (P) | 701/860 (P) | 1909 | 0.0700 | 0.0175 |
| TOTAL AREA | | | | 0.4500 | 0.1125 |

MORE OR LESS

Hishvinder Paul

VENDOR SIGNATURE.

JAI MATADI ISPAT LTD.

[Signature]
 Director

S. BISWAS

COPIED BY
 M. BISWAS.
 SURVEYER
 RAJARHAT.
 R. - S/60055



Addl District Sub-Registrar
Bihar-Nagar (Salt Lake City)

11 MAR 2011



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 03194 of 2011
(Serial No. 03323 of 2011)

On

Payment of Fees:

On 11/03/2011

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

Presented for registration at 16.48 hrs on :11/03/2011, at the Private residence by Hrishikesh Paul
Executant.

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

Execution is admitted on 11/03/2011 by

1. Hrishikesh Paul, son of Late Shyam Chandra Paul , 7/2 B, Marhata Dich Lane, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700003 , By.Caste Hindu, By Profession : Business
 - 2 Vijay Agarwal
Director, Jai Mata Di Ispat Pvt Ltd, Kankar Bagh Road, District:-Patna, BIHAR, India, P.O. :- Pin :-800020
By Profession Business
- Identified By Koushik Kundu, son of Madan Mohan Kundu, 109, Sirali Para Road, Joynagar, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/03/2011

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

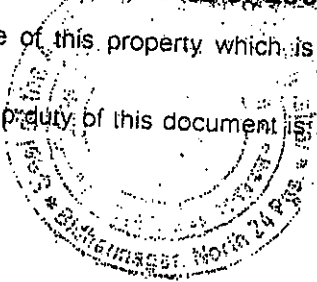
Rs. 23103/- on 14/03/2011

(Under Article : A(1) = 23089/- , E = 14/- on 14/03/2011)

Certificate of Market Value(WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2100000/-

Certified that the required stamp duty of this document is Rs.- 105020 /- and the Stamp duty paid as: Impressive Rs.- 5000/-



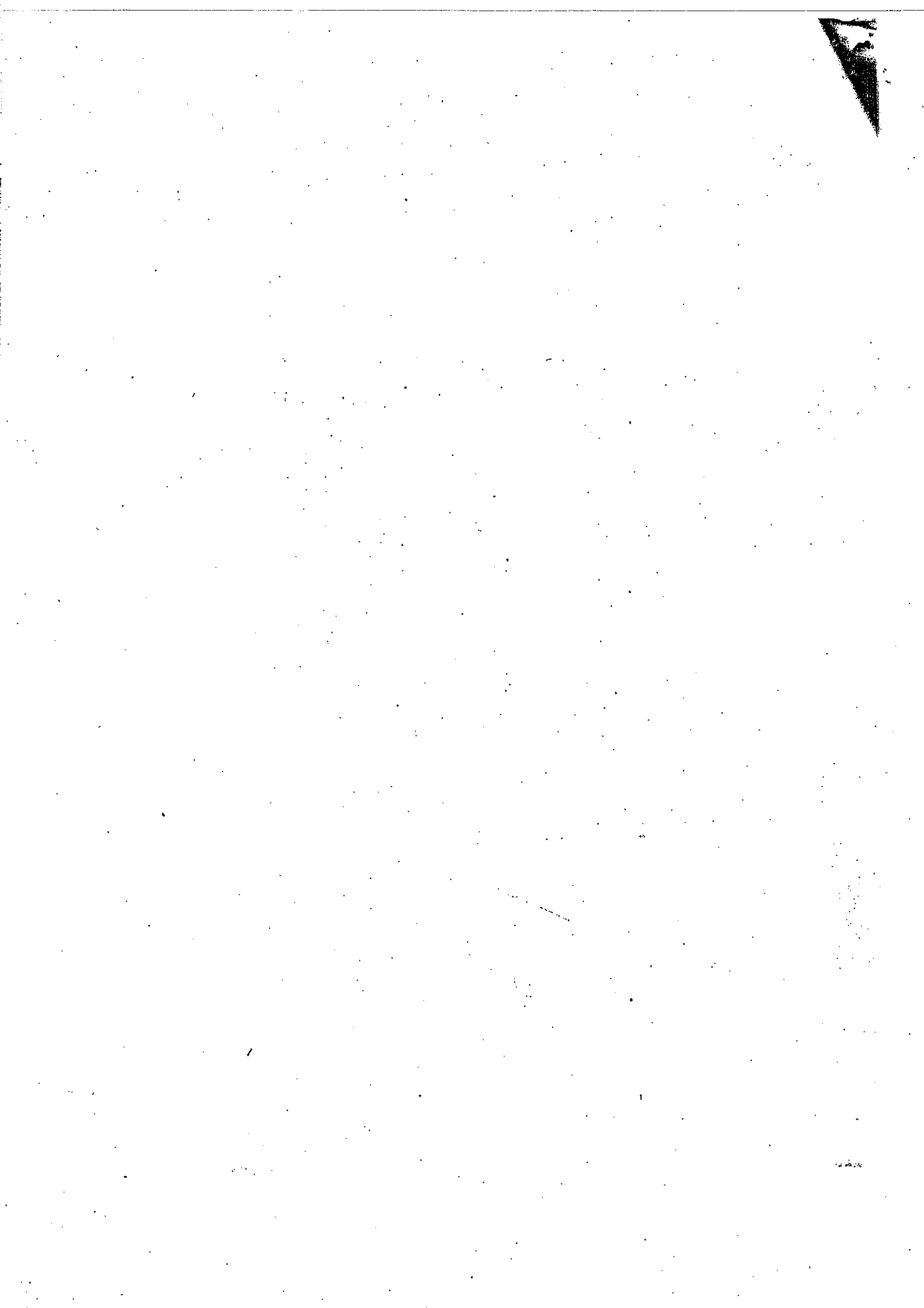
(Signature)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

