

- 3.2 :Purchasers M/S NIRMAL WIRES PVT LTD, a company registered under the Companies Act, 1956 and having its Registered Office at 76 Cotton Street Kolkata -7, represented by its Directors 1. SRI NIRMAL SARAF son of Ramavatar Saraf 2. SRI RAM AVATAR SARAF son of Lt Jhabarmal Saraf residing at BF- 256 sector I, Saltlake City Kolkata 64 By faith Hindu of the Second Part.
- 3.3. The terms Owner and Purchasers shall include their respective successors-in-interest and all persons claiming under or through them.

4 Subject matter of Sale:

- All that undivided share of sali land measuring 22 decimals out of 1 acre 57 decimals in R.S dag 134, L.R. dag no 139, bearing L.R. khation no 13/1, under Mouza -Iswaripur, J.L. no 34, P.S. Bagnan, Dist-Howrah
- The aforesaid plot of land is mentioned in schedule B and here in after collectively mentioned as the "said property".

5. Background:

- 5.1 The devolution of the title of the said property whereby the Owner became the absolute Owner of the Property is set out in Schedule A.
- 5.2 The Purchasers (party hereto of the Second Part) approached the Owner (the party hereto of the First Part) with a proposal for purchasing the said property and the Owner accepted the said proposal of the Purchasers.

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs-66,650/- (Rupees sixty six thousand six humdred and fifty only) paid by the Purchasers to the Owner at or immediately before the execution to these presents (the receipt whereof the Owner doth hereby admits and acknowledges and or from the same every part thereof acquits releases and discharges the Purchasers and every one of them and also the said PROPERTY mentioned in the schedule thereof, the Owner as beneficial Owner does by these presents indefeasibly grants, sells, conveys and transfers, assigns and assures unto the Purchaser ALL THAT the said PROPERTY mentioned in the Schedule B written hereinafter hereto HOWSOEVER OTHERWISE the said PROPERTY now and heretofore was situated, butted, bounded, called known numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said PROPERTY or any part thereby belonging or in any wise appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder/remainders, rents, issued and profits inheritance, use, trust, landed property, claim and demand whatsoever both out land and equity if the Owner into and upon the aforesaid property and every thereof and all deeds, pattahs, muniments and evidences of title within any wise relate to the said PROPERTY or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owner or any person whom they can or may procure the same without action and suit at land or in equity.

TO HAVE AND TO HOLD the said PROPERTY and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, numbers and appurtenance up to and to the use of this Purchaser forever and the Owner doth hereby for himself covenants with the Purchasers that

NOTWITHSTANDING any act, deed, matter and things whatsoever by the Owner or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Owner had at all material times heretofore and now has good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said PROPERTY hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and equitably posses and enjoy the said PROPERTY and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owner or any person/persons lawfully or equitably claiming from under or in trust for him or from or under any of his ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all the costs and expenses of the Owner well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owner or any of his predecessor in title or any person or persons lawfully or equitably claiming as aforesaid and FURTHERMORE that the Owner and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said PROPERTY and any part thereof. The Owner or any of his predecessors in title shall be from time to time and at all times hereafter at the request and cost of the Purchaser, (its successor or successors in office administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said PROPERTY and every part thereof and to the use of the Purchaser, (its successor or successors in office administrators and assigns) in the manner aforesaid as shall or may be reasonable required.

Mutual Covenants:

The Owner does hereby covenant with the Purchasers that:

THAT the Owner has received the full Consideration for the Sale as mentioned and acknowledges the receipt thereof in the Memo of Consideration hereunder.

THAT the Owner has good right, full power and absolute authority to sell, transfer and convey the property.

THAT the Owner shall keep the Purchasers well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said property.

THAT the Owner shall, at the costs and requests of Purchasers, do all such acts and execute all documents as be required for more perfectly assuring the said property unto the Purchaser and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.

THAT notwithstanding any act deed matter or thing whatsoever done by the Owner or his predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner is fully and absolutely seized and possessed of the said property without any condition use trust or other thing whatsoever to alter or make void the same.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Owner now has good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said property hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

THAT the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said property hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for his absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owners or any person or persons whatsoever.

THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owners well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments lispendens, tenancies, occupancies, uses, trusts, debuttors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owner or any person or persons lawfully or equitably claiming as aforesaid.

estate right, title or interest into or upon the said property and every part thereof from through or in trust for the Owners and/or his predecessor-in-title or any of them shall and will from time to time 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, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said property hereby granted, conveyed, transferred, assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably required.

THAT the said property or any 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 or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said property is free from all encumbrances and liabilities whatsoever.

THAT in case the Purchasers are deprived of the possession of the said property or any and every part thereof for any defect in the title the OWNERS shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said property charges or the Owner will be liable to pay compensation the Purchaser in any way admissible under the laws, i.e. by a substitute piece of land if called for by the Purchaser.

THAT no notice has been served and/or issued on the Owner under the Public Demand Recovery Act, in respect of the said property or any part thereof.

THAT the Owners have not yet received any notice for requisition or acquisition of the said property or any part or portion thereof described in the Schedule below.

THAT the Purchasers and all person or persons claiming through under them shall have undisputed and manner of rights in along through over or under the common passage.

THAT it is hereby declared that the land, declared in the Schedule below is the self acquired property of the Owner and the Owner is not the benamder of the any one.

THAT the Owner by this Indenture does hereby accord his consent to the Purchaser for mutating their names in the records of the concerned Authority / ties in respect of the PROPERTY and the Owners and all his persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchasers.

THAT Owners shall and will from time to time and at all times hereafter indemnify and keep the Purchaser indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchaser may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owner/Owners of the PROPERTY.

Schedule - A [Devolution of Title]

- WHEREAS one Arabindu Roychoudhury son of Lt Niranjan Roychoudhury, is the recorded owner of all that piece and parcel of undivided share of sali land measuring 22 decimals out of 1 acre 57 decimals in R.S dag 134, L.R. dag no 139, bearing L.R. khation no 13/1, under Mouza -Iswaripur, J.L. no 34, P.S. Bagnan, Dist-Howrah
- 4. AND WHEREAS the said Arabindu Roychoudhury died intestate living behind his wife Binapani Roychoudhury, son namely Joyanta Roychoudhury and a daughter namely Santana Mukherjee as his only legal heirs who became only his undivided owners having 1/3 share each.

- 5. AND WHEREAS, Binapani Roychoudhury, Joyanta Roychoudhury, and Santana Mukherjee as his only legal heirs they jointly transferred the land, by way of registered sale deed under sub registry office Bagnan, vide deed no-2992, for the year-2004, vide book no 1, volum no of all that piece and parcel undivided share of sali land measuring 22 decimals out of 1 acre 57 decimals in R.S dag 134, L.R. dag no 139, bearing L.R. khation no 13/1, under Mouza -Iswaripur, J.L. no 34, P.S. Bagnan, Dist-Howrah
- 6. AND WHEREAS in the circumstances the owner here in absolutely seized possessed of all that undivided share of sali land measuring 22 decimals out of 1 acre 57 decimals in R.S dag 134, L.R. dag no 139, bearing L.R. khation no 13/1, under Mouza -Iswaripur, J.L. no 34, P.S. Bagnan, Dist-Howrah

SCHEDULE OF THE PROPERTY - B

ALL THAT All that undivided share of sali land measuring 22 decimals out of 1 acre 57 decimals in R.S dag 134, L.R. dag no 139, bearing L.R. khation no 13/1, under Mouza -Iswaripur, J.L. no 34, P.S. Bagnan, Dist-Howrah together with all easement rights, as per the given below details.

A site plan is included in this deed, mention is RED border, which will be treated as part of this deed.

On North :

By . R.S. Dag 140 & 141

On South : By . R.S. Dag 133 & 135 On East : By . R.S. Dag 136

On West :

By., R.S. Dag 36

IN WITNESS whereof the Owners hereto have hereunto set and subscribed their hands and seal this the day month and year above written first

SIGNED SEALED AND DELIVERED

BY THE OWNER

IN THE PRESENCE OF

MERYKAFI

Dompusi benn.
Bhotanash whansa
Qonjor.

OWNER

MEMO OF CONSIDERATION

Received of Rs-66,650/- (Rupees sixty six thousand six humdred and fifty only) from M/S Nirmal wires pvt Ltd, the purchaser as the full consideration money by cheque (anh

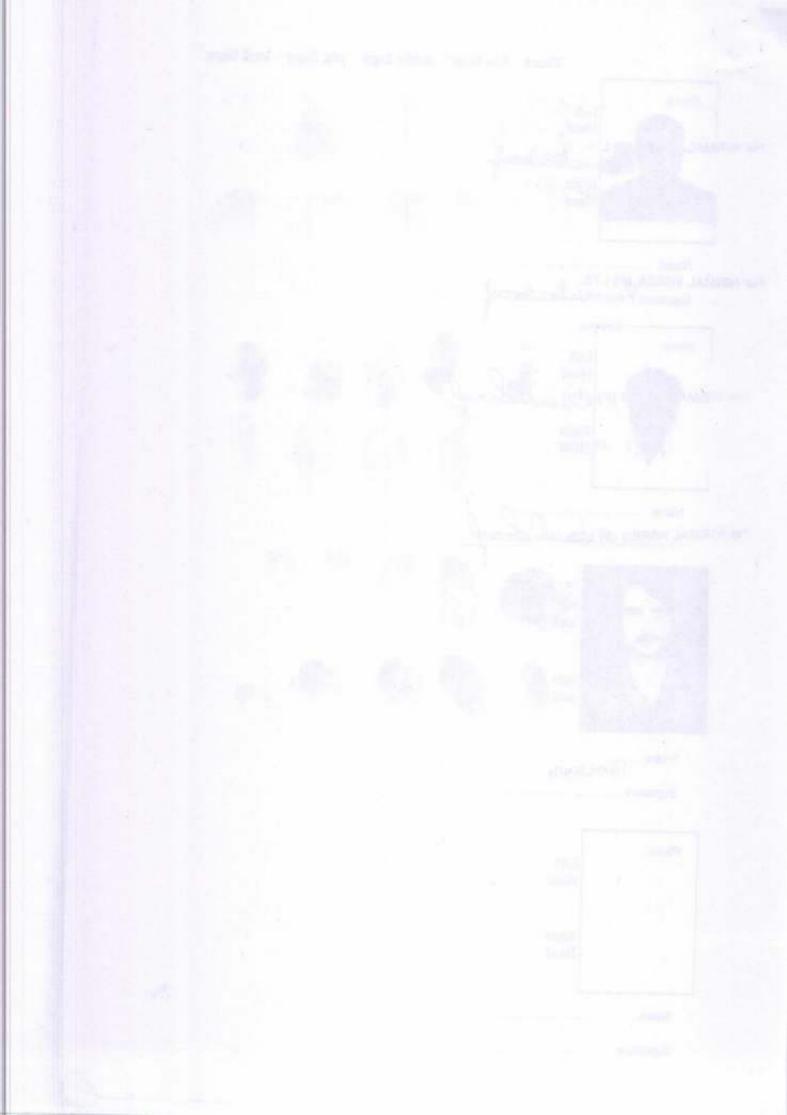
Cheque no date bank amount infavour of

OWNER desired property and the second contract of the second second second second second second second second second

Drafted ty ma & Read four in Bengali onker Navayan Challege. WB 730/79 Advocate

Name

Signature



Government Of West Bengal Office of the D.S.R.HOWRAH

HOWRAH

Endorsement For deed Number :I-08595 of :2007 (Serial No. 03335, 2007)

On 18/04/2007

Payment of Fees:

Fee Paid in rupees under article A(1) = 726I, E = 7I, H = 28I, M(b) = 4I on: 18/04/2007

Deficit stamp duty

Deficit stamp duty: Rs 3250/- is paid, recieved on :18/04/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.20 on :18/04/2007, at the Office of the D.S.R.HOWRAH Ojha, Executant.

by Bikash

Admission of Execution(Under Section 58)

 Bikash Ojha, son of Late Panchanan Ojha, Iswaripur, Thana Bagnan, By caste Hindu, by Profession: Others Execution is admitted on :18/04/2007 by Identified By Tapas Roy, son of Hiralal Roy Domjur Dist. - Howrah Thana: ., by caste Hindu, By Profession : Advocate.

> Name of the Registering officer :..... Designation : DISTRICT SUB-REGISTRAR OF HOWRAH

On 24/12/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 66650/-

Certified that the required stamp duty of this document is Rs 3332 /- and the Stamp duty paid as: Impresive Rs- 100

Name of the Registering officer : Debasish Dhar Designation : DISTRICT SUB-REGISTRAR OF HOWRAH

On 27/12/2007

Admissibility(Rule 43)

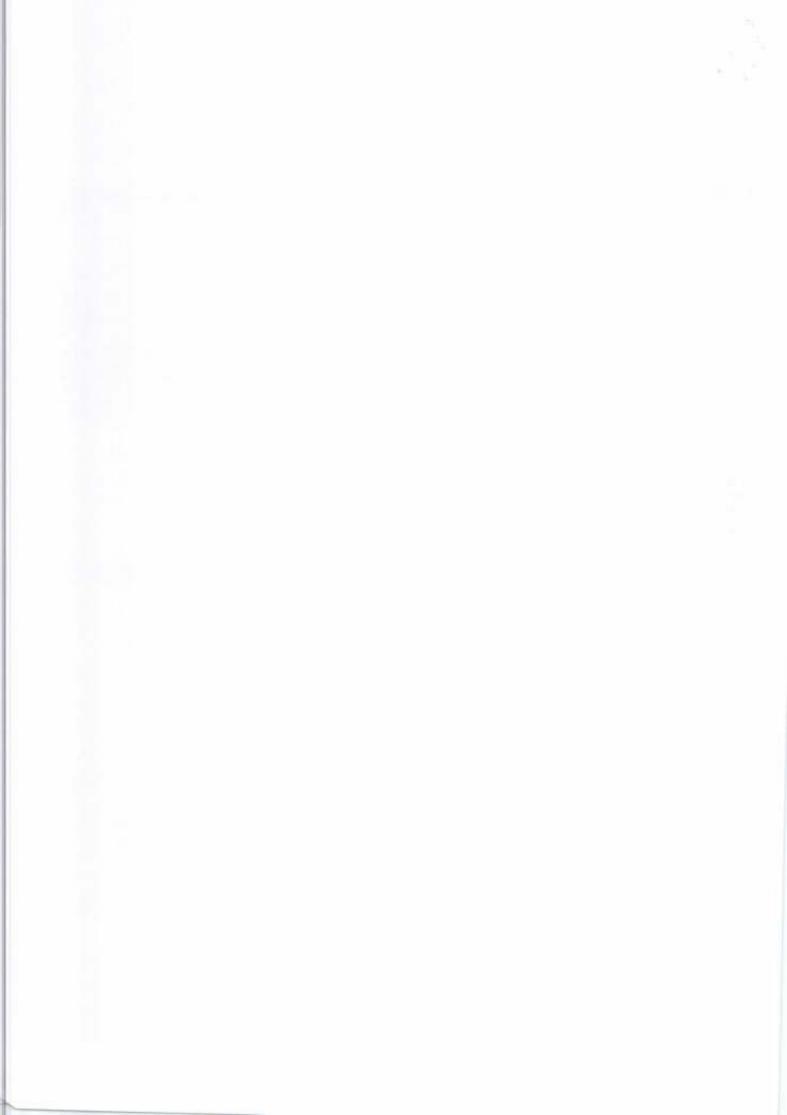
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23 of

Indian Stamp Act 1899

[Debasish Dhar] DISTRICT SUB-REGISTRAR OF HOWRAH OFFICE OF THE DISTRICT SUB-REGISTRAR OF HOWRAH Govt. of West Bengal

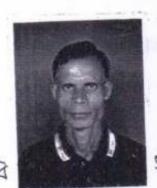
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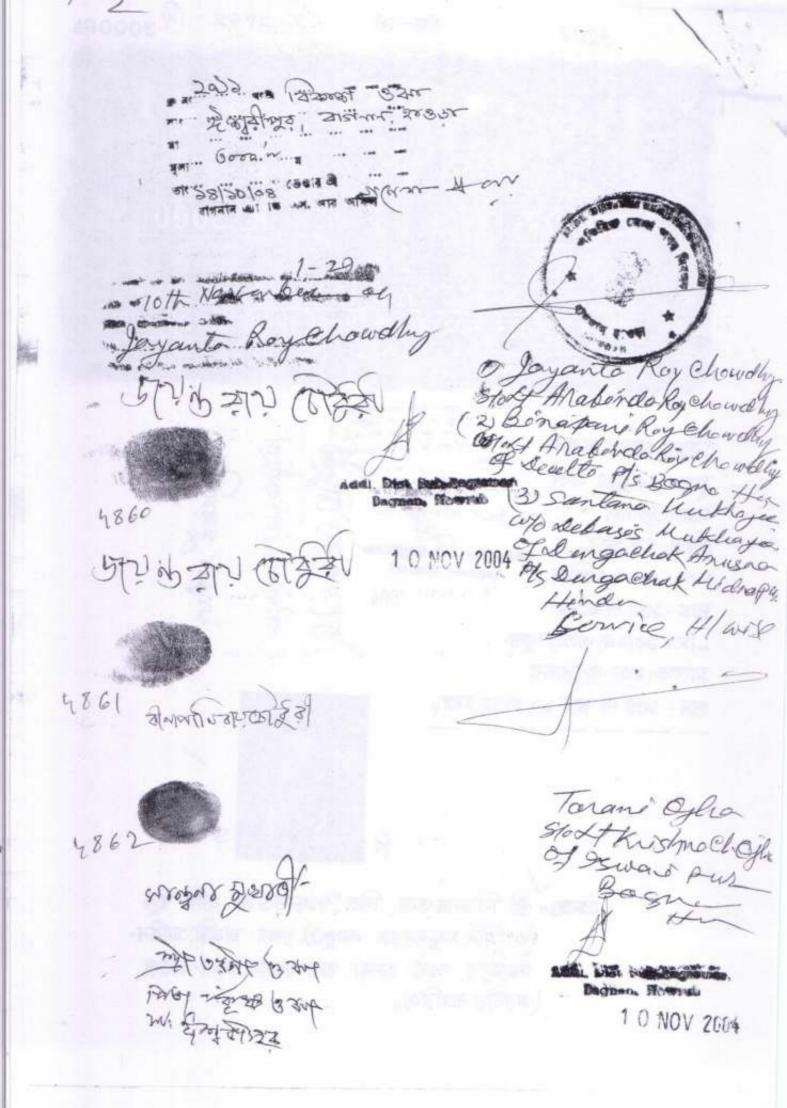


বিদ্ধেয় সাফ্ কোবানা
মূল্য - ১৩০ লা দালে ২২ জাতক সামা।
বিদ্ধেয় সাফ্ কোবানা
মাকেক - ১৩৪ লা দালে ব



3 44

(क्रणाः - श्री चिकाका उसा निण निश्चन उसा क्राणि - श्रिक् (७ मिन्न प्रमुक्त प्रमुक्त नम्भूका), लिका - कार्यकी, प्राकिन -श्रेक्षुत्रीभूत, लार्घ, - वस्न्ना, थाना-वान्ननान, एक्ला - शिख्का, (धाराणीय नान्नतिक)।









Sperit ropers

বিদেশে ৯ প্রি জয়ন্ত রায় চৌধুরী দিশে ত্যর্বিন্দ রায় চৌধুরী,

১২। প্রী মজা বীনাদানি রায় চৌধুরী ধ্বামী অরবিন্দ রায় চৌধুরী,

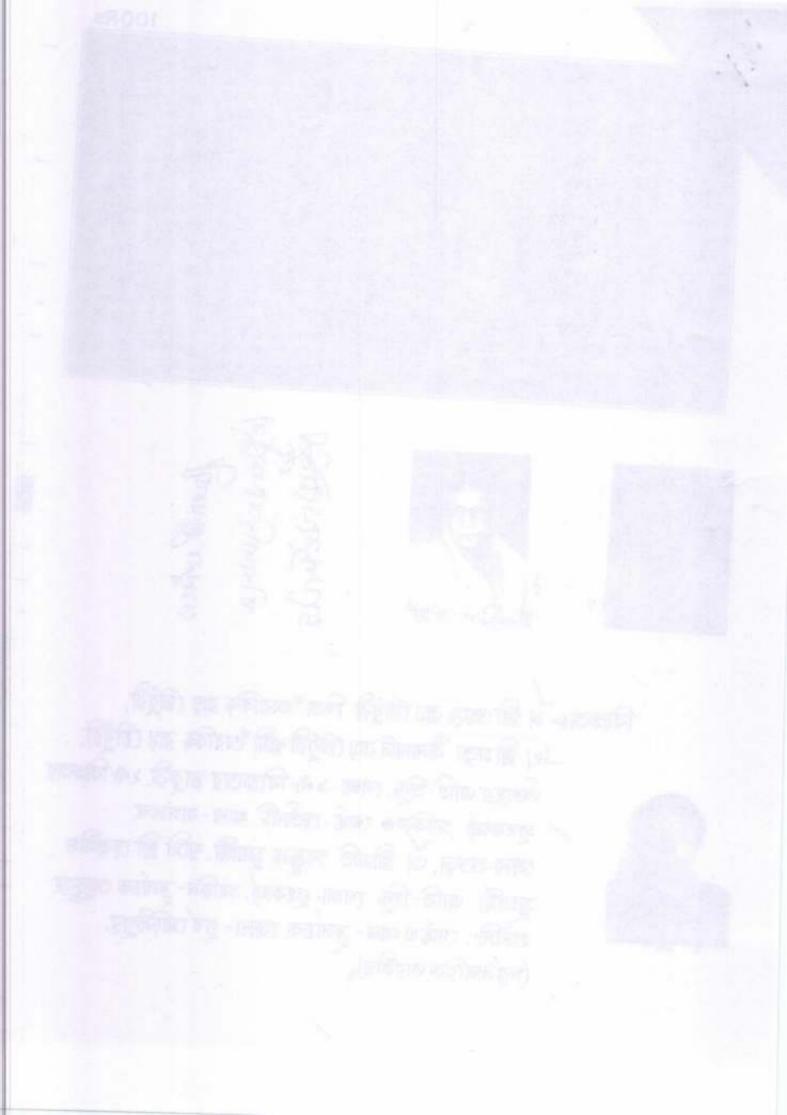
ওজরর জাতি-ছিন্দু, দেজা- ১ন্ট বিদ্বোলার চাকুরী, ২ন্ট বিদেশার
গৃহকার্য্য, মাকিন্দ ও দোর্য্য, দেওলিটি, থানা - বালানান,

