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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

0.4482

Notary Seal Text: Certified that this document is admitted to Registration. The signature and the Enclosure and the amount are as stated in the document.



13/6/2011

13/6/2011

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Handwritten signature/initials

THIS INDENTURE is made this the 13th day of June, Two Thousand Eleven of Christian Era, BETWEEN NIGAM BROTHERS, a Partnership firm, having its office at Premises No. 150, Lenin Sarani, Police Station, Bowbazar, Kolkata 700 013, duly represented by its Partners; (1) MR. ALOKE KUMAR NIGAM, son of Sri Krishna Murari Nigam, by faith Hindu, by occupation Business, by Nationality Indian, having his Office at Premises No. 150, Lenin Sarani, P.S. Bowbazar, Kolkata 700 013, (2) MRS. ABHA NIGAM, wife of Sri-Aloke Kumar Nigam, by faith Hindu,

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 GOVT. OF W B
 REGN NO - 88/07

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by occupation business, by Nationality Indian, having her Office at Premises No. 150, Lenin Sarani, P.S. Bowbazar, Kolkata 700 013, hereinafter referred to and called the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context, be deemed to mean and include the Partnership firm, its present Partners in Constitution of the firm, their respective legal representatives, heirs, executors, administrators, successors, nominees and assigns) of the FIRST PART; -AND- G.P. TRONICS PVT. LTD., a Company incorporated under the provisions of the Companies Act, 1956, having its registered Office at Premises No. 156A, Lenin Sarani, 5th Floor, Room No. 502, P.S. Bowbazar, Kolkata 700 013, duly represented by one of its Directors; MR SAIKAT ROY CHOWDHURY, son of Sri S.K. Roy Chowdhury, by faith Hindu, by occupation Business, by Nationality Indian, having his Office at Kamalalaya Centre, Room No. 502, 5th Floor, Premises No. 156A, Lenin Sarani, P.S. Bowbazar, Kolkata 700 013, duly empowered and authorised by the Company in its Board Meeting held on 9th June, 2011, to execute these presents, hereinafter referred to and called the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context, be deemed to mean and include its legal representatives, executors, administrators, successors in office, successors in interest, nominees and assigns) of the SECOND PART; AND DWARKA INDUSTRIAL DEVELOPMENT PRIVATE

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LIMITED, a Company incorporated under the provisions of the Companies Act, 1956, having its registered office at Premises No.14A, Canal Street, P.S. Entally, Kolkata 700 014, duly represented by one of its Directors; MR. SHASHI KUMAR NIGAM, son of Late S.N. Nigam, by faith Hindu, by occupation Business, by Nationality Indian, having his office at Premises No. 14A, Canal Street, P.S. Entally, Kolkata 700 014, duly authorised and empowered by the Board of Directors of the Company, in its Meeting held on 08.06.2011 to execute these presents, hereinafter referred to and called the "CONFIRMING PARTY" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context, be deemed to mean and include its legal representatives, executors, administrators, successors-in-office, successors-in-interest, nominees and assigns) of the THIRD PART;

WHEREAS:

A. By virtue of a Deed of Lease dated 8/10/1963, registered at the Office of the Sub Registrar of Assurances, Calcutta, executed by and between Santeswar Nath Nigam, since deceased, son of Late Dwarka Nath Nigam and Sri Krishna Murari Nigam, son of Late Dwarka Nath Nigam, being the Partners of the Partnership Firm; Nigam Brothers, jointly referred to as the Lessors of the One Part therein and Dwarka Industrial Development Private limited, referred to as the Lessee of the Other Part therein, the Lessors on such valuable consideration and on the terms, conditions,

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covenants and stipulations contained therein leased out to the Lessee for a period of 99 years commencing with effect from the 1st day of October, 1963, ALL THAT the piece or parcel of land comprising an area of 13 Cottahs 13 Chittacks and 20 sq.ft. more or less, being the divided southern portion of Premises No. 14A, Canal Street, P.S. Entally, Calcutta 700 014, togetherwith structures standing thereon, togetherwith the right of common way use passage over the common passage running on the West of the said land, as more fully and particularly mentioned and described in the Schedule thereunder written and as delineated and demarcated in the sketch site Map or Plan annexed thereto and bordered with the colour "RED", butted and bounded in the manner as appearing therein.

