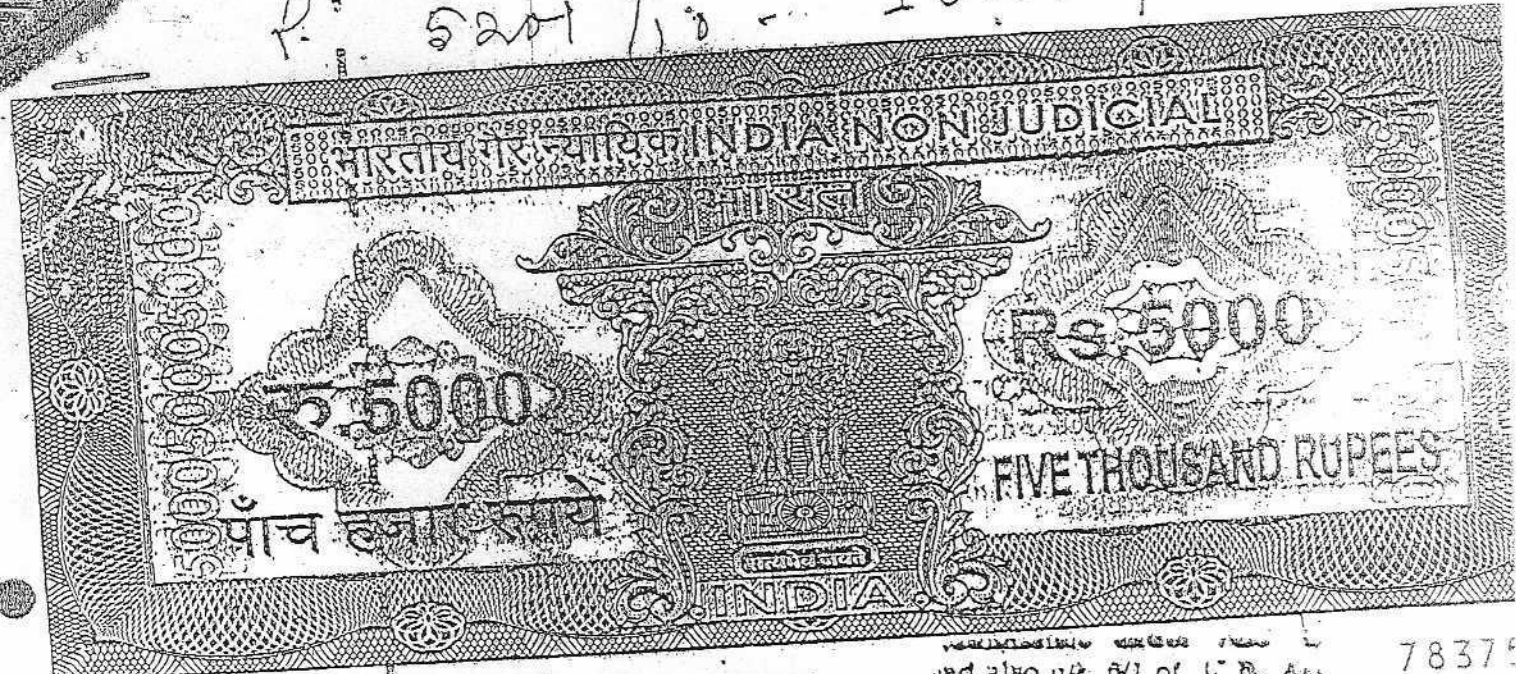


P. 5201 / 11 - I 04362 / 2011



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

and also of 6/1 of C.R. Act.
1898 and Stamp Act of 1899
the Indian Stamp Act of 1899
of 1904
GIA 10/10/04
Paid. _____

(2)

Additional District Sub-Registrar
Cossimbore, Dum Dum, 24 Pgs.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 18th day
of June Two Thousand Ten BETWEEN SRI RAGHU NATH
ROY CHOWDHURY son of Late Brojendra Kumar Roy
Chowdhury, aged about 64 by faith Hindu, by occupation
Business residing at 143, Shyamnagar Road, P.S. Dum Dum,

the document is admitted to registration, the
payable stamp and the stamp is attached to this
document are the part of the document.

Additional District Sub-Registrar
Cossimbore, Dum Dum, North 24 Pgs

25 MAY 2011

25 MAY 2011

45020 + 402
= 85020
24/5/11, 24/5/11
H. 2/20
25/5/11

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Calcutta 700055 hereinafter referred to as OWNER/VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART.

AND

M/S. CHANDA & CO. (ENGG) PRIVATE LIMITED a company registered under the Indian Company Act, 1956 having its registered office at 3/1B, Mahendra Road, P.S. Bhowanipore, Calcutta 700025 represented by its President SRI NIHAR KANTI ROY CHOWDHURY hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to include its successors in office) of the SECOND PART.

WHEREAS by a registered Deed of Conveyance the father of the Vendor Late Brojendra Kumar Roychowdhury purchased the plot of land measuring about 7 1/2 (seven and half) Bibhas be the same a little more or less situate and lying at Shyamnagar Road, Mouza Satgachi, Sub - Registry Dum Dum morefully described in the Schedule ~~MA~~ written hereunder and the said Deed of Conveyance was registered with the office of the Sub -

Registrar, Cossipore Dum Dum and entered in Book No.1, volume No.56 Being No.3705 for the year 1950.

AND WHEREAS on being purchase of the said plot of land the said Late Brojendra Kumar Roychowdhury became the absolute owner of the said 7½ (seven and half) Bighas of land as mentioned hereinabove and his name was duly mutated with the Municipal authorities.

AND WHEREAS the said Brojendra Kumar Roychowdhury died intestate on 31.12.1977 leaving behind his widow Binapani Roy Chowdhury since deceased and his only son Sri Raghu Nath Roychowdhury, the Vendor herein as his heirs and legal representatives.

AND WHEREAS the widow of the said Brojendra Kumar Roychowdhury, Smt. Binapani Roychowdhury died intestate on 20.12.1992 leaving behind her only son Sri Raghunath Roychowdhury, the Vendor herein as her only heir as there was no will, and as such there is no claimant of the said property except Vendor herein.

AND WHEREAS on the death of the said Brojendra Kumar Roychowdhury and the said Binapani Roychowdhury as

aforesaid the said Raghunath Roychowdhury the Vendor herein became the absolute owner of the property left by his parents.

AND WHEREAS the said plot of land during the various municipal process divided into several Municipal holding Nos. 137, 138, 139, 140, 141, 142, 143, 144, 147, 148 and 149 Shyamnagar Road, Mouza Satgachi under, Dum Dum Municipality and the said plot of land commonly known as South Dum Dum Industrial Centre hereinafter called the said property.

AND WHEREAS the Municipal Holding No. 149, Shyamnagar Road, containing an area of 2 (two) Bighas of land area or a little more or less situated at Shyamnagar Road presently known as Gouri Nath Sastri Sarani, Municipal Ward No.27, Mouza Stagachi, within the local limits of South Dum Dum Municipality under Dum dum Police Station.

AND WHEREAS the Municipal Holding No. 149, containing an area of 2 (two) Bighas of land area or a little more or less situated at Shyamnagar Road, together with C.I. shed measuring 140' X 40' be same a little more or less, 2 pucca office rooms, with tiled roof small store - room fencing with black iron sheet all round, one Tube well and one sanitary privy within the aforesaid area presently known as Gouri Nath Sastri Sarani

Municipal Ward No.27 Mouza Satgachi within south Dum Dum
Municipal Ward No.27 Mouza Satgachi within South Dum Dum
Municipality.

AND WHEREAS the said Municipal holding being no.149 Shyamnagar Road, Kolkata 700055 is presently in occupation of the purchaser herein by virtue of Tenancy Agreement and previously the Purchaser herein started its occupancy under the terms of lease agreement and have been running business therein.

AND WHEREAS the Municipal Holding No.149, Shyamnagar Road Kolkata 700055 was given under lease in the name of M/S, Chanda & Co. by a registered Deed of Lease executed by and between the earlier owner Brojendra Kumar Roychowdhury, since deceased for a period of 20 years and thereafter present occupancy is under the term of Tenancy Agreement with the vendor and his mother since deceased; that was in force.

AND WHEREAS the Vendor is now seized and possessed of ALL THAT the piece and parcel of land together with the structure standing thereon containing an area of 2 (two) Bighas of land more or less together with structure as stated

hereinabove known as Gouri Nath Sastri Sarani, Municipal Ward No.27, Mouza Satgachi within the local limits of South Dum Dum Municipality under Dum Dum Police Station, sub - Registry Cossipore, Dum Dum Touzi No.169, J.L. No.20, R.S. No.154 Khatian No.223, portion of C.S. Dag Nos. 2863, 2864, 2865, 2867 more particularly described in the Schedule "B" written hereunder as an absolute owner of the estate in fee simple or an estate equivalent thereto.

AND WHEREAS the Vendor herein Sri Raghu Nath Roychowdhury as lawful owner seized and possessed of or otherwise well and sufficiently entitled to the messuage, tenement land, hereditaments and premises hereby intended to be granted and conveyed and hereinafter referred to as the said property as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances.

AND WHEREAS the Vendor has contacted with the purchaser for the absolute sale of the said property hereinafter morefully mentioned and described in the Schedule mentioned and described in the Schedule written hereunder free from encumbrances at or for the total consideration of Rs.15,00,000/- (Rupees fifteen lacs) only.

AND WHEREAS that both the parties herein were agreed to go under sale agreement on payment of Rupees two lacs out of the total consideration as aforesaid from the Purchaser herein; the said payment of Rupees two lacs was treated as Token advance against the total amount of the consideration; which was paid by way of A/C. Payee cheques in favour of Vendor herein; it is also agreed by the parties herein that the sale deed of conveyance shall be completed on payment of balance amount.

AND WHEREAS the vendor hereby declare that he has now become absolute owner of the said property as the previous tenant has vacated now has good right, full power, absolute authority and title to grant sell, convey, transfer, assigns and assure the said property and as such assure the purchaser and its successors by this indenture that the said property is free from all encumbrances and no litigation thereon relating to the said property, being exclusive and absolute owner of the said land executing this Deed of conveyance by accepting remaining balance of Rs.13,00,000/- as full consideration amount stated hereunder and humbly declares that there is no other claimant of the said property.

AND WHEREAS the Vendor herein undertake and assure for executing this sale deed of conveyance in favour of the Purchaser, execution of this deed is made in favour of the Purchaser with a full assurance of being absolute owner of the said property.

AND WHEREAS the Purchaser has agreed to outright purchase of the said plots of land being Municipal Holding No.149, Shyamnagar Road, Kolkata 700055 free from all encumbrances at or for full consideration of Rs. 15,00,000/- (Rupees fifteen lakhs) only.

AND WHEREAS that in pursuance of the consideration of a sum of Rs. 15,00,000/- (Rupees fifteen lakhs) only to be paid by the Purchaser to the Vendor at or immediately before the execution of these presents as two lacs has been paid earlier as token advance for which the receipt whereof Vendor doth hereby admit and acknowledge and of and from the same and every part thereof, acquit, release and discharge the said property in favour of the Purchaser and the Vendor as the absolute owner doth by this present indefeasibly grant, sell, convey and transfer and assign and assure unto the Purchaser free from encumbrances attachment and other defects in title ALL THAT the said property being premises No. 149, Shyamnagar Road Kolkata

700055 morefully mentioned and described in the schedule "B" written hereunder OR HOWSOEVER OTHERWISE the said property now or heretofore were or was situate, butted, bounded, called known numbered described and distinguished TOGETHER WITH the land whereupon or on part whereof the same is erected and built together further with all the open asbestors and tin shed partly on the said two Bighas of land with all fixtures walls yards benefits, and advantages and other lights, liberties, easements, privileges appendages and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise 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 and reversions, remainder or remainders, rents, issues and profits thereof and of every part thereof TOGETHER WITH furthermore all the estate, right, title inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the vendor into and upon the said property or every part thereof and all deeds, pattahs 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 Vendor his heirs, executors, administrators, or representatives or any person from whom or 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 rights members and appurtenances unto and to the use of the Purchaser and its successor in office absolutely and forever freed and discharged from or otherwise by the Vendor 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 VENDOR doth hereby for himself, his heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act deed or things whatsoever by the Vendor or by any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary be the vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey transfer assigns and assure the said property hereby granted, sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser its successors in office in the manner aforesaid AND THAT the Purchaser and its successor in office shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive, rents, issues and profits thereof without any lawful eviction, hinder and

interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from under any of his ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the cost and expenses of the Vendor well and sufficiently shall indemnified of from and against all and all manner of claims, charges liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his predecessors or ancestors in title shall and will from time to time and all times hereafter at the request and costs of the purchaser or its successors in office do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further better or more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser and its successors in office according to the true intent and meaning of these presents as shall or maybe required AND FURTHERMORE THAT the vendor and all his heirs, executors, and administrators shall at all times hereafter indemnify and keep indemnified the Purchaser and its successors in office against any loss, damages costs charges and expenses if any suffered by reasons of any defect in the title of the vendor.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the piece and parcel of land containing an area of two bighas be the same, a little more or less situate and lying at one of Municipal Holding being No.149, Shyamnagar Road in Mouza Satgachi, 24 Parganas (North, Calcutta 700055 Police Station Dum Dum sub-Registry Cossipore Dum Dum comprised in South Dum Dum Municipality in the District of 24 Parganas (North) bearing Touzi No.169, J.L. No.20, Revenue Survey No.154 Khatian No.233, Dag Nos. 2861, 2862, 2863, 2864, 2865, 2866 and 2867 butted and bounded in the manner following that is to say:-

ON THE NORTH	:	By Barasat - Basirhat Light Railway Line.
ON THE SOUTH	:	By Shyamnagar Road.
ON THE EAST	:	By Cantonment Canal.
ON THE WEST	:	By the land belonging to Noorbahar Mondal.

THE SCHEDULE 'B ABOVE REFERRED TO

ALL THAT the piece and parcel of land with structure and sheds containing an area of 2 (two) Bighas of lands be the little more or less situate and lying at Municipal Holding No.149. Shyamnagar Road together with structure of open asbestos and the said measuring about 3056 square feet having Municipal Ward No. 27, Mouza Satgachi, in the District of 24 Parganas (North) under Dum Dum Police Station, sub - Registry office Cossipore, Dum Dum Touzi No.169, J.L. No.20, R.S. No 18-Khatian No.233, comprised in the South Dum Dum Municipal butted and bounded in the manner following that is to say:

ON THE NORTH	:	Ex. B.B. Light Railway Line.
ON THE SOUTH	:	By Shyamnagar Road.
ON THE EAST	:	By Cantonment Canal.
ON THE WEST	:	By 16' feet wide vendor's private passage.

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

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES:

1. *Surendra Kumar*
Advocate
High Court. Cal.

Rajendra Nath Roy Chowdhury

SIGNATURE OF THE VENDOR

2. *Olivia Ganguly*
1/4 DR. R. (N. Tagore)
Rd. Kol - 700 056

CHANDA & CO. (ENGG.) PVT. LTD.
Nikhil Kar *Roy Chowdhury*
President
SIGNATURE OF THE PURCHASER

Drafted by

Surendra Kumar
Advocate

Enrolled F - 564/551 of 91

MEMO OF CONSIDERATION

RECEIVED The Following Amount from the within purchaser for the consideration of the schedule property as mentioned within this Indenture.

Cheque No. 600683 date 22.02.2010

On Bank *Indian Overseas Bank* Rs. 2,00,000/-
London Hbr. Br.

Cheque No. 718092 date 18.06.2010

On Bank *Indian Overseas Bank* Rs. 13,00,000/-
London Hbr. Br.

Rs. 15,00,000/-
=====

(Rupees fifteen lakhs) only

WITNESSES :

1. *Sumanjit K. K.*

Advocate
14/12/10 Court - Calcutta

Raghu Nath Roy Chowdhury

SIGNATURE OF THE VENDOR

2. *Olivia Ganguly*

1/4 DR. R. N. Tagore

Rd. Kolkata - 700 156.

1



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

Endorsement For Deed Number : I - 04362 of 2011
(Serial No. 05201 of 2010)

On 18/06/2010

Payment of Fees:

Amount By Cash

Rs 16503/-, on 18/06/2010

(Under Article : A(1) = 16489/- , E = 14/- on 18/06/2010)

Deficit stamp duty

Deficit stamp duty

1. Rs. 45020/- is paid, by the draft number 244533, Draft Date 01/06/2010, Bank Name STATE BANK OF INDIA, Hazra Road, received on 18/06/2010

2. Rs. 40000/- is paid, by the draft number 244534, Draft Date 01/06/2010, Bank Name STATE BANK OF INDIA, Hazra Road, received on 18/06/2010

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

Presented for registration at 14.00 hrs on 18/06/2010, at the Office of the A. D. S. R. COSSIPORE DUMDUM by Nihar Kanti Roy Chowdhury, Claimant.

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

Execution is admitted on 18/06/2010 by

1. Raghu Nath Roy Chowdhury, son of Late Brojendra Kumar Roy Chowdhury, 143, Shyam Nagar Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055.
By Caste Hindu, By Profession : Business

2. Nihar Kanti Roy Chowdhury
President, M/s Chanda & Co. (Engg) Private Limited, 3/1 B, Mahendra Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700025.
By Profession : Business

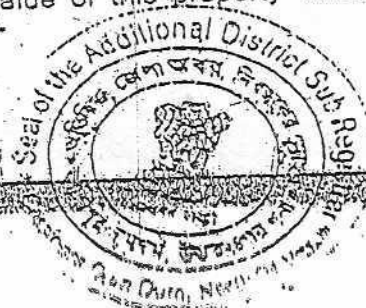
Identified By Surajit Ghosh, son of - -, High Court, District:-Kolkata, WEST BENGAL, India, P.O. :-
By Caste: Hindu, By Profession: Advocate.

(Sujan Kumar Maity)
A. D. S. R. COSSIPORE DUMDUM

On 20/05/2011

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.-42772000/-



(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM

Endorsement Page 2 of 2

25/05/2011 18:16:00



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

Endorsement For Deed Number : I - 04362 of 2011
(Serial No. 05201 of 2010)

Certified that the required stamp duty of this document is Rs.- 2994060/- and the Stamp duty paid as:
Residue Rs.- 5000/-

(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM

On 25/05/2011

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/-

Deficit stamp duty

Deficit stamp duty Rs. 2904050/- is paid, by the draft number 099874, Draft Date 24/05/2011, Bank
Name State Bank of India, BHOWANIPORE, received on 25/05/2011

Payment of Fees:

Amount By Cash

Rs. 453992/-, on 25/05/2011

Under Article : A(1) = 453992/- on 25/05/2011

(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM



25/05/2011 18:16:00

(Sushil Kumar Roy)
A. D. S. R. COSSIPORE DUMDUM
Endorsement Page 2 of 2

Certificate of Registration under Section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 3337 to 3358
being No 04362 for the year 2011.




(Sushil Kumar Roy) 26-May-2011
A. D. S. R. COSSIPORE DUMDUM
Office of the A. D. S. R. COSSIPORE DUMDUM
West Bengal