14 MAR 2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

14/03/2011 16:08:00





Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

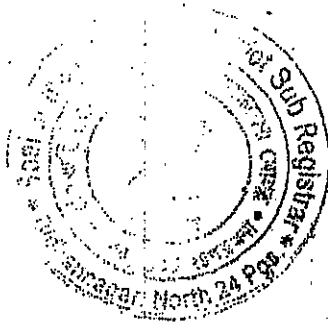
Endorsement For Deed Number : I - 03194 of 2011
(Serial No. 03323 of 2011)

Deficit stamp duty

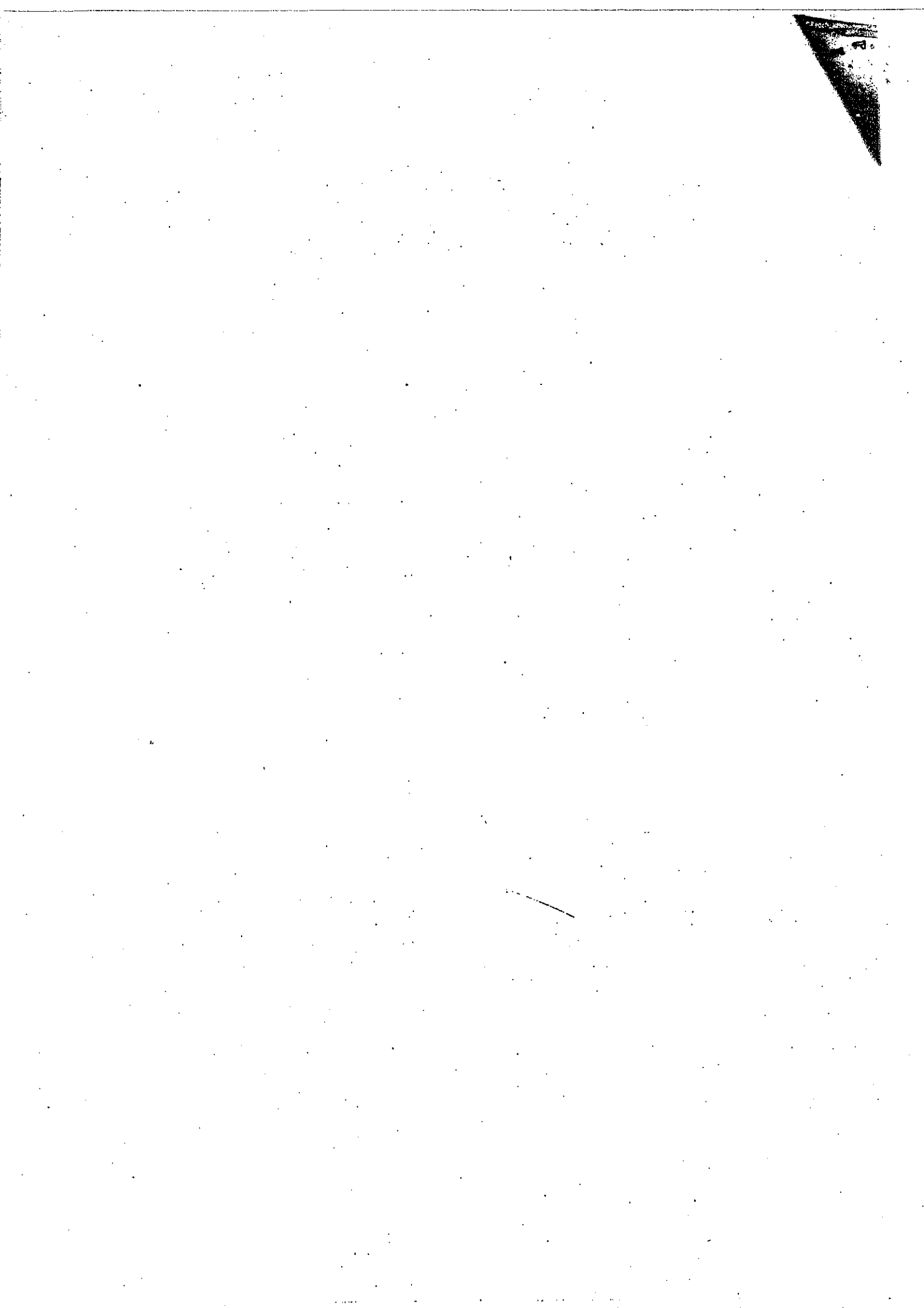
Deficit stamp duty

1. Rs. 45020/- is paid 11076910/03/2011 State Bank of India, SWASTHYA BAHWAN, received on 14/03/2011
2. Rs. 45000/- is paid 11076410/03/2011 State Bank of India, SWASTHYA BAHWAN, received on 14/03/2011
3. Rs. 10000/- is paid 11076110/03/2011 State Bank of India, SWASTHYA BAHWAN, received on 14/03/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



ADDL District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR





















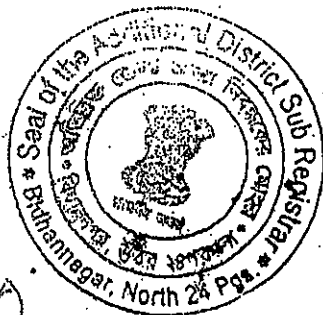
Page No.

SPECIMEN FOR TEN FINGER PRINTS

Sl. No. Signature of the Executants

JAI MATADI ISPAT LTD.

| | | | | | |
|--|---|--|--|---|---|
|  |  |  |  |  |  |
| | Little | Ring | Middle (Left Hand) | Fore | Thumb |
|  |  |  |  |  |  |
| | Thumb | Fore | Middle (Right Hand) | Ring | Little |
|  FULL SIGNATURE |  |  |  |  |  |
| | Thumb | Fore | Middle (Left Hand) | Fore | Thumb |
| PHOTO | | | | | |
| | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| FULL SIGNATURE | | | | | |
| | Thumb | Fore | Middle (Right Hand) | Ring | Little |
| PHOTO | | | | | |
| | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| FULL SIGNATURE | | | | | |
| | Thumb | Fore | Middle (Right Hand) | Ring | Little |



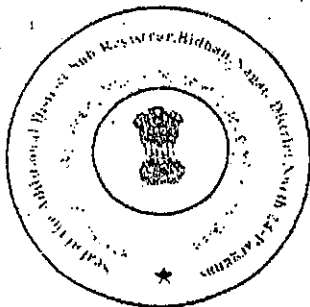
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

J 1 MAR 2011



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 2250 to 2264
being No 03194 for the year 2011.



[Signature]
(Debasish Dhar) 14-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal