

09337

2 9849/08

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Rs. 2,27,20,500 / 08AA/989646

Handwritten notes and stamps:

- 142164
- 14
- 55
- 25
- 6
- 6
- 142262
- 23, स्टी. 14
- U.C. Clearance is
- U.C. No 349
- dated 30.04
- outside the
- U.C. (C&K)
- dt 19/08
- 19/08
- 19/08



38-775620

775630

19/08/08
Dalhousie Sq.

Conveyance

395173

17.8.06

775620/

1. Date 25.8.2006
2. Nature of document: Conveyance
3. Parties: Collectively the following which shall include their respective successors-in-interest:

3.1. Vendors: Collectively the following of the First Part:

Handwritten notes:

- A-142164
- 14
- 9-55
- 25
- ms-4
- 142262
- 11-250
- 501-250
- 5007

107756-00

dalhousie Sq
25884

19/08/08
Handwritten signatures and dates.

61968
8876507

H.

40619

Address: _____
 21 JUL 2008
 Value: _____
 S.V.
 Post Office A.S.

S: JALAN B CO.
 ADVERT 113
 19, Old Post Office St.
 Kolkata-1

1147 25 JUL 2008
 P. Rm. 02 No. 25th
 Aug. 06
 by Nikhil Poddar
 selfrepresent,

Nikhil Poddar



5014

[Signature]
 25/8/06

Nikhil Poddar as authorized
 signatory for Poddar Udyog Ltd.
 at 31 B. H. D. Bagh K-1, Sisir
 Ghosh Spot. Lakshmi
 Janayam Ghosh for self and
 as Crisid attorney of Sali
 Ghosh. — P.T.O — — —

For PODDAR UDYOG LIMITED

Nikhil Poddar
 Authorized Signatory

(NIKHIL PODDAR)

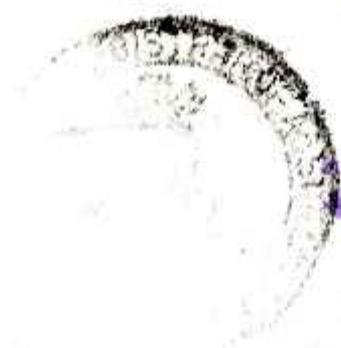


5015

P.T.O

Sisir Ghosh
 for self and as attorney
 of Sali Ghosh

[Signature]
 Sebadan Hazra Sr. At.
 Romjit Hazra at/TA
 ATC Base Rd. Kol-1A
 Serwze



[Signature]
 25/8/06

- 3.1.1 **Sri Ganesh Chandra Ghosh**, son of Late Bhutnath Ghosh, residing at 198/1, Rash Behari Avenue, Kolkata - 700 029.
- 3.1.2 **Smt. Provabati Ghosh**, wife of Late Lakshmi Narayan Ghosh, residing at 57, Bosepukur Road, P.S. Kasba, Kolkata 700 042.
- 3.1.3 **Sri Sunil Kumar Ghosh**, son of Late Lakshmi Narayan Ghosh, residing at 198/1, Rash Behari Avenue, Kolkata 700 029.
- 3.1.4 **Sri Salil Ghosh**, son of Late Lakshmi Narayan Ghosh, residing at 57, Bosepukur Road, P.S. Kasba, Kolkata -700 042.
- 3.1.5 **Sri Subir Ghosh**, son of Late Lakshmi Narayan Ghosh, residing at 57, Bosepukur Road, P.S. Kasba, Kolkata -700 042.
- 3.1.6 **Sri Sisir Ghosh**, son of Late Lakshmi Narayan Ghosh, residing at 57, Bosepukur Road, P.S. Kasba, Kolkata -700 042. PAN.NO. ACZPGT 9888F
- 3.1.7 **Sri Swapan Ghosh**, son of Late Lakshmi Narayan Ghosh, residing at 198/1, Rash Behari Avenue, Kolkata - 700 029. AISPG 8831F
- 3.1.8 **Miss Susmita Ghosh**, daughter of Late Lakshmi Narayan Ghosh, residing at 57, Bosepukur Road, P.S. Kasba, Kolkata - 700 042.
- 3.1.9 **Smt. Mamata Chal**, wife of Sri Arup Chal, residing at 49, Swarupa Nanda Sarani, Charakdanga, P.O. Italgacha, Kolkata-700 079.
- 3.1.10 **Smt. Lalita Ghosh**, wife of Late Ganapati Ghosh, residing at North Jhapardah, Doomjur, Howrah.
- 3.1.11 **Smt. Namita Arnab**, wife of Sri Kamal Arnab, residing at 18/4/A, Dover Lane, Kolkata - 700 029.
- 3.1.12 **Smt. Samita Ghosh**, wife of Sri Pradip Ghosh, residing at 37-A, Matt Lane, Kolkata 700 013.
- 3.1.13 **Smt. Sabita Ghosh**, wife of Sri Ashis Ghosh, residing at 251/56 N.S.C. Bose Road, Kolkata 700 047.

3.2 **Purchaser: M/s. Poddar Udyog Limited**, a company within the meaning of the Companies Act, 1956 and having its registered office at 'Hongkong House' 31, B.B.D. Bag (S), Kolkata 700 001, of the **Second Part**.

AACED 2896G

[Handwritten signatures and initials]

3.3 **Confirming Party:** M/s. Webstar Industries Private Limited, a company within the meaning of the Companies Act, 1956 and having its registered office at 133A, Rashbehari Avenue, Kolkata 700 029, of the **Third Part.**

AAACW 5044M

4. **Subject matter:** Sale of the Municipal Premises No. 203, Rajdanga Road, Kolkata 700 078 described in **Schedule** (the "**Property**").

5. **Background:**

- 5.1 By a Bengali "Cobalanama" dated 15th October, 1963 registered with the Sub Registrar of Alipore in Volume I, Book No. 162, Pages 289 to 294, Being No. 8460 for the year 1963, the Vendor No. 3.1.1 along with his late brother Lakshmi Narayan Ghosh ("Lakshmi"), the predecessors-in-interest of the other Vendors, had jointly purchased a plot of land in undivided equal shares measuring about 2 Bighas, 15 Katthas and 11 Chittacks together with the undivided one-half right in the common passage to the west of the plot (the "**Original Plot**").
- 5.2 In or about 29th April, 1978 large tracts of land in the area where the Property is situate, including the Original Plot, was requisitioned by the Government of West Bengal (the "**State Government**").
- 5.3 By a Deed of Sale dated 27th August, 1981 registered with the Additional District Sub Registrar in Book 1, Volume No. 324, Pages 104 to 109, Being no. 10062 of 1981, the Vendor No. 3.1.1. along with Lakshmi sold about 3 Katthas out of the Original Plot to one Gurupada Halder.
- 5.4 Lakshmi expired intestate on 1st June, 1987 leaving behind him surviving as his only heirs the Vendor No. 3.1.2. his wife, Vendor Nos. 3.1.3. to 3.1.7 his sons and Vendors Nos. 3.1.8 to 3.1.13 his daughters. Thus, each of the Vendor Nos. 3.1.2. to 3.1.3. became entitled to undivided one-twenty-fourth share in the remainder of the Original Plot.
- 5.5 By an Order dated 31st March, 1997, the State Government had released the Property and by Order No. LA (S) 1744(3) dated 27th August, 1999, the State Government had informed the release of 0.475 Acres, that is, one-half of the Property to the Vendor No. 3.1.1. and 0.475 Acres, that is the other half of the Property, equally to the Vendor Nos. 3.1.2. to 3.1.13 as the successors-in-interest of Lakshmi.

[Handwritten signature]
Ghosh

[Handwritten signature]
Sharma

[Handwritten signature]

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5016

Swapan Ghosh

For Suband as constitutional Attorney
of probabati Ghosh
Sunil Kumar Ghosh
Sumita Ghosh
Mamota Chali
Lalita Ghosh
Namita Aronah
Subrita Ghosh
Sabita Ghosh

Swapam Ghosh B.L.A. Lakshmi
Narayan Ghosh for self and
as Const. Attorney of Probabati
Ghosh, Sunil Kumar Ghosh,
Sumita Ghosh, Mamota Ghosh,
Lalita Ghosh, Namita Aronah
Sarmita Ghosh and Sabita
Ghosh, Ganes Chandra Ghosh
B.L.A. Bhutnath Ghosh,
Subin Ghosh B.L.A. Lakshmi
Narayan Ghosh, Abidar
Rahman Managing
Director for WEBSTAR INDUSTRIES
(P) LTD - all at 133 A, Rash-
behari Avenue KA-29.



5017

Gorach Chandra



5018

Sutri Chakr.



5019



For WEBSTAR INDUSTRIES LTD.

Abidar Rahman

Managing Director

(Abidar Rahman)

Identified by me
Sebadar Hazra
S/O Late Ranjit Hazra
Service
6/7A A/JE Bose Road
Kolkata - 70017

ADDITIONAL REGISTRAR
MEMBERS-1, KOLKATA

- 5.6 By two separate Agreements both dated 18th March 1998 (collectively the "Sale Agreements") the Vendors had, inter alia, agreed to sale the Property to the Confirming party or its nominee or nominees at and for the total consideration of Rs. 31,50,000/- (Rupees thirty-one lacs and fifty thousand) (the "Vendors' Consideration") out of which the Confirming Party has already paid to the Vendors the sum of Rs. 9,00,000/- (Rupees nine lacs) and out of the Vendors' Consideration the Vendors are yet to receive the sum of Rs. 22,50,000/- (Rupees twenty-two lacs and fifty thousand) (the "Vendors' Remaining Consideration").
- 5.7 Though the Property was released but inasmuch as the State Government failed, neglected and/or refused to demarcate the Property and handover its possession to the Vendors, the Vendors initiated protracted litigations (the "Litigations") before the Hon'ble High Court at Calcutta, inter alia, to have the Property demarcated (the "Demarcation"). The Confirming Party has borne and paid for all the expenses for the Litigations and has incurred various other expenses for mutation and other related matters in respect of Property. The Litigations and the Demarcation are still pending and possession of the Property is yet to be handed over to the Vendors.
- 5.8 The Confirming Party has nominated the Purchaser to take conveyance of the Property and the Purchaser has agreed to purchase the Property at and for the sum of Rs. 1,06,75,000/- (Rupees one crore, six lacs and seventy-five thousand) (the "Nomination Fee") subject to the Litigations and Demarcation upon the joint and several representations and assurance of the Vendors and the Confirming Party that simultaneously with the Demarcation and handing over possession of the Property to the Vendors, the Vendors and the Confirming Party shall comply with the Obligations mentioned in Clause 6.6 and thereafter handover possession of the Property to the Purchaser.

6. Now this deed witnesses:

- 6.1 **Sale:** In consideration of the Consideration mentioned in Clause 6.2, the Vendors do hereby sell and convey the Property to the Purchaser, which the Confirming Party hereby confirms.
- 6.2 **Consideration:** The Sale is being made at and for the total sum of Rs. 1,29,25,000/- (Rupees one crore, twenty-nine lacs and twenty five thousand)

[Handwritten signatures and initials]

The block contains several handwritten signatures and initials in blue ink. At the top, there is a signature that appears to be "G. S. S.". Below it, there are two more signatures, one of which is "Chakr.". To the right, there is a signature that looks like "A. S. S." and another one that is less legible. At the bottom right, there is a small mark that looks like "M.".

being the aggregate of the Vendors' Remaining Consideration and the Nomination Fee, out of which at or before execution hereof the Purchaser has paid to:

- 6.2.1 **Vendors' Payment:** The Vendors the sum of Rs. 22,50,000/- (Rupees twenty-two lacs and fifty thousand), being the entirety of the Vendors' Remaining Consideration, the receipt whereof each of the Vendors' hereby and by **Part-I** of the **Memo of Consideration** admit and acknowledge.
- 6.2.2 **Confirming Party's Payment:** The Confirming Party, out of the Nomination Fee, the sum of Rs. 45,00,000/- (Rupees forty-five lacs), the receipt whereof the Confirming Party hereby and by **Part-II** of the **Memo of Consideration** admits and acknowledges. The remainder of the Nomination Fee, being the sum of Rs. 61,75,000/- (Rupees sixty-one lacs and seventy-five thousand only) (the "**Confirming Party's Balance Payment**") is being paid to the Confirming Party by post dated Cheques (the "**PDCs**"), the details whereof are mentioned in **Part-III** of the **Memo of Consideration**. The Confirming Party shall not encash any of the PDCs till such time the Confirming Party has complied with and/or fulfilled all its Obligations mentioned in Clause 6.6. In case the validation date of the PDCs expire before the Confirming Party is able to comply with and/or fulfil all its Obligations, the Purchaser shall replace the same with fresh post dated Cheques.
- 6.3 **Release:** Each of the Vendors and the Confirming Party, jointly and severally, hereby release and discharge the Purchaser from payment of the Vendors' Payment and the Confirming Party's payment, and every part or portion thereof, and further, jointly and severally, acquit, release and relinquish all their rights, title and interests in respect of the Property, and every part and portion thereof, in favour of the Purchaser.
- 6.4 **Terms of Sale:** The Sale of the Property being effected by this Deed is:
- 6.4.1 A 'sale' within the meaning of the Transfer of Property Act, 1882.
- 6.4.2 Absolute, irreversible and forever.
- 6.4.3 Free from all encumbrances of any and every nature whatsoever, save the Litigations and the subject matters incidental thereto.

General
Shree

Shree
Shree
Shree

N.

- 6.5 Possession:** Each of the Vendors and the Confirming Party hereby jointly and severally assure the Purchaser that they shall hand over peaceful and vacant possession of the Property to the Purchaser in the manner envisaged in Clause 6.6.7.
- 6.6 Obligation of the Vendors & the Confirming Party:** The Vendors and/or the Confirming Party, at their own costs and expenses, shall:
- 6.6.1 Have the Demarcation completed by and obtain possession of the Property from the State Government within 3 (three) months from the date hereof.
 - 6.6.2 Make all necessary payments to the State Government, if any, for the Demarcation.
 - 6.6.3 Remove all encroachers from the Property, if any.
 - 6.6.4 Construct and complete a boundary wall around the Property, the costs and expenses whereof will be separately born and paid by the Purchaser.
 - 6.6.5 Have the Property mutated in the name of the Vendors with the concerned Land Revenue Office and KMC and any other authorities if required under law of the land.
 - 6.6.6 Have all arrears rates and taxes in respect of the Property paid and cleared up to the day actual physical possession of the Property is handed over to the Purchaser.
 - 6.6.7 Hand over peaceful and vacant possession of the Property along with the boundary wall to the Purchaser and put the Purchaser in possession thereof including valid marketable title free from all encumbrances.
- 6.7 Covenants of the Vendors and the Confirming Party:** Each of the Vendors and the Confirming Party hereby jointly and severally covenant with the Purchaser that:
- 6.7.1 The Vendors jointly have good right, full power and absolute authority to sell, transfer and convey the Property to the Purchaser free from all encumbrances, save the Litigations and the subject matters incidental thereto.


 The block contains several handwritten signatures in blue ink. On the left, there is a large signature that appears to be 'Gurpreet' with 'S. Singh' written below it. To the right, there is a signature that looks like 'A. Singh'. Below these, there are three more signatures: one that looks like 'S. Singh', one that looks like 'S. Singh', and one that looks like 'S. Singh'.

- 6.7.2 The Purchaser shall, after the possession of the Property is handed over and the Balance Consideration paid by the Purchaser to the Confirming Party as aforesaid, peaceably and quietly have, hold, possess and enjoy the Property without any obstruction, hindrance, eviction, claims or demands whatsoever from or any person or persons claiming through, under or in trust for any of the Vendors or the Confirming Party.
- 6.8 **Indemnity:** Each of the Vendors and the Confirming Party hereby jointly and severally indemnify and agree to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands, costs and expenses relating upto the period till the date of handing over possession of the Property to the Purchaser that the Purchaser may suffer or incur hereafter by virtue of any claims of any nature whatsoever in respect of any liabilities arising in connection with the Property, statutory or contractual, and each of the Vendors and the Confirming Party hereby further jointly and severally undertake and covenant to forthwith pay, reimburse and /or make good such losses, expenses or costs incurred by the Purchaser.

SCHEDULE
[PROPERTY]

All that the plot of land measuring 0.95 Acres equivalent to about 55 Katthas within P.S. Kasba, Mouza Kasba, Dag No., 2752 (part) J.L. No. 13, R.S. Khatian No. 2233, within Ward No. 107 of the Kolkata Municipal Corporation, being Municipal Premises No. 203, Rajdanga Road, Kolkata 700 078 and butted and bounded by :

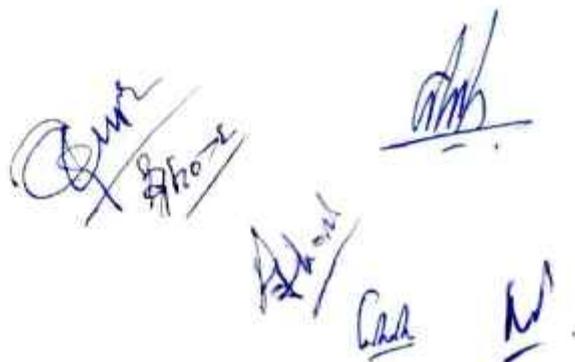
On the North : Corporation Road.

On the East : Plot of land being Dag No. 2753.

On the South : Plot of land being Dag No. 3327.

On the West : Proposed KMDA Road.

8. **Execution:** In witness whereof the Parties have executed these presents at Kolkata on the Date.



Signed and delivered by the Vendors in

the presence of:

1. Samir Mr. Ghosh
198/1 Rashi Behari Avenue
Kolkata - 700029

2. Ashok Nath
133A, R. B. Avenue
Kolkata 700029

Gonesh Choudhary

Sisir Ghosh for and on
behalf of Sisir Ghosh as constituted
Sisir Ghosh Attorney

Sisir Ghosh

Swapan Ghosh for self and on behalf of

Pravabati Ghosh

Sumita Ghosh

Mamola Chell

Lolita Ghosh

Namita Arora

Saimita Ghosh

Sabita Ghosh as constituted Attorney

Swapan Ghosh for and on behalf of Sunil
Kumar Ghosh as constituted Attorney

Signed and delivered by the Purchaser in

the presence of:

1. Sunil Kumar Maurya
31. B. B. D. Bag (South)
Kolkata - 700001

2. Sebadas Hazra
E/7A, AIC Bose Road
Kolkata - 700017

For PODDAR UDYOG LIMITED

Nikhil Poddar
Authorised Signatory
(NIKHIL PODDAR)

Signed and delivered by the Confirming

Party in the presence of:

1. Samir Mr. Ghosh
198/1 R. B. Ave. Cal - 700029

2. Ashok Nath
133A, R. B. Avenue
Kolkata 700029

For WEBSTAR INDUSTRIES (P) LTD.

Abidas Rahman
Managing Director
(Abidas Rahman)

MEMO OF CONSIDERATION

Part-I

[Vendors' Remaining Consideration]

The Vendors confirm having received from the Purchaser the sum of Rs. 22,50,000/- (Rupees twenty-two lacs and fifty thousand only) being the Consideration mentioned in Clause 6.2 in the manner following:

To: Sri Ganesh Chandra Ghosh, the Vendor No. 3.1.1.

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089271	HDFC	Stephen House	11,25,000/-

Ganesh Chandra Ghosh

Witnesses:

Samir Kumar Ghosh
108/1, R. B. Behar Avenue, W-29,

Ashok Nath
133A, R. B. Avenue
KOLKATA 700 029.

To: Smt. Provabati Ghosh, the Vendor No. 3.1.2.

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089272	HDFC	Stephen House	93,750/-

Witnesses:

Samir Kumar Ghosh

Ashok Nath

Swapan Ghosh For and on behalf of Provabati Ghosh as constituted Attorney

To: Sri Sunil Kumar Ghosh, the Vendor No. 3.1.3.

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089273	HDFC	Stephen House	93,750/-

Witnesses:

Samir Kumar Ghosh

Ashok Nath

Swapan Ghosh For and on behalf of Sunil Kumar Ghosh as constituted Attorney

To: Sri Salil Ghosh, the Vendor No. 3.1.4.

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089274	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir M. Ghosh,
198/1 R.B. Avenue,
Kolkata - 700029.

✓ Ashok Nath
133A, R.B. Avenue
Kolkata 700029

✓ Sisir Ghosh for and on
Behalf of Salil Ghosh as constituted
Attorney

To: Sri Subir Ghosh, the Vendor No. 3.1.5.