AND WHEREAS amongst others, it was expressed in Clause (b) appearing at Page 7 of the said registered Deed of Lease dated 08/10/1963 that "if at any time during the subsistence of the Lease, the Lessee expressed its desire to purchase the demised premises, the Lessors shall sell the same to the Lessee at and for the price of Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand) only".

AND WHEREAS it was also expressed in Clause (e) appearing at Page 7 of the said registered Deed of Lease dated 08/10/1963, that "during the subsistence of this Lease, the Lessors shall not sell the demised premises to any other person or persons or shall encumber the same".

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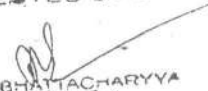
AND WHEREAS while in possession of the aforesaid premises in totality, the Confirming Party of the Third Part herein inducted a Tenant in a part or portion of the aforesaid premises run under the name and style of M/s. Prerna Rex and Associates who are in possession of an area of 10,000 sq.ft. more or less, consisting of an Office-cum-Godown on the ground floor of the premises.

AND WHEREAS while running its business activities, the Lessee, being the Confirming Party of the Third Part herein due to financial exigencies had to borrow large sums of money from Indian Reconstruction Bank of India, Calcutta and Indian Bank, Dharmatala Branch, Kolkata to run their business, which ultimately could not be revived and the Confirming Party had to close down its operations on or about the Year 1992.

AND WHEREAS as suggested by the Indian Reconstruction Bank of India, Calcutta, hereinafter referred to as I.R.B.I. Nigam Brothers through its Partners had also given a written undertaking to I.R.B.I, that they shall not revoke the Lease Deed till the term of its validity.

AND WHEREAS due to non payment of the Bank's dues of a colossal amount, Recovery Petitions were filed by both the Banks

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before the Hon'ble High Court at Calcutta as well as the Debt Recovery Tribunal, Calcutta against the Confirming Party herein.

AND WHEREAS upon filing of the aforesaid petitions by the Financial Institution and the Bank, the Hon'ble High Court at Calcutta was pleased inter-alia to pass an order of injunction in favour of I.R.B.I against Dwarka Industrial Development Private Limited and further was pleased to appoint a Receiver over the whole property upon symbolic possession of the same on or about the Year 1997 and the such, the property went out of the hands of the Confirming Party since then and became a sub-judice matter before the Hon'ble Court and the Confirming Party could not carry out its business activities and repay the outstanding dues of the above Institutions.

AND WHEREAS in the meantime, one Mr. Jatan Surana in Agreement with I.R.B.I and the labourers of the Lessee Company agreed to and purchased the fixed assets of the Confirming Party including land and building on an "as it is where it is basis", at a mutually agreed consideration and on the agreed terms and conditions as accepted by the Financial Institutions and workers of the Company as envisaged in the Hon'ble High Courts Order, passed by the Hon'ble Mr. Justice Amitabha Lala (as His Lordship then was) of the Hon'ble High Court at Calcutta.

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AND WHEREAS the Tenant. M/s. Prerna Rex and

associated filed an application before the Hon'ble High Court at Calcutta, for setting aside the aforesaid Sale before the Division Bench of the Hon'ble High Court at Calcutta which petition on being heard by the Division Bench of the Hon'ble High Court at Calcutta which petition on being heard by the Division Bench of the Hon'ble High Court at Calcutta was accepted and accordingly the Sale was set aside.

AND WHEREAS the aforesaid matter went up to the Hon'ble Supreme Court of India in Appeal and was ultimately heard by the Hon'ble Supreme Court of India and the Hon'ble Supreme Court of India was also pleased inter-alia to uphold the decision of the Hon'ble High Court at Calcutta setting aside the Sale.

AND WHEREAS in view of the above, and as per the direction of the Hon'ble Supreme Court of India, status -quo ante' as per the earlier order prior to sale was directed to be maintained and as such the Receiver against took symbolic possession of the property and remained in possession of the same while the Recovery proceedings continued against the Confirming Party herein, being the Lessee under the Lessor; M/s. Nigam Brothers.

AND WHEREAS in the meantime, the Partnership Firm under the name and style of Nigam Bros has been re-constituted from time to time upon retirement of its erstwhile Partners and

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Memorandum of understanding executed by the said erstwhile outgoing Partners on 4th January, 1991 and subsequent understanding dated 12th June, 1993, the erstwhile and outgoing Partners; namely Krishna Murari Nigam and Sri Anup Kumar Nigam, representing "K.M. Nigam family", while the erstwhile Partners representing "S.N. NIGAM FAMILY", also retired in the Year 1989 although the Schedule mentioned property, during the subsistence of the Lease, which remained unexpired and still remains so, while the Confirming Party herein is in peaceful enjoyment and possession of the same by itself and through a monthly Tenant; M/s. Prerna Rex and Associates.

AND WHEREAS upon payment of the agreed consideration in terms of the Lease Deed dated 08/10/1963, a formal Deed of Conveyance is being executed and registered amongst the parties and as such the Confirming Party due to heavy financial losses faced by it in its business activities, for a considerable period of time and its inability in repayment of Bank's dues, especially dues pertaining to IRBI Bank, have now therefore decided to assign, transfer and convey their leasehold interest in the Schedule mentioned property to the Purchaser herein and have approached and requested the Reconstituted Partnership Firm being the Vendor of the First Part herein, duly represented by their present Partners to accept such assignment and / or nomination and

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execute and register the Deed of Conveyance in respect of the Schedule mentioned property in favour of their nominee being the said Assignee, and the Purchaser herein, upon the Confirming Party extinguishing and /or relinquishing its lease hold rights pertaining to the Schedule mentioned property, subject to encumbrances of the Banks and Prerna Rex & Associates (Tenant).

AND WHEREAS the Vendor of the First Part herein has represented to the parties herein as follows:-

1) That the Vendor or the Partnership Firm has been finally reconstituted on 01.10.2003, upon dissolution of the erstwhile Partnership Firm represented by it's the then Partners; Mr. Krishna Murari Nigam, Smt Kusum Rani Nigam (since deceased), Sri Alope Kumar Nigam, Smt Abha Nigam, Sri Anup Kumar Nigam and Smt Anushi Nigam respectively and hence who have since retired vide a Deed of Retirement dated 30.09.2003 and hence, the present Vendor is presently being represented by its present Partners in Constitution of the firm being (1) Mr, Alope Kumar Nigam and (2) Smt Abha Nigam who are the signatories herein on behalf of the Vendor.

2) That the Vendor also represents and assures the parties to these presents that it has absolute authority, full , right and

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indefeasible title to sell, transfer and convey the Schedule mentioned property in favour of the Purchaser herein in conformity with the terms and conditions as stipulated in the Lease Deed dated 08.10.1963.

3) The Vendor through its Partners have also represented and assured the Purchaser and the Confirming Party herein to keep them indemnified, saved and rendered harmless against any civil, criminal or other action or proceeding as also against any loss, damage, claims or demands of any sort or nature whatsoever arising out of any action taken by the erstwhile Partners of the Vendor firm.

4) The Vendor also through its Partners also assures to keep the Purchaser and the Confirming Party indemnified, saved and rendered harmless against any unpaid dues, including lease-rents etc. as against the property and also the Confirming Party herein in respect of the property so being conveyed by these presents either receivable by the Vendor or its erstwhile Partners, as the case may be and further represents that no money is owing or due and payable to the firm or its presents Partners or erstwhile Partners pertaining to the property as of date and hence conveying and registering these presents in terms of the Lease Deed dated 08/10/1963 without any Objection or dispute in favour of the Purchaser herein upon acceptance of the right of Assignment or

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nomination of the Confirming Party herein, subject to the terms and conditions as stipulation herein.

AND WHEREAS relying fully upon the assurances and representations made by the Vendor and the Confirming Party herein, and being satisfied with the title of the parties herein and their respective rights, obligations authorities and commitments as envisage herein, including the Bank's liabilities, the Purchaser herein has agreed to purchase the Schedule mentioned premises on an "as it is where it is basis", subject to the terms and conditions as contained hereunder.

AND WHEREAS on being so approached by the Confirming Party herein and accepting such assignment and / or nomination of the Purchaser herein upon invoking the expressed relevant terms of the registered Deed of Lease dated 08/10/1963 and the Purchaser's eagerness to purchase the Schedule mentioned premises on an "as it is where it is basis", the Vendor has agreed to execute and register the Deed of Conveyance in respect of the Schedule mentioned premises unto and in favour of the Purchaser herein, upon acceptance of the assignment at or for a total agreed consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs) only, payable to the Confirming Party herein by the Purchaser in consideration of its assigning its right, title and lease hold interest pertaining to the

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Schedule mentioned premises unto and in favour of the Purchaser herein, subject to the terms, conditions and stipulations contained hereunder.

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the aforesaid assignment and in pursuance of the said Agreement and in consideration of the said sum of Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand) only, paid to the Vendor by the Confirming Party herein and a further sum of Rs. 50,00,000/- (Rupees Fifty Lakhs) only, paid to the Confirming Party herein by the Purchaser, being the full and final consideration of the Schedule mentioned property, the receipt whereof the Vendor as well as the Confirming Party herein, do hereby admit and acknowledge of and from the payment of the same and every part thereof, as well as by separate receipt hereunder written, the Vendor doth hereby release, exonerate, discharge, assure and assign unto and in favour of the said Purchaser, as well as the Schedule mentioned property and the Vendor doth hereby by these presents, sell, transfer, convey, assign and assure unto the Purchaser herein, on an "as it is where it is basis", ALL THAT the piece and parcel of land having an area of 13 Cottahs 13 Chittacks and 20 sq.ft. more or less, being the divided southern portion of the total premises TOGETHERWITH an old dilapidated two storied brick built building standing on a part or portion thereof,

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aggregating to a total constructed area of 10,000 sq.ft. more or less, situated on the ground floor (fully tenanted) and 6000 sq.ft. more or less, situated on the first floor of the two storied building, TOGETHERWITH the right of common way use passage over the common passage running on the West of the said land, advantages, easements etc. comprised of, contained in, lying situate at a part or portion of Municipal Premises No. 14A, Canal Street, P.S. Entally, Kolkata 700 014, under KMC Ward No. 55 as more fully and particularly mentioned and described in the Schedule hereunder written and as delineated and demarcated in the sketch site Map or Plan annexed hereto and bordered with the colour "RED", butted and bounded in the manner as appearing therein, hereinafter for brevity's sake referred to as the "SAID PROPERTY" and use and enjoy the same therein, by virtue of these presents, hereby conveyed, including all easements, right, title, interest, possession, liberties, privileges, appendages, appurtenances, whatsoever belonging to or in anywise appertaining to the same or any part or portion thereof and all the estate, right, title, interest, claim and demand on every part thereof, whatsoever unto the Purchasers, subject to a tenant thereat in occupation of the ground floor and the Purchaser shall or will or may at any time hereafter, peaceably and quietly hold, own, enjoy, possess and occupy the "SAID PROPERTY" and receive rents, issues, taxes and all profits thereof, without any lawful eviction,

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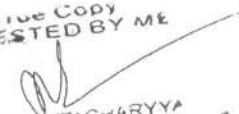

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P.O. W. B.
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interruption, claim or demand from the Vendor, Confirming Party herein or anyone equitably claiming under or in trust for them and the Vendor doth hereby covenant that the Purchaser is released or otherwise at the costs and expenses of the Vendor as well as the Confirming Party sufficiently saved, defended, kept harmless and indemnified from or against all manner of claims, demand, charges, liens, debts and all kinds of taxes, dues and encumbrances, in respect of the "SAID PROPERTY" hereby conveyed and transferred whatsoever made and executed and possessed by the Vendor/ Confirming Party and / or any person or persons lawfully and / or equitably claiming under or in trust for them, the "SAID PROPERTY", on an "as it is where it is basis" or any estate, right, title, interest, inheritance, use, trust, property, claim or demand whatsoever, either in law or in equity or unto and within the "SAID PROPERTY" or any part or parts thereof but subject to the encumbrances as expressed earlier and the Vendor alongwith the Confirming Party shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the Purchaser to occupy the "SAID PROPERTY", and the Vendor further agrees to provide and handover to the Purchaser, as may be reasonably required, all Xerox copies, certified copies of Original of all deeds, documents, evidences on title etc. relating to

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the title of the Vendor to the "SAID PROPERTY", further agreeing to produce all Original documents, if required by the Purchaser, in respect of the "SAID PROPERTY".

THE VENDOR AND THE CONFIRMING PARTY DO TH
HEREBY COVENANT WITH THE PURCHASER as follows: -

1) That notwithstanding any act, deed, matter or thing whereby the Vendor or the Confirming Party done or executed or knowingly suffered to the contrary, the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the "SAID PROPERTY" and every part or portion thereof hereby granted, sold, conveyed transferred, assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid for a perfect and indefeasible estate or inheritance without any manner or condition of the other things whatsoever or howsoever to alter, defeat, encumber or make void the same.

2) And that notwithstanding any act, deed or thing whatsoever or howsoever done as aforesaid, the Vendor herein has now full right, power and absolute authority to grant, sell convey, transfer, assign and assure the "SAID PROPERTY" and all other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the use of the Purchaser herein in the

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Room No - 88/07


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manner as aforesaid according to the true intent and meaning of these presents on an "as it where it is basis".

- 3) And that, the Purchaser herein shall and from time to time and at all material times hereafter, peaceably and quietly hold, own possess, use and enjoy the "SAID PROPERTY" and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to it's use and to receive all rents, issues and profits thereof without any lawful hindrances, eviction, interruption, disturbances, claims and demands, whatsoever or howsoever from or by the Vendor herein, the Confirming Party or any person or persons having lawfully or equitably claiming from, under or in trust for the Vendor.
- 4) That the "SAID PROPERTY" and all other rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be subject to the encumbrances and liabilities as expressed earlier in these presents.
- 5) That the Vendor/Confirming Party herein shall indemnify and keep the Purchaser herein fully discharged, saved, harmless and kept indemnified against all estate, charges, liens, attachments, lispensens, trust, claim and demand whatsoever or howsoever created, occasioned or made by the Vendor herein or any person

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or persons lawfully or equitably or rightfully claiming as aforesaid by the Vendor, except those as expressed earlier in these presents.

- 6) That the Vendor/Confirming Party and all persons having or lawfully claiming any estate or interest in the "SAID PROPERTY" or any part or portion thereof under or in trust for the Vendor herein shall and will from time to time and at all material times hereafter, at the like requests and at the costs of the Purchaser herein, make, do and execute all such further and other lawful acts, deeds, matters and things whatsoever for further better and more perfectly assuring the "SAID PROPERTY" and all the other benefits and rights and every part or portion thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the use of the Purchaser herein in the manner as aforesaid as shall or may be reasonably required by the Purchaser.
- 7) That the Vendor herein have not at any time done or executed or knowingly suffered or been a party to any act, deed, matter or thing whereby and where under, the "SAID PROPERTY" and all the other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and as used or expressed or intended so to be and every part thereof can or may be impeached, encumbered or effected in title.

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8) The Vendor and the Confirming Party declares that the Schedule mentioned property is being sold on an "as it is where it is basis" and hence the Purchaser shall be liable to pay all outstanding and /or arrears of taxes and other impositions etc. as may be applicable in respect of the property so being conveyed.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT the piece and parcel of land having an area of 13 Cottahs 13 Chittacks and 20 sq.ft. more or less, being the divided southern portion of the premises togetherwith an old dilapidated two storied brick built building standing on a part or portion thereof, having a total constructed area of 10000 sq.ft. more or less, situated on the ground floor (fully tenanted) and 6000 sq.ft. more or less situated on the first floor of the building, togetherwith all lights, rights, privileges, advantages, amenities, facilities, easements, hereditaments, appurtenances and attachments attached thereto, togetherwith the right of common way use passage over the common passage running on the west of the said land, comprised of, contained in and lying situate at a part or portion of Municipal Premises No. 14A, Canal Street, P.S. Entally, Kolkata 700 014, under KMC Ward No. 55 as delineated and demarcated in the

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PUBLIC
REG. NO. 3307

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sketch site Map or Plan annexed hereto and bordered with the colour "RED". butted and bounded in the manner as appearing hereinafter as follows:-

- ON THE NORTH By the Northern portion of Premises No.14, Canal Street, Kolkata
- ON THE SOUTH By 20 Ft. wide Canal Street, Kolkata
- ON THE EAST By Premises No. 13, Canal Street, Calcutta
- ON THE WEST By Common Passage and Premises No.15, Canal Street, Kolkata

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures on these presents the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the "VENDOR" within named at Kolkata in the presence of:-

1. SAMIR DEY
KOL - 700018

2. Rabin Pal

ABHA NIGAM
PARTNER

ABHA NIGAM
PARTNER

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Govt. of W B
Regn. No. 88/07

VENDOR
PAN NO. AADFN3991L

21 JUN 2011



SIGNED, SEALED AND DELIVERED

by the "PURCHASER" within named at
Kolkata in the presence of: -

1. ~~Siddhartha Banerji~~
ASARPANA,
SHADHUR BAGAN
KOL- 700109
2. Rabin Pal

G. P. Tronics Pvt. Ltd.

[Signature]
Director (Chaudhury)

PURCHASER
PAN NO. AACCG1313K

SIGNED, SEALED AND DELIVERED

by the "CONFIRMING
PARTY" within named at Kolkata
in the presence of: -

1. ~~Siddhartha Banerji~~

2. Rabin Pal
28/1/4, N. B. Lane
KOL-26

For Dwarka Industrial Development

[Signature]
Director

CONFIRMING PARTY
PAN NO. ABPPN3897A

Drafted by me:

[Signature]
SIDDHARTH BANERJEE
ADVOCATE

High Court, Calcutta
28/1/4, Nakuleswar Bhattacharjee Lane,
(Greek Church Row Extn)
CALCUTTA - 700 026

Typed by me:

[Signature]
R.K. Banerjee
14/2, P. Majumder Road,
Kolkata 700 078

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[Signature]
M C BHATTACHARYYA
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REGD. NO. 88107

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RECEIVED OF and from the withinnamed CONFIRMING
PARTY the within mentioned sum of Rs. 1,60,000/- (Rupees One
 Lakh Sixty Thousand) only, as per the terms hereof as per memo
 below.

MEMORANDUM

Abha Nigam
 Shashi Kumar Nigam
 Aloke Kumar Nigam

Vide R.B.I. Notes of denomination Rs. 1000/- x 80 pieces paid on diverse dates amounting to	Rs. 80,000.00
2) Vide A/c. Payee Ch. No. <u>467266</u> dated <u>13/06/11</u> drawn on UCO Bank, Dharmatala branch, Kolkata, amounting	Rs. 80,000.00
	----- Rs. 1,60,000.00 -----

(Rupees One Lakh Sixty Thousand) only,

WITNESSES: -

1.

2. Rabin Pal

SIGAM BY:

 Vendor

SIGAM BY:
 Abha Nigam
 Vendor
 =====
 VENDOR

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RECEIVED OF and from the withinnamed PURCHASER the within mentioned sum of Rs. 50,00,000/- (Rupees Fifty Lakhs) only, as per the terms hereof as per memo below.

MEMORANDUM

Shree Kumar Nigam
Abha Nigam
At (Shree Kumar Nigam)

1) Vide A/c. Payee Ch. No. 151897 dated 23/10/10, drawn on S.B.I. (S.S.I.) Bhowanipore Branch, Kolkata, amounting to	Rs 15,00,000.00.
2) Vide A/c. Payee Ch. No. 151898 dated 23/10/10 drawn on S.B.I. (S.S.I.) Bhowanipore Branch, Kolkata, amounting to	Rs 5,00,000.00.
3) Vide A/c. Payee Ch. No. 869977 dated 06/06/11, drawn on S.B.I. (S.S.I.) Bhowanipore Branch, Kolkata, amounting to	Rs 30,00,000.00.
TOTAL	Rs 50,00,000.00.

(Rupees Fifty Lakhs) only.

WITNESSES:-

1.

2. Rabin Pal

For Dwarka Industrial Development P.V.C.

Director

CONFIRMING PARTY

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M G BHATTACHARYYA
NOTARY
Member of W.B.
No. 2287

21 JUN 2011



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Abha Nigam
 Signature Abha Nigam



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Abha Nigam
 Signature Abha Nigam



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SANKAR ROY CHOUHURY
 Signature Sankar Roy Choudhury





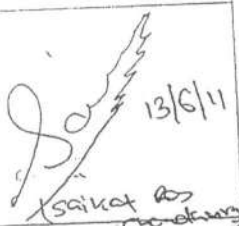
	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Shashi Kumar Nigam
 Signature Shashi Kumar Nigam

G. C. BHATTACHARYA
 NOTARY
 Govt of W. B.
 Court No - 88/07

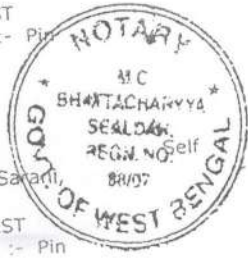
21 June 2011

I. Signature of the Presentant

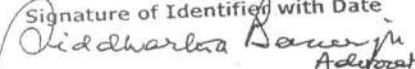
Name of the Presentant	Photo	Finger Print	Signature with date
Saikat Roy Chowdhury	 13/06/2011	 LTI 13/06/2011	 13/6/11 (Saikat Roy Chowdhury)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Aloke Kumar Nigam Address -150, Lenin Sarani, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013	Self	 13/06/2011	 LTI 13/06/2011	
2	Abha Nigam Address -150, Lenin Sarani, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013	Self	 13/06/2011	 LTI 13/06/2011	
3	Shashi Kumar Nigam Address -14 A, Canal Street, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700014	Confirming Party	 13/06/2011	 LTI 13/06/2011	
4	Saikat Roy Chowdhury Address -156 A, Lenin Sarani, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013	Self	 13/06/2011	 LTI 13/06/2011	 (Saikat Roy Chowdhury)




Name of Identifier of above Person(s)
 Siddhartha Banerjee
 High Court Cal, District:-South 24-Parganas, WEST
 BENGAL, India, P.O. :-

Signature of Identified with Date

 Siddhartha Banerjee
 Advocate
 13/06/11.

(Ajay Kumar Mukherjee)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. SEALDAH

THIS COPY
 ATTESTED BY ME


 M. C. BHATTACHARYYA
 NOTARY
 Govt of W B
 Reg. No - 88/07

21 JUN 2011

Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Paraganas

Endorsement For Deed Number : I - 01800 of 2011
(Serial No. 02640 of 2011)

On

Payment of Fees:

On 13/06/2011

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

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

Payment of Fees:

Amount By Cash

Rs. 0/-, on 13/06/2011

Amount by Draft

Rs. 247870/- is paid , by the draft number 074988, Draft Date 10/06/2011, Bank Name State Bank of India, SSI BRANCH, BHOWANIPORE, received on 13/06/2011

(Under Article : A(1) = 247863/- ,E = 7/- on 13/06/2011)

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 assessed at Rs.-22533356/-

Certified that the required stamp duty of this document is Rs.- 1577345 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 1572445/- is paid, by the draft number 074989, Draft Date 10/06/2011, Bank Name State Bank of India, SSI BRANCH, BHOWANIPORE, received on 13/06/2011

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

Presented for registration at 12.32 hrs on 13/06/2011, at the Office of the A. D. S. R. SEALDAH by Saikat Roy Chowdhury ,Claimant.

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

Execution is admitted on 13/06/2011 by

1. Alope Kumar Nigam
Partner, Nigam Brothers, 150, Lenin Sarani, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL,
India, P.O. :- Pin :-700013
By Profession : Business

(Ajay Kumar Mukherjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

13/06/2011 12:59:00

True Copy
ATTESTED BY ME

M C BHATTACHARYYA
NOTARY
Distt of W. B
Regn No - 89/07

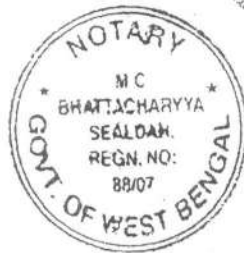
- 27 JUN 2011

Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : 1 - 01800 of 2011
(Serial No. 02640 of 2011)

2. Abha Nigam
Partner, Nigam Brothers, 150, Lenin Sarani, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL,
India, P.O. :- Pin :-700013 .
, By Profession : Business
3. Shashi Kumar Nigam
Director, Dwarka Industrial Dev. Pvt. Ltd, 14 A, Canal Street, Thana:-Entaly, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700014 .
, By Profession : Business
4. Saikat Roy Chowdhury, son of S. K. Roy Chowdhury , 156 A, Lenin Sarani, Thana:-Bowbazar,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013 ., By Caste Hindu, By Profession :
Business
Identified By Siddhartha Banerjee, son of . . . High Court, Cal, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :-, By Caste: Hindu, By Profession: Adyocate.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

13/06/2011 12:59:00

EndorsementPage 2 of 2

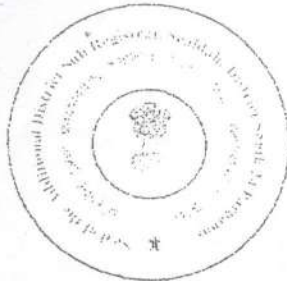
True Copy
ATTESTED BY ME

MS
M. C. BHATTACHARYYA
NOTARY
South 24 W. B.
Regn. No. 88/07

21 JUN 2011


Certificate of Registration under section 49 and 50, P. 1948

Registered in Book - I.
CD Volume number 4
Page from 8502 to 8509
being No 91800 for the year 2011.



(Ajay Kumar Mukherjee) 16-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal

FIVE COPY
ATTESTED BY ME


M C BHATTACHARYYA
NOTARY
SEALDAH
REGN. NO. - 28107

21 JUN 2011