জোন-হান্ডেড়া, ৩। প্রীমতি সান্ধুনা মুঘার্ডী, দ্বামী প্রী দেবালীয়

মুঘার্জী, জাতি-ছিন্দু, দেজা- গৃহকার্য্য, সাকিন- দূর্লাচক অনুমূয়া
গতিসিন্দ, দোর্য্য, ও থানা - দূর্লাচক, জেনা - পূর্ব মেদিনীপুর,

(সর্ব নারবিক ওরেজীয়)।





100 Rs.



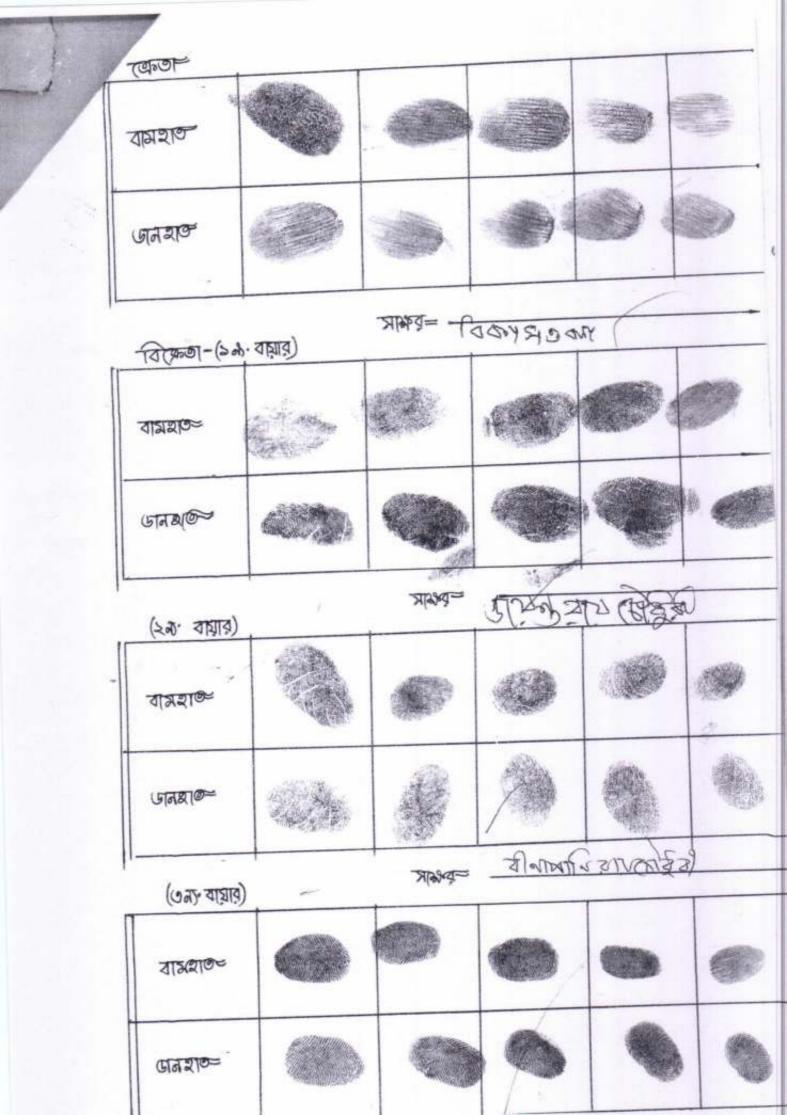
কস্য বায়ত ত্বিভিবান জ্যাই অন্তব্ধ জালী জ্যির বিষ্ণয় সাঘ্ কোবালা পত্ত মিদ্ কার্যাঞ্চান নিম্মা লিখিত তপাসিল বনিত ও প্রকাঞ্চিত সম্মন্তি, যাহা আমি ১ন্য বায়াও আমি তন্য বয়া আমাদের সিভাগ্রকুর এক্য আমি ২ ন্য বায়া আমার দ্বামী মহাজায় রত ইনুরাজীর ১৪|১২|১৯৬৬ তারিছা বালনান সাব্ রেজিখ্রী অফিসে ৫৩ ন্য ওলিউম, ১৩৬ ন্য প্রয়া १रेल २०४मः मुग्रीप्रमिष्टियु (१४) १ ४४२१ मा मिल्ल द्विष्ट्रिकेण पानमा प्रमिल द्वादार्धमाव मिछा निवस्त्व वाय रहेरियोव निकरे छ्रेष आनु ररेया वर्णमान(L/R) रप्रास्तित्याले निष् নাম ববাবর বেকর্ড করাইয়া নইয়া দ্বানগান অব্যায় পর্লোক লমন করিলেপর আমি ১ ল্য- বায়া ও আমি ৩ ল্য- বায়া আমাদের পিভার এব্য- অমি ২ল্য- বায়া আমার স্বামীর গুয়ারিক্সান সূত্রে প্রাপ্ত হর্ষয়া প্রতাব্যকান তাল্যের বিনাধ্যপ্তস্যুত্রবে অন্তর্বান, ভোলবান ও দুর্ঘনী-কার আছি। এঞ্চরে দূরবর্জি বিধায়ে এব) নানাবিষ বিশ্ব কারন বন্ধাত: আমাদের নগদ টাকার বিষ্ণেস্ত পাবন্ধাক পত্রহার শিসাখিনিত তথ্যসঙ্গ বৃদ্ত ও অকাচ্চিত সঙ্গন্তি বিষ্ণয় করিবার ঘোষনা করিল আন্দান ওজি জ্মির জালচায়ী (ক্রাদারবেকও জুজ) বিশ্বায়ে ছারিদ করিতে সমাত হত্তমায় বত্তমান সময়ের তপ্সিন সমাতিব বাজার মাচাই সুর্ভ: সর্বোচিত চুক্তি মলা কো ৫৫০০০ প্রকাশ হাজাব দ্রাকা মূল) বার্মে আমরা দ্বীকৃত হর্ধুয়া আন্দরাকে বিশুয় PARTICIPATION OF THE RESERVE T

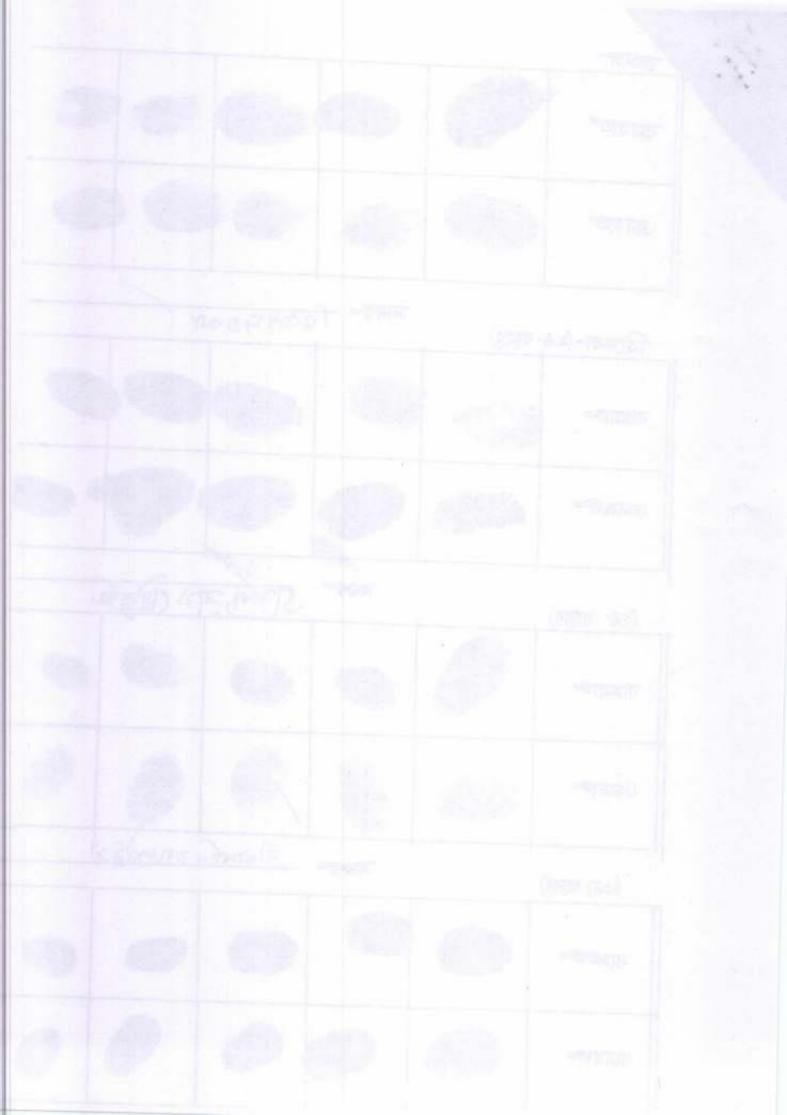


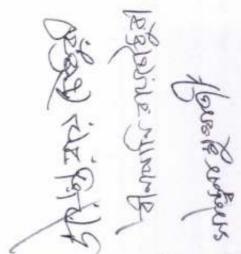


করিয়া আমরা মায় পুণ্ডে- লৌরোদি গুয়ারিক্সানগর্মজন্মে তপত্মিন সমুত্তি হর্নত চিরনি: খুত্তু ও দুখনতারী হুর্রা অদ্য আননার দুখনে দিনায়। আপনি অদ্যকার তারিঘ্র হুইতে তপাসিম সম্বান্তিতে আঁহাদের মাবতীয় নিব্যুদ্ত্বজ্ব স্বন্ধবান, জানবান, দুর্ঘনীকার ও দান- বিদ্যোদির সর্বপ্রকার হন্তাক্তর করনের আমিক হইত্না ছেমিদার সরকারে আমাদের নামের পরিবর্ত্তে আদনার নিজ্নাম পশুনে খাজ্নাদি আদ্ময় দিয়া দাখিনাদি अर्त आमितियाद्र मूण सिर्णामि अप्राविकानजनकार्य युम क्रायल मव्ययस्थ जानम्बन করিতে থাকুন, গ্রাহাত আমবামায় পুত্র শৌত্রাদি ওয়ারিঞ্চানন্তনজমে কঞ্জিনকানে কেহু কন্মনত কোন প্রকার দাবিদভয়া বা গুজুরাপত্তি করিতে পারিব না বা ভবিদ্যতে কেহ পারিবে मा, করিনে এছা আইনও: সর্ব্রঞ্জ সর্ব্বআদানতে ব্যাতিন হর্ষয়া ও নামাপুর বনিয়া, সাম) গুইবে বা মোদ্রিও গুইবে॥

প্রকান্ত থাকে যে ৩পসিল সমুক্তি আমরা সমুর নির্দাহ ও নির্দোঘ অবভূায় আন্দনাকে বিজ্ঞত্মকরিলাম। ওবিদ্যুত ওপসিন সম্মন্তিত মদি কোনপ্রকার বর্ষিবিদ্যা বা দায় সদুযোলাদী থাকা প্রকাজ পাষ্ট্রা আলমার অন্ত দুখলের কোন প্রকার ঋণি হয়







তাহা হন্তিলে আমবামায় পুত্র লৌমাদি গুরুাবিশানরালক্ষমে সমূহ ক্ষতি পূরন দিয়া দখাল দিতে ববি) রহিনাম।

এতদর্খে সুত্ব ক্ষরীরে, সরনান্ত: করনে, অন্যের বিনানুরোর্ষে, ঘ্রেদ্ধায়, ঘ্রপ্নপারিবার বর্নের সম্মাতিক্রমে, সাক্ষাননের সাক্ষান্ত, অন্ত বিক্রয় সাফ্ কোবালা স্কুলোর নিশ্বিত সমূহ টাকা আমরা এক কানীন নজদ ব্রব্দিয়া পাইয়া এন্ত বিক্রয় সাফ্ কোবানা পর্জ দিনিনে সহি সম্মাদন করিয়া দিনাম, ইতি সনবা লো- ১৪ ১১ সালের ২৭ ক্ষেণ্ডোচ্ছিন, ইত্রাজী ১৪|১০|২০০৪ সান্।

=ঃ বিজ্ঞীত তপসিল সম্মুক্তির বিবরন ৪=

प्राचित्र विक्रिक्त क्ष्यारे प्राचित्र विक्रिक्त क्ष्य क्ष्य विक्रिक्त क्ष्य क्ष्य क्ष्य विक्रिक्त विक्र

বিক্ষীত সম্মুন্তির চৌহদি :=

জিন্তান প্রতাম চপ্রজ্ঞকা।

দ্ফিনি- বোমকেঞা ওকা।

পূর্ব – বোমকেঞা ওকা।

পাঞ্চিম- দুনাল মন্তান দীসক্রের।

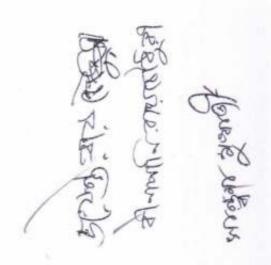
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কি:- খ্রামান্ন, ৪ কেতায় ৩৩০০ টাকা, পেপার ৩ টি, সান্ধী জন রহিন ,

रेत्रीही-

ा श्री अखिन केश्नां अपूर्वेर त्रा कानिहित्यक त्रा की कानिहित्यक त्रा की कानिहित्यक त्रा क्ष्माक्ष

21/19/345 CHEEN

লেশ্বক := জ্ঞী রবীক্রনাথ পাঁজাল সাপ-পানিজাস নাইসেৱান)--৩২ গ্রো, ডি. এস , আবৃ.ও. বালনান ॥