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089276	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir M. Ghosh

✓ Ashok Nath

✓ Subir Ghosh

To: Sri Sishir Ghosh, the Vendor No. 3.1.6

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089275	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir M. Ghosh

✓ Sisir Ghosh

✓ Ashok Nath

To: Sri Swapan Ghosh, the Vendor No. 3.1.7

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089277	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir Mr: Ghosh.
158/1 D.2. Ave
Kolkata-700025

✓ Ashok Nath
133A, R.B. Avenue
Kolkata-700029

✓ Swapan Ghosh

Miss

To: ~~Sri~~ Sushmita Ghosh, the Vendor No. 3.1.8

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089278	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir Mr: Ghosh.

✓ Ashok Nath

✓ Swapan Ghosh For and on
behalf of Sushmita Ghosh
as constituted Attorney

To: Smt. Mamata Chal, the Vendor No. 3.1.9

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089279	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir Mr: Ghosh.

✓ Ashok Nath

Swapan Ghosh For and on
behalf of Mamata Chal
as constituted Attorney

To: Smt. Lalita Ghosh, the Vendor No. 3.1.10

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089280	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir Mr: Ghosh.
108/1 R.B. Avenue
Kolkata-700029

✓ Ashok Nath
133A, R.B. Avenue
Kolkata 700029

✓ Swapan Ghosh for and on
behalf of Lalita Ghosh
as a constited Attorney

To: Smt. Namita Arnab, the Vendor No. 3.1.11

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089281	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir Mr: Ghosh.

✓ Ashok Nath

✓ Swapan Ghosh for and on
behalf of Namita Arnab
as a constited Attorney

To: Smt. Samita Ghosh, the Vendor No. 3.1.12

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's cheque	089282	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir Mr: Ghosh

✓ Ashok Nath

✓ Swapan Ghosh for and on
behalf of Samita Ghosh
as a constited Attorney

To: Smt. Sabita Ghosh, the Vendor No. 3.1.13

Date	Mode	Number	Bank	Branch	Amount (Rs.)
17.08.06	Manager's Cheque	089283	HDFC	Stephen House	93,750/-

Witnesses:

✓ Samir Mr. Ghosh,
1981, R. B. Ave
Kolkata-700029,
✓ Ashok Nath
133A, R. B. Avenue
Kolkata 700029

✓ Susovan Ghosh for and on
behalf of Sabita Ghosh
as a constituted Attorney

Part-II
[Nomination Fee]

To: M/s. Webstar Industries Private Limited, the Confirming Party

Date	Mode	Number	Bank	Branch	Amount (Rs.)
16.12.05	Cheque	772138	HDFC	Stephen House	30,00,000/-
24.02.06	Cheque	772057	HDFC	Stephen House	15,00,000/-
Total:					45,00,000/- ✓

Witnesses:

✓ Samir Mr. Ghosh,
✓ Ashok Nath

For WEBSTAR INDUSTRIES (P) LTD.

Abidas Rahman
Managing Director

(Abidas Rahman)

Part-III
[Details of the PDCs]

To: M/s. Webstar Industries Private Limited, the Confirming Party

Date	Mode	Number	Bank	Branch	Amount (Rs.)
24.11.06	Cheque	153222	HDFC	Stephen House	20,00,000/-
24.11.06	Cheque	153223	HDFC	Stephen House	20,00,000/-
24.11.06	Cheque	153224	HDFC	Stephen House	21,75,000/-
Total:					61,75,000/-

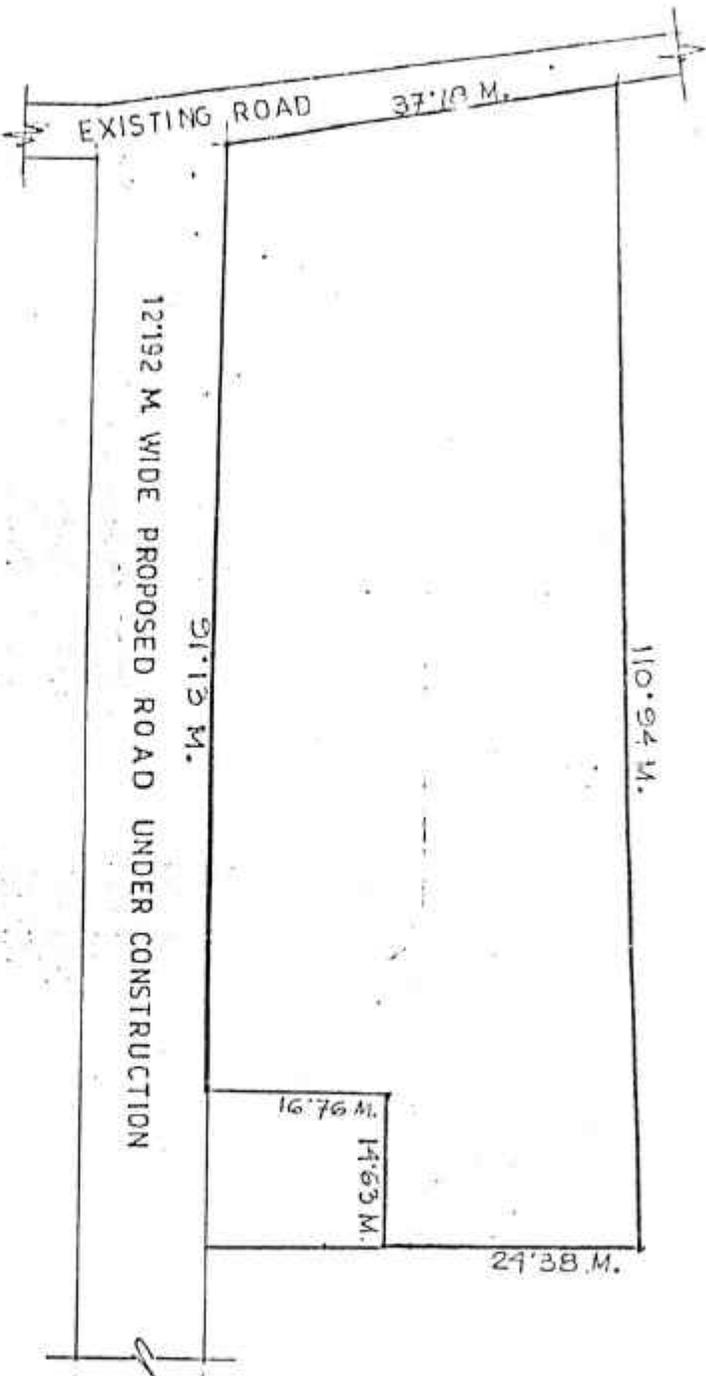
Witnesses:

✓ Samir Mr. Ghosh,
✓ Ashok Nath

For WEBSTAR INDUSTRIES (P) LTD.

Abidas Rahman
Managing Director

(Abidas Rahman)



For PODDAR UDYOG LIMITED
K. S. Podar
 Authorised Signatory

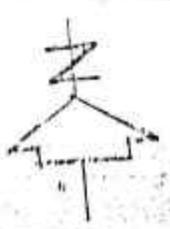
For Mr. Anshu Kumar

- Sri Sri Chakraborty*
- Sri Sri Ghosh*
- Sarepan Ghosh For Suband Subal*
- Pravrajit Ghosh*
- Sumanta Ghosh*
- Namrata Das*
- Kalita Ghosh*
- Namita Arzama*
- Samita Ghosh*
- Sabita Ghosh as constable*

For WEBSTAR INDUSTRIES (P) LTD
S. K. Ghosh
 Managing Director

SITE PLAN FOR PREMISES NO. 203, RAJDANGA ROAD,
 KOLKATA - 700 042,
 UNDER DAG NO 2752 (PART), MOUZA-KASBA.

SCALE - 1:600
 DATE - 20.3.06.
 DRAWN BY :
 K. CHAKRABORTY



SIGNATURE OF THE
PRESENTANT/
EXECUTANT/ SELLER/
BUYER CEMENT
WITH PHOTO

UNDER RULE 44 A OF THE I. R. ACT 1908
L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS



Gonik Chandani

LH.

RH.



ATTESTED -



For, **PODDAR LOYALTY LIMITED**
Kuldeep Poddar

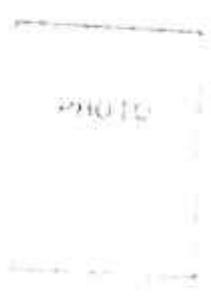
Authorised Signatory

LH.

RH.

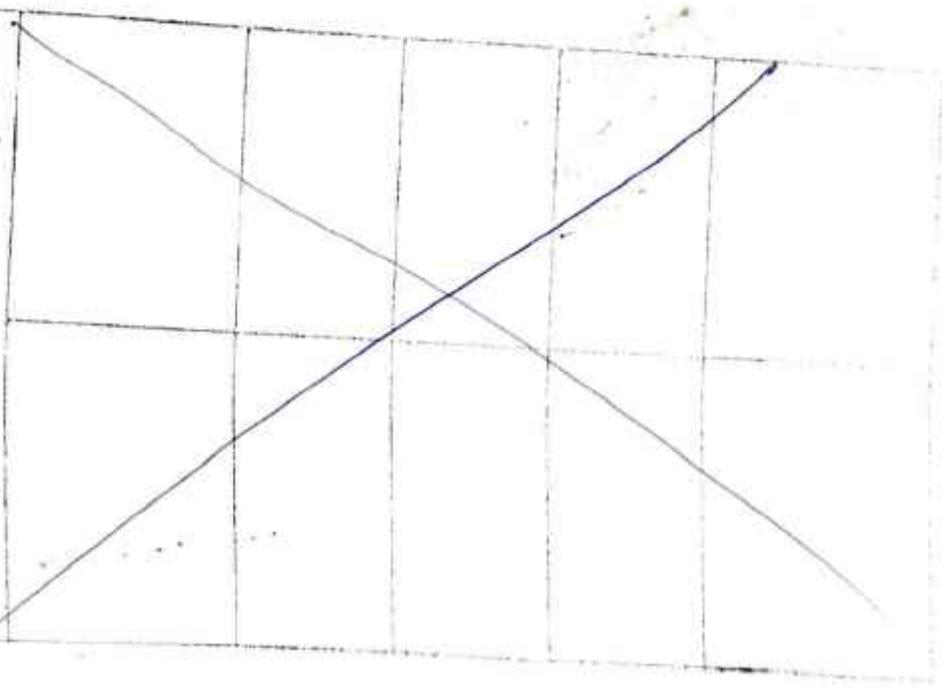


ATTESTED



LH.

RH.



ATTESTED

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/BELLEV
MUTER/CAHENT
WITH PHOTO

UNDER RULE 44 A OF THE I. R. ACT 1908
L.H. BOX- SMALL TO THUMB PRINTS
R. H. BOX- THUMB TO SMALL PRINTS



Subir Ghosh

L.H.



R.H.



ATTESTED



Sisir Ghosh

L.H.



R.H.



ATTESTED



Sarapan Ghosh

L.H.



R.H.



ATTESTED

SIGNATURE OF THE
PRESENTANT/
EXHIBITOR/ SELLER/
BUYER CASHEW
WITH PHOTO

UNDER RULE 44 A OF THE I. R. ACT 1950

L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

R. H. BOX- THUMB TO SMALL PRINTS



Abidas Rahman

LH.					
RH.					

ATTESTED -



PHOTO

LH.					
RH.					

ATTESTED



PHOTO

LH.					
RH.					

ATTESTED

EGD IN
...
...
...
...
...

DATED THIS 25th DAY OF Aug. 2006

BETWEEN

Sri Ganesh Chandra Ghosh & Others
... Vendors

AND

M/s. Poddar Udyog Limited
... Purchaser

AND

M/s. Webstar Industries Private Limited
... Confirming Party

[Handwritten Signature]
REGIONAL REGISTRAR
CHANDRAGHOSHI, KOLKATA

DEED OF CONVEYANCE

REGIONAL REGISTRAR
CHANDRAGHOSHI, KOLKATA

S. JALAN & COMPANY
Advocates,
6/7A, A.J.C. Bose Road,
Kolkata-700 017.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 80
Page from 4058 to 4078
being No 09849 for the year 2008.




(Dines Kumar Mukhopadhyay) 06-November-2009
A. R. A. - I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal