

provisions of the Companies Act, 1956 and having its registered office at 23A, Netaji Subhas Road, 5th floor, Kolkata - 700 001, hereinafter referred to as the **SECOND PARTY** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and/or successors-in-office and/or successors-in-interest and assigns) (3) **UTKARSH PIPES LIMITED**, a Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 23A, Netaji Subhas Road, 5th floor, Kolkata - 700 001, hereinafter referred to as the **THIRD PARTY** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and/or successors-in-office and/or successors-in-interest and assigns) hereinafter collectively referred to as the parties of the **FIRST PART**.

AND

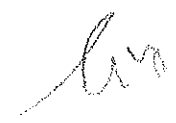
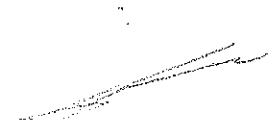
(1) **SAJAN KUMAR BANSAL**, son of Sadharam Bansal, by faith Hindu, by occupation Businessman, residing at 17, Moore Avenue Kolkata -700 040, hereinafter referred to as the **FIRST PARTY** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs/heirresses, executors, administrators, legal representatives, successors and assigns), (2) **BANSAL CYLINDERS AND TUBES LTD.**, a Limited Company incorporated under the provisions of the Companies



Act, 1956 and having its registered office at 229 A.J.C. Bose Road, Kolkata 700 020, hereinafter referred to as the **SECOND PARTY** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and/or successors-in-office and/or successors-in-interest and assigns) (3) **M/S. SKIPPER STEELS LIMITED.**, a Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 229 A.J.C. Bose Road, Kolkata 700 020, hereinafter referred to as the **THIRD PARTY** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors and/or successors-in-office and/or successors-in-interest and assigns) hereinafter collectively referred to as the parties of the **SECOND PART**

W H E R E A S :

1. The First Party hereto of the First Part and the First Party hereto of the Second Part are brothers.
2. The Second and Third Party hereto of the First Part are controlled, managed and administered by the First Party hereto of the First Part and the Second and Third Parties hereto of the Second Part are controlled, managed and administered by the First Party hereto of the Second Part.
3. Pursuant to a Memorandum of Understanding dated the 20th day of November, 1981 entered into between the



First Party of the First Part and First Party of the Second Part it was agreed between the said parties to purchase certain contiguous plots of agricultural land in their own names and/or in the names of their companies at Mouzas Jangalpur and Biprannapara, Howrah.

4. During the period between November 1981 to August 2005, the First Party of the First Part and the First Party of the Second Part pursuant to the said Memorandum of Understanding purchased certain contiguous plots of agricultural land in their own names and/or in the names of their Companies viz, (1) Pasupati Udyog Limited, (2) Utkarsh Pipes Limited, (3) Skipper Steels Limited (previously known as Skipper Investments Limited) and (4) Bansal Cylinders and Tubes Limited (Previously known as Bansal Mechanical Works Limited, and thereafter BMW Industries Limited) at Jangalpur and Biprannapara Mouzas in the District of Howrah, measuring an area of **1778.146 Sataks** be the same a little more or less, which is morefully and particularly described and mentioned in the First Schedule hereunder written (hereinafter for the sake of brevity referred to as the **Said Entire Land**) to be jointly used, owned, possessed and enjoyed.
5. The said entire land measuring **1778.146 Sataks** was found to be **1683.27 Sataks** on actual measurement and treated as one plot, which was butted and bounded by

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boundary wall, and the said boundary wall is morefully and particularly shown in the plan annexed hereto and thereon bordered in Green.

6. The respective Dag Numbers, Khatian Numbers, Mouzas, J.L. Numbers, together with the area purchased and/or held in the respective Dags, are morefully and particularly described and mentioned in the said First Schedule hereunder written.
7. In pursuance to the resolution taken in terms of Section 21 of the Companies Act, 1956 M/s. Skipper Investment Ltd. originally incorporated on the 5th day of March, 1981 came to be known named and distinguished as M/s. Skipper Steels Ltd. with effect from the 26th day of April, 1984 after being duly approved and certified by the Registrar of Companies, West Bengal, by his hand and seal dated the 26th day of April, 1984 passed in C.O. No. 33408.
8. In pursuance of a resolution and in terms of Section 21 of the Companies Act, 1956 M/s. Bansal Mechanical Works Ltd. originally incorporated on 27.03.1984 came to be known, named and distinguished as BMW Industries Ltd. with effect from 28th day of June, 1999 after being duly approved and certified by the Registrar of Companies, West Bengal by his hand and seal dated 28th day of June, 1999 passed in C.O. No. 21-34212.
9. In a proceedings for demerger of M/s. BMW Industries Ltd., a Limited Company incorporated under the provisions of the Companies Act, 1956 and having its

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registered office at 23A, Netaji Subhas Road, Kolkata - 700 001 initiated by an application under Section 391(2) and 394 of the Companies Act made in the Hon'ble High Court at Calcutta in Company Petition No.380 of 2005 connected with Company Application No. 382 of 2005, the said M/s. BMW Industries Ltd. demerged pursuant to an order dated 07.09.2005 passed by Hon'ble Justice Indira Banerjee, and bifurcated into (1) M/s. BMW Industries Ltd., (2) M/s. Utkarsh Tubes Private Ltd. And (3) M/s. Bansal Cylinders and Tubes Ltd respectively, the last one being the Second Party of the Second Part hereto.

10. By reason of the demerger as herein before recited in part a portion of the said property which stood in the name of BMW Industries Limited, formerly known as Bansal Mechanical Works Limited stood vested in Bansal Cylinders And Tubes Limited by operation of law under the said order of sanction of scheme.
11. The First Party hereto of the First Part and First Party hereto of the Second Part through Pasupati Udyog Limited, Utkarsh Pipes Ltd, Skipper Steels Limited and Bansal Cylinders & Tubes Limited, continued to jointly possesses and own the said contiguous plots of agricultural land, which is morefully and particularly described and mentioned in the First Schedule hereunder written.
12. Subsequent to acquiring right title and interest in the said entire land in the manner as recited

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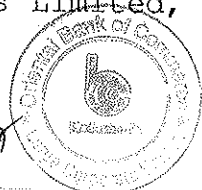
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hereinbefore, the Third Party hereto of the Second Part viz. Skipper Steels Limited granted a lease in respect of 229.583 Sataks land comprised in Several Dag Nos.4603, 4614, 4615, 4617, 4619, 4625, 4626, 4655 under Khatian Nos.146, 723, 723, 60, 425/1 & 1304/1, 1810, 1313, 263 respectively lying and situate at the Mouza of Biprannapara, in the District and District Registration Office at Howrah and under the territorial limits of Domjur Police Station in favour of the Bansal Mechanical Works Limited (subsequently came to known and distinguished as BMW Industries Limited), by and under an Indenture of Lease dated 21st day of March, 1991, registered in the office of the District Registrar at Howrah in Book No.1, Volume No. 34, Pages 53 to 66, Being No.1530, for the year 1991, which was subsequently surrendered by the said BMW Industries Limited to and unto the Third Party hereto of the Second Part.

13. Subsequent to acquiring right title and interest in the said entire land in the manner as recited hereinbefore, the Third Party hereto of the Second Part viz. Skipper Steels Limited granted a lease in respect of 54 Sataks land comprised in Dag No.177 under Khatian No.131 lying and situate at the Mouza of Jangalpur, in the District and District Registration Office at Howrah and under the territorial limits of Sankrail Police Station in favour of the BMW Industries Limited, by and under an Indenture of Lease

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dated 26th day of December, 2001, registered in the office of the District Registrar at Howrah in Book No.1, Volume No.109, Pages 264 to 271, Being No.5069, for the year 2002, which was subsequently surrendered by the said BMW Industries Limited to and unto the Third Party hereto of the Second Part.

14. Subsequent to acquiring right title and interest in the said entire land in the manner as recited hereinbefore, the Second Party hereto of the First Part viz. Pashupati Udyog Limited granted a lease in respect of 57 Sataks land comprised in Several Dag Nos.183, 190, 187, 179, 180, 181, 4616 under Khatian Nos.465, 465, 467, 119, 119 & 132, 119 & 132, 58 respectively lying and situate at the Mouza of Jangalpur and Biprannapara, in the District and District Registration Office at Howrah and under the territorial limits of Sankrail and Domjur Police Stations in favour of the BMW Industries Limited, by and under an Indenture of Lease dated 26th day of December, 2001, registered in the office of the District Registrar at Howrah in Book No.1, Volume No. 109, Pages 254 to 263, Being No.5068, for the year 2002, which was subsequently surrendered by the said BMW Industries Limited to and unto the Second Party hereto of the First Part.

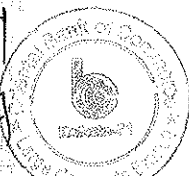
15. Subsequent to acquiring right title and interest in the said entire land in the manner as recited hereinbefore, the First party hereto of the First Part



viz. Sunil Kumar Bansal granted a lease in respect of 17.5 Sataks land comprised in Dag No.193 under Khatian No.79, in the Mouza of Jangalpur, District - Howrah under Police Station - Sankrail in favour of the BMW Industries Limited by and under an Indenture of Lease dated 26th day of December 2001, registered in the office of the District Registrar at Howrah in Book No. 1, Volume No. 109, Pages 272 to 279, Being No. 5070, for the year 2005, which was subsequently surrendered by the said BMW Industries Limited to and unto the First Party hereto of the First Part.

16. Disputes and difference arose between the parties hereto regarding separation of possession and enjoyment of the said plots of land, as joint possession by the said parties had started creating serious inconvenience and due to such inconvenience in joint use, occupation and ownership of the said entire property the parties hereto unanimously agreed upon for effecting partition.
17. The parties herein on the 22nd day of February, 2006, agreed upon for referring such disputes, in writing to the Sole Arbitration of Mr. Bhagwan Das of 11, Old Post Office Street, Kolkata - 700 001 to adjudicate upon such disputes and to divide, partition and demarcate the said entire property in two equal shares which is morefully and particularly described and mentioned in the First Schedule hereunder written, between the parties herein according to their

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- respective possession and also to determine and decide upon the quantum of Owelty money.
18. Accordingly on 27th day of February, 2006 such disputes were referred to the Arbitration of the said Mr. Bhagwan Das in writing by the parties hereto.
19. The parties hereto filed their respective pleadings and documents before the said Learned Arbitrator whereupon the Learned Arbitrator was pleased to pass an award on the 5th day of May, 2006 declaring the said entire property to be joint and making partition and division of the said entire property measuring an area of **1778.146 Sataks** actually measuring **1683.27 Sataks** be the same a little more or less into two Lots being **Lots "A" and "B"** in which Lot "A" was measuring **862.438 Satak** actually measuring **830.27 Sataks** be the same a little more or less and **Lot 'B'** measuring **915.708 Satak** actually measuring **853 Sataks** be the same a little more or less.
20. The Learned Arbitrator was pleased to pass an award demarcating and jointly allotting **Lot 'A'** measuring **862.438 Sataks** actually measuring **830.27 Sataks** be the same a little more or less to and in favour of the parties hereto of the First Part and which is morefully and particularly described and mentioned in the Second Schedule hereunder written and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED** as being already in its possession and occupation.

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21. The Learned Arbitrator was pleased to pass an award demarcating and jointly allotting **Lot 'B'** measuring **915.708 Satak** actually measuring **853 Sataks** be the same a little more or less to and in favour of the parties hereto of the Second Part and which is morefully and particularly described and mentioned in the Third Schedule hereunder written and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **BLUE** as being already in its possession and occupation.
22. The Learned Arbitrator was further pleased to direct the parties to treat the partition walls between their respective allotments in common as shown in **YELLOW** in the plan attached hereto (hereinafter for the sake of brevity referred to as the "**said Common Boundary Wall**").
23. The Learned Arbitrator was further pleased to value the Lot 'A' at **Rs.75,34,700.25** (Rupees seventy five lacs thirty four thousand seven hundred and paisa twenty five only) and the Lot 'B' at **Rs.77,40,975.00** (Rupees seventy seven lacs forty thousand nine hundred seventy five only) respectively determined at the rate of **Rs.9,075/-** (Rupees nine thousand and seventy five only) per Satak.
24. In view of an excess area measuring **22.73 Sataks** as per actual measurement more or less transferred, released and granted by the parties hereto of the First Part to the parties hereto of the Second Part in

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excess of their actual ratio of share in the said entire property morefully and particularly described and mentioned in the First Schedule hereunder written, an award was passed by the Learned Arbitrator directing the parties hereto of the Second Part to pay a sum of **Rs.2,06,274.75** (Rupees two lacs six thousand two hundred seventy four and paisa seventy five only) determined and calculated at the rate of **Rs.9,075/-** (Rupees nine thousand and seventy five only) per Satak to and unto the parties hereto of the Second Part by way of Owelty Money for the purpose of compensating such in-equality of the partition.

25. The parties hereto have unanimously agreed to comply with and observe the several terms conditions stipulations and covenants hereunder written for more perfectly occupying, possessing and enjoying their respective allotment mentioned herein as also for allowing each other not to cause inconvenience to other party.
26. In terms of the said award passed by the abovenamed Sole Arbitrator the parties hereto of the Second Part, have unanimously agreed to divide and partition the said entire property measuring **1778.146 Sataks** actually measuring **1683.27 Sataks** be the same a little more or less, which is morefully and particularly described and mentioned in the First Schedule hereunder written by allotting, granting and releasing the land containing in aggregate an area of **862.438 Sataks**

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actually measuring **830.27 Sataks** be the same little more or less comprised in several Dag and Khatian Nos. and lying and situate at Mouza Jangalpur within the local limits of Sankrail Police Station, Touzi No. 745, J.L. No. 28 and also at Mouza Biparnnapara within the local limits of Domjur Police Station Touzi No. 744, J.L. No. 27 morefully and particularly described in the Second Schedule hereunder written and shown and delineated in the map or plan annexed hereto and thereon marked as "Lot-A" and bordered "**RED**" to and unto and in favour of Parties hereto of the First Part for ever and absolutely in lieu of its allotting, granting and releasing its undivided share or interest in the Plot measuring **915.708 Satak** actually measuring **853 Sataks** be the same little more or less in aggregate morefully and particularly described and mentioned in the Third Schedule hereunder written and morefully shown and/or delineated in the map or plan annexed hereto and thereon marked as "Lot-B", and bordered "**BLUE**" to and unto the parties hereto of the Second Part hereto for ever and absolutely.

27. In terms of the said award passed by the aforementioned Sole Arbitrator the parties hereto of the Second Part, have unanimously agreed to divide and partition the said entire property measuring **1778.146 Sataks** actually measuring **1683.27 Sataks** be the same a little more or less morefully and particularly described and mentioned in the First Schedule hereunder written by

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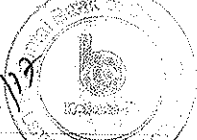
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allotting, granting and releasing the land containing in aggregate an area of **915.708 Satak** actually measuring **853 Sataks** be the same little more or less comprised in several Dag and Khatian Nos. and lying and situate at Mouza Jangalpur within the local limits of Sankrail Police Station, Touzi No. 745, J.L. No. 28 and also at Mouza Biparnnapara within the local limits of Domjur Police Station Touzi No. 744, J.L. No. 27 morefully and particularly described in the Third Schedule hereunder written and shown and delineated in the map or plan annexed hereto and thereon marked as "**Lot-B**" and bordered "**BLUE**" to and unto and in favour of Parties hereto of the Second Part for ever and absolutely in lieu of its allotting, granting and releasing its undivided share or interest in the said Plot measuring **862.438 Sataks** actually measuring **830.27 Sataks** be the same little more or less in aggregate morefully and particularly described and mentioned in the Second Schedule hereunder written and morefully shown and/or delineated in the map or plan annexed hereto and thereon marked as "**Lot-A**", and bordered "**RED**" to and unto the parties hereto of the First Part hereto for ever and absolutely.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the aforesaid award and in consideration of the said Parties hereto of the Second Part hereto transferring granting allotting releasing and

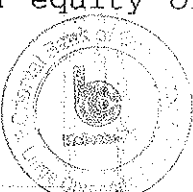
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confirming to unto and in favour of the Parties hereto of the First Part all their respective right, title and interest in the said "Lot-A" morefully and particularly described in the Second Schedule hereunder written to the said Parties of the First Part hereto for ever and absolutely, the said Parties of the First Part hereto **DOETH** **HEREBY** grant convey transfer assign assure release allot and confirm to and unto and in favour of the said Parties of the Second Part hereto for ever and absolutely **ALL THAT** land hereditament messuage tenement and premises comprised in "**Lot-B**", morefully and particularly written and described in the Third Schedule hereunder written and shown and delineated in the map or plan annexed hereto and thereon bordered "**BLUE**", **OR HOWSOEVER OTHERWISE** the said messuage lands hereditament, tenement and premises or any part thereof now are or is or heretofore were or was situated butted, bounded, called known numbered described and distinguished **TOGETHW** **WITH** all rights lights easements and liberties properties profits appendages and appurtenances whatsoever belonging or in anywise appertaining thereto or in part thereof which now are or is at any time or times heretofore were or was held used occupied enjoyed accepted reputed done taken or known as part or parcel or member thereof **AND** the reversion or reversions, remainder or remainders and rents, issues and profits thereof and every part thereof **AND** all the estate right, title interest claim and demand whatsoever both at law and in equity of the parties of the First Part hereto

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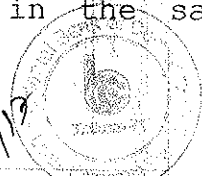
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in to and upon the said "Lot-B" and every part thereof **TO HAVE AND TO HOLD** the entirety of the said "Lot-B", morefully described in the Third Schedule hereunder written hereby granted, conveyed, transferred, allotted or otherwise assured and released **SUBJECT HOWEVER** to payment of the common expenses as regards maintenance of the common boundary walls, drainage sewerage lights easements in or upon the common boundary walls morefully shown and/or delineated in the map or plan annexed hereto and thereon bordered "**YELLOW**" and upon the terms conditions and stipulation hereinafter appearing **UNTO AND TO THE USE OF THE PARTIES OF THE SECOND PART** in severalty and absolutely and for ever in lieu of their right, title share interest claim and demand whatsoever of them in "Lot-A" hereby conveyed transferred assured and released to and unto the Parties of the First Part hereto and morefully and particularly described in the Second Schedule hereunder written, without any interruption claim demand or interference by and from the said Parties of the First Part hereto.

NOW THIS INDENTURE FURTHER WITNESSETH AS FOLLOWS :-

That in pursuance of the aforesaid award and in consideration of the said Parties hereto of the First Part hereto transferring granting allotting releasing and confirming to unto and in favour of the Parties hereto of the Second Part all their respective right, title and interest in the said "Lot-B" morefully and particularly

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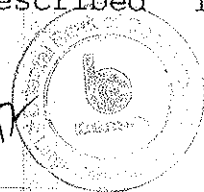


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described in the Third Schedule hereunder written to the said Parties of the Second Part hereto for ever and absolutely, the said Parties of the Second Part hereto **DOETH HEREBY** grant convey transfer assign assure release allot and confirm to and unto and in favour of the said Parties of the First Part hereto for ever and absolutely **ALL THAT** land hereditament messuage tenement and premises comprised in "**Lot-A**", morefully and particularly written and described in the Second Schedule hereunder written and shown and delineated in the map or plan annexed hereto and thereon bordered "**RED**", **OR HOWSOEVER OTHERWISE** the said messuage lands hereditament, tenement and premises or any part thereof now are or is or heretofore were or was situated butted, bounded, called known numbered described and distinguished **TOGETHWER WITH** all rights lights easements and liberties properties profits appendages and appurtenances whatsoever belonging or in anywise appertaining thereto or in part thereof which now are or is at any time or times heretofore were or was held used occupied enjoyed accepted reputed done taken or known as part or parcel or member thereof **AND** the reversion or reversions, remainder or remainders and rents, issues and profits thereof and every part thereof **AND** all the estate right, title interest claim and demand whatsoever both at law and in equity of the parties of the Second Part hereto in to and upon the said "**Lot-A**" and every part thereof **TO HAVE AND TO HOLD** the entirety of the said "**Lot-A**", morefully described in the Second Schedule hereunder

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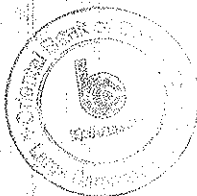
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written hereby granted, conveyed, transferred, allotted or otherwise assured and released **SUBJECT HOWEVER** to payment of the common expenses as regards maintenance of the common boundary walls, drainage sewerage lights easements in or upon the common boundary walls morefully shown and/or delineated in the map or plan annexed hereto and thereon bordered "**YELLOW**" and upon the terms conditions and stipulation hereinafter appearing **UNTO AND TO THE USE OF THE PARTIES OF THE FIRST PART** in severalty and absolutely and for ever in lieu of their right, title share interest claim and demand whatsoever of them in "Lot-B" hereby conveyed transferred assured and released to and unto the Parties of the Second Part hereto and morefully and particularly described in the Third Schedule hereunder written, without any interruption claim demand or interference by and from the said Parties of the Second Part hereto.

NOW THIS INDENTURE FURTHER WITNESSETH that the parties hereto further agree and covenant with each other as follows:-

- I) All the parties hereto of the First and the Second Part hereby expressly Confirms accepts and admits the award dated 23rd day of December 2005 passed by the Learned Arbitrator Mr. Bhagwan Das, Advocate.

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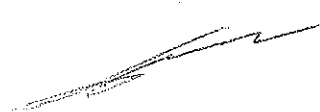
- II) That the said common boundary wall shall always be kept and maintained open to sky, free unobstructed and clear in every manner without any personal claim or right therein of the parties herein.
- III) That the said parties shall not erect and built or cause to be erected and built any structure erection construction of any nature whatsoever either permanently or temporarily on the said common boundary wall or on any part or portion thereof.
- IV) The parties hereto shall always be entitled and allowed to take their respective sewerage, drainage or underground soil or refuse/waste material through a system of drainage of whatsoever nature and to join the same with the Panchayet main canal or such other medium as designed by the concerned statutory body and/or authority.
- V) That the parties hereto have already at their respective costs and expenses erected or cause to be erected boundary Walls not having the height beyond 10 feet dividing and segregating "Lot-A" and "Lot-B as shown in the map or plan annexed hereto. However such boundary walls segregating the lots 'A' and 'B' will be deemed to be treated as a common area.

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- VI) That the parties herein shall not erected or built or cause to be erected or built any other and further structure or erection upon the said common boundary wall on their respective portions for their respective use and enjoyment nor shall open any gate and/or door and/or penetration of any nature whatsoever thereon, upon such common boundary walls.
- VII) That the parties herein shall maintain the said common boundary wall in common jointly with each other and bear its expenses equally.
- VIII) That the parties shall apply for mutation of their respective plots, in their own name in the Records of Rights of the Government of West Bengal at the Office of the B.L. & L.R.O. at Domjur and Ranihati, for segregation separation and apportionment of assessment and taxes therefor and this Indenture or Partition shall be construed as granting consent of the respective party to mutation of the name of the other party in respect of its specified lot hereby separated, partitioned and segregated in the manner as aforesaid.
- IX) That until separation segregation and apportionment of their respective share or interest allotted to them in the manner as aforesaid the parties hereto shall bear and pay all existing and other dues of taxes

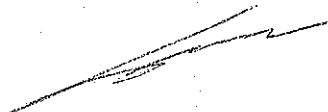
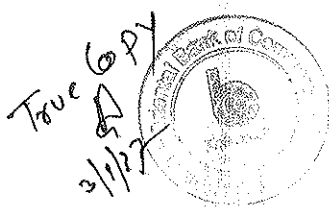
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revenue and impositions payable at the B.L. & L.R.O's Office at Ranihati and/or Domjur as also at the local Gram Panchayat and other authority or authorities in proportionate to their respective holdings.

X) In view of an excess area measuring **22.73 Sataks** more or less transferred, released and granted by the Parties hereto of the First Part to the Parties hereto of the Second Part in excess of their actual ratio of share in the said entire property morefully and particularly described and mentioned in the First Schedule hereunder written, the said Parties of the Second Part shall pay a sum of **Rs.2,06,274.75** (Rupees two lacs six thousand two hundred seventy four and paisa seventy five) only to the parties hereto of the Second Part by way of owelty money.

XI) That the parties have unanimously and unequivocally agreed that two original Deeds of Partition on Rs.100/- (Rupees one hundred only) stamp paper each shall be drawn up and registered separately and the deficit stamp duty shall be paid separately by Demand Drafts drawn in favour of the "Additional Registrar of Assurance-I, Kolkata" and Parties of both the Parts hereto shall be entitled to retain and hold one Original Deed with them after receiving the same from the Registry Office.



XII) The parties agree and undertake to sign execute and register such other and/or further deeds documents and writings necessary at all times and from time to time more perfectly assuring releasing and transferring right title and interest in each lot mentioned above to the other party for more conveniently and perfectly using, holding, possessing and enjoying the respective lot hereby allotted, demarcated and amicably partitioned in the manner aforesaid.

XIII) All other title deeds, muniments, papers, documents and receipts in respect of the land allotted to the parties hereto and morefully described in the Third and Fourth Schedule hereunder written shall remain in custody, control and power of respective parties fully secured, unobliterated and un-defaced save and except those documents forming title to the land held by the parties hereto jointly and in case such title deed standing in the name of the parties as Purchaser therein with same covenant for production, inspection maintenance and security and however the other parties herein will have the right and power to take inspection thereof or extracts therefrom at their own costs and expenses at all times upon 48 hours prior notice in writing to the said Parties, who shall keep and maintain the original of the documents of title safe, un-defaced, un-obliterated and secured from damages, loss, theft or fire and produce the original of these Presents to all Courts of law, tribunal,

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arbitration, proceeding and other places at all times upon request and cost of the other party upon 48 hours prior notice in writing save and except those deeds which would be lying in the Banks against financial Assistance.

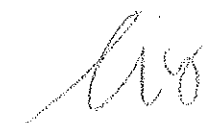
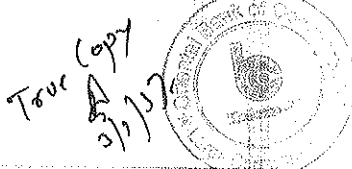
XIV) The parties shall enter upon their respective allotments and hold, possess and enjoy the same in severalty absolutely against each other without any claim, demand or interruption whatsoever.

XV) Each party shall, at the request and costs of the other parties, do execute and perform or cause to be done, executed and performed all and every such acts, deeds and things or writings whatsoever as may be required for further better and more perfectly assuring the allotments hereunder made or for rectification of any error or omission.

XVI) This partition shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall however execute and register such further deed or deeds or writings as may be necessary to rectify such errors or omissions.

THE FIRST SCHEDULE ABOVE REFERRED TO

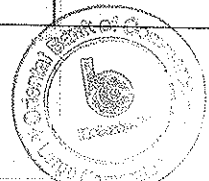
All that pieces and parcels of the said entire property and comprised in several dags and Khatian numbers and acquired in the respective names of the Co-



Owners hereto within the Mouzas of Jangalpur, Touzi No.745, J.L.No.28 under the territorial limits of Sankrail Police Station and Biprannapara, Touzi No.744, J.L. No.27 under the territorial limits of Domjur Police Station in the District and District Registration Office at Howrah and measuring about **1778.146** sataks in aggregate however upon actual physical verification and admeasurement it was found to be **1683.27** sataks be the same little more or less.

Deed No.	Date of Registrat-ion	Name of Registrat-ion office	Dag No.	Khatian No.	Area purchased in Satak	Name of Previous Owner	Name of Present Owners/ Occupiers
10226	12.12.1981	R.A. Kolkata	217	267	29	Durga Prasad Shaw	Skipper Steels Limited
10227 & (E.D.918)	12.12.1981 & 13.09.2000	R.A.Kolkata & ADSR, Ranihati	238	476	3.73	Durga Prasad Shaw	Skipper Steels Limited
10227	12.12.1981	R.A. Kolkata	242	476	22.50	Durga Prasad Shaw	Skipper Steels Limited
10231	12.12.1981	R.A. Kolkata	218	130	15	Debi Prasad Shaw	Skipper Steels Limited
10233	12.12.1981	R.A. Kolkata	219	130	73	Debi Prasad Shaw	Skipper Steels Limited
10331	15.12.1981	R.A. Kolkata	239	448	31.5	Bachchi Devi Shaw	Skipper Steels Limited
10331 & (E.D.918)	15.12.1981 & 13.09.2000	R.A.Kolkata & ADSR, Ranihati	243	448	3.612	Bachchi Devi Shaw	Skipper Steels Limited
9619	22.10.1982	R.A..Kolkata	239	476	37.50	Bachchi Devi Shaw	Skipper Steels Limited
9619	22.10.1982	R.A..Kolkata	238	476	7.50	Bachchi Devi Shaw	Skipper Steels Limited
9619	22.10.1982	R.A..Kolkata	240	476	8	Bachchi Devi Shaw	Skipper Steels Limited
9619	22.10.1982	R.A..Kolkata	242	476	22.50	Bachchi Devi Shaw	Skipper Steels Limited
822	05.03.1985	ADSR, Ranihati	164	131	10	Felubala Mondal & Another	Skipper Steels Limited
822	05.03.1985	ADSR, Ranihati	177	131	54	Felubala Mondal & Another	Skipper Steels Limited
824	05.03.1985	ADSR, Ranihati	164	131	10	Motorbala Mondal & Other	Skipper Steels Limited
824	05.03.1985	ADSR, Ranihati	177	131	54	Motorbala Mondal & Others	Skipper Steels Limited
2538	24.07.1985	ADSR, Domjur	4570	2	1.5	Raghunath Sardar & Others	Skipper Steels Limited

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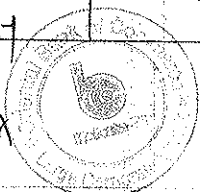


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Deed No.	Date of Registration	Name of Registration office	Dag No.	Khatian No.	Area purchased in Satak	Name of Previous Owner	Name of Present Owners/ Occupiers
2538	24.07.1985	ADSR, Domjur	4571	2	1	Raghunath Sardar & Others	Skipper Steels Limited
2541	24.07.1985	ADSR, Domjur	4571	352	5	Patt Mali	Skipper Steels Limited
2555	26.07.1985	ADSR Domjur	4570	1698	3.33	Sambhunath Adak & Another	Skipper Steels Limited
2555	26.07.1985	ADSR Domjur	4572	1698	19.33	Sambhunath Adak & Another	Skipper Steels Limited
2628	02.08.1985	ADSR Domjur	4570	1698	1.66	Radhashyam Roy	Skipper Steels Limited
2628	02.08.1985	ADSR Domjur	4572	1698	7.66	Radhashyam Roy	Skipper Steels Limited
3010 & (E.D. 918)	10.09.1986 & 13.09.2000	ADSR Ranihati	239	478	6.904	Nanda Kishor Shaw	Skipper Steels Limited
3010 & (E.D.918)	10.09.1986 & 13.09.2000	ADSR Ranihati	245	447	0.324	Nanda Kishor Shaw	Skipper Steels Limited
3010	10.09.1986	ADSR Ranihati	246	447	3.25	Nanda Kishor Shaw	Skipper Steels Limited
3010	10.09.1986	ADSR Ranihati	243	447	3.25	Nanda Kishor Shaw	Skipper Steels Limited
4365	24.09.1987	D.R. Howrah	239	478	8.25	Mankeshwar Prasad Chaurasia	Skipper Steels Limited
4365 & (E.D.918)	24.09.1987 & 13.09.2000	D.R. Howrah & ADSR Ranihati	245	447	0.324	Mankeshwar Prasad Chaurasia	Skipper Steels Limited
4365	24.09.1987	D.R. Howrah	246	447	3.25	Mankeshwar Prasad Chaurasia	Skipper Steels Limited
4365	24.09.1987	D.R. Howrah	243	447	3.25	Mankeshwar Prasad Chaurasia	Skipper Steels Limited
			241	476	20.42		Skipper Steels Ltd.
1649	24.09.1987	ADSR Ranihati	239	478	8.25	Bhuneshwari Prasad Chaurasia	Skipper Steels Limited
1649 & (E.D. 918)	24.09.1987 & 13.09.2000	ADSR Ranihati	245	447	0.324	Bhuneshwari Prasad Chaurasia	Skipper Steels Limited
1649	24.09.1987	ADSR Ranihati	246	447	3.25	Bhuneshwari Prasad Chaurasia	Skipper Steels Limited
1649	24.09.1987	ADSR Ranihati	243	447	3.25	Bhuneshwari Prasad Chaurasia	Skipper Steels Limited
2799	19.08.1986	ADSR Ranihati	184	262/2	12	Paban Chandra Naskar	Skipper Steels Limited
			186	262/2	11.17		Bansal Cylinders and Tubes Ltd.
3035	12.09.1986	ADSR Ranihati	239	478	8.25	Nanda Kishor Shaw	Skipper Steels Limited

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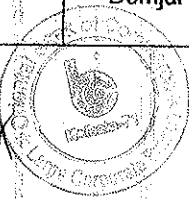


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Deed No.	Date of Registration	Name of Registration office	Dag No.	Khatian No.	Area purchased in Satak	Name of Previous Owner	Name of Present Owners/ Occupiers
3035 & (E.D. 918)	12.09.1986 & 13.09.2000	ADSR Ranihati	245	447	0.324	Nanda Kishor Shaw	Skipper Steels Limited
3035	12.09.1986	ADSR Ranihati	246	447	3.25	Nanda Kishor Shaw	Skipper Steels Limited
3035	12.09.1986	ADSR Ranihati	243	447	3.25	Nanda Kishor Shaw	Skipper Steels Limited
E.D. 918	13.09.2000	ADSR Ranihati	192	79	16.892	Patton Electro Limited	Skipper Steels Limited
E.D. 918	13.09.2000	ADSR Ranihati	208	427	10.75	Patton Electro Limited	Skipper Steels Limited
E.D. 918	13.09.2000	ADSR Ranihati	211	262	7.456	Patton Electro Limited	Skipper Steels Limited
5526	23.11.1981	D.R. Howrah	212	327	14	Tarapada Naskar	Skipper Steels Limited
5526	23.11.1981	D.R. Howrah	213	327	14	Tarapada Naskar	Skipper Steels Limited
5526	23.11.1981	D.R. Howrah	214	327	12	Tarapada Naskar	Skipper Steels Limited
5526	23.11.1981	D.R. Howrah	215	327	13	Tarapada Naskar	Skipper Steels Limited
5526	23.11.1981	D.R. Howrah	216	75	39	Tarapada Naskar	Skipper Steels Limited
2566	26.07.1985	ADSR Domjur	4600	526	2.83	Hapu Sardar	Skipper Steels Limited
2566	26.07.1985	ADSR Domjur	4591	526	2	Hapu Sardar	Skipper Steels Limited
2571	26.07.1985	ADSR Domjur	4592	526	2.196	Bablu Sardar	Skipper Steels Limited
2571	26.07.1985	ADSR Domjur	4601	526	0.464	Bablu Sardar	Skipper Steels Limited
4218 & (E.D. 918)	22.07.1982 & 13.09.2000	D.R. Howrah & ADSR Ranihati	205	395	21.96	Safish Chandra Sarkar	Skipper Steels Limited
4670	10.08.1982	D.R. Howrah	202	184	6	Gobinda Chandra Barik	Skipper Steels Limited
4670	10.08.1982	D.R. Howrah	203	184	5	Gobinda Chandra Barik	Skipper Steels Limited
4670	10.08.1982	D.R. Howrah	206	184	21	Gobinda Chandra Barik	Skipper Steels Limited
4670	10.08.1982	D.R. Howrah	207	184	11	Gobinda Chandra Barik	Skipper Steels Limited
2815	26.08.1982	ADSR Domjur	4603	146	10.5	Padma Rani Naskar	Skipper Steels Limited
3594	19.12.1982	ADSR Domjur	4625	1810	24	Madan Mohan Roy	Skipper Steels Limited
2410	18.07.1982	ADSR Domjur	4655	263	11.25	Bosudeb Mondal	Skipper Steels Limited
2410	18.07.1982	ADSR Domjur	209	253	7.29	Bosudeb Mondal	Skipper Steels Limited
2410	18.07.1982	ADSR Domjur	210	253	8	Bosudeb Mondal	Skipper Steels Limited
2694	17.08.1982	ADSR Domjur	4614	723	26	Brojendra Nath Sardar	Skipper Steels Limited

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Deed No.	Date of Registration	Name of Registration office	Dag No.	Khatian No.	Area purchased in Satak	Name of Previous Owner	Name of Present Owners/ Occupiers
2694	17.08.1982	ADSR Domjur	4615	723	26	Brojendra Nath Sardar	Skipper Steels Limited
2814	26.08.1982	ADSR Domjur	4603	146	22.5	Basudeb Naskar	Skipper Steels Limited
3581	20.11.1982	ADSR Domjur	4625	1810	24.33	Madan Mohan Roy	Skipper Steels Limited
3583	20.11.1982	ADSR Domjur	4619	425/1	6	Jiban Krishna Naskar	Skipper Steels Limited
3583	20.11.1982	ADSR Domjur	4619	1304/1	5	Jiban Krishna Naskar	Skipper Steels Limited
2411	18.07.1982	ADSR Domjur	4626	1313	54	Mangal Chandra Mondal	Skipper Steels Limited
3001	09.09.1983	ADSR Domjur	4617	60	8	Manick Chandra Naskar & Ors.	Skipper Steels Limited
919	01.12.2000	ADSR Ranihati	211	262	53.626	Patton Electro Limited	Skipper Steels Limited
1494	21.09.1987	ADSR Ranihati	4655	263	22.50	Brij Mohan Jalan	Pasupati Udyog Limited
1494	21.09.1987	ADSR Ranihati	179	119	2	Brij Mohan Jalan	Pasupati Udyog Limited
1494	21.09.1987	ADSR Ranihati	181	119	1	Brij Mohan Jalan	Pasupati Udyog Limited
1494	21.09.1987	ADSR Ranihati	180	119	1.5	Brij Mohan Jalan	Pasupati Udyog Limited
1494	21.09.1987	ADSR Ranihati	179	132	6.5	Brij Mohan Jalan	Pasupati Udyog Limited
1494	21.09.1987	ADSR Ranihati	181	132	4	Brij Mohan Jalan	Pasupati Udyog Limited
1494	21.09.1987	ADSR Ranihati	180	132	5	Brij Mohan Jalan	Pasupati Udyog Limited
826	07.03.1988	ADSR Domjur	4656	1694	39.00	Skipper Investment Ltd.	Pasupati Udyog Limited
826	07.03.1988	ADSR Domjur	4657	1696	34	Skipper Investment Ltd.	Pasupati Udyog Limited
826	07.03.1988	ADSR Domjur	239	476	37.50	Skipper Investment Ltd.	Pasupati Udyog Limited
826	07.03.1988	ADSR Domjur	240	476	8	Skipper Investment Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	4655	263	22.50	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	4618	1308	10.00	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	4616	58	8.00	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	4617	60	5.00	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	190	465	9	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	183	465	10	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	187	467	10	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	4659	1308	2.5	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	4660	1308	1.75	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited

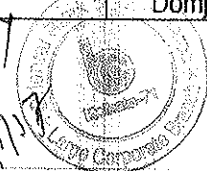
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Deed No.	Date of Registration	Name of Registration office	Dag No.	Khatian No.	Area purchased in Satak	Name of Previous Owner	Name of Present Owners/ Occupiers
3714	18.09.1987	D.R. Howrah	4661	1304/1	4	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	4662	1304/1	15.5	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3714	18.09.1987	D.R. Howrah	4663	1304/1	15.5	Jalan Tubes Pvt. Ltd.	Pasupati Udyog Limited
3560	15.09.1987	D.R. Howrah	363	72	33	Satnaryan Jalan & Anr.	Pasupati Udyog Limited
3560	15.09.1987	D.R. Howrah	364	72	22	Satnaryan Jalan & Anr.	Pasupati Udyog Limited
3560	15.09.1987	D.R. Howrah	365	72	3	Satnaryan Jalan & Anr.	Pasupati Udyog Limited
3560	15.09.1987	D.R. Howrah	4658	1308	8.5	Satnaryan Jalan & Anr.	Pasupati Udyog Limited
4211	28.09.1987	D.R. Howrah	4597	1546	3	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
4211	28.09.1987	D.R. Howrah	4602	1546	5	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
4211	28.09.1987	D.R. Howrah	4593	526	3	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
4211	28.09.1987	D.R. Howrah	4587	526	3	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
4211	28.09.1987	D.R. Howrah	4595	526	1.5	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
4211	28.09.1987	D.R. Howrah	4589	526	1.5	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
4211	28.09.1987	D.R. Howrah	4600	526	5	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
4211	28.09.1987	D.R. Howrah	4590	526	4	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
4211	28.09.1987	D.R. Howrah	4594	526	2	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
1491	21.09.1987	ADSR Ranihati	4626	1313	34.5	Mohan Engg. Works	Sunil Kumar Bansal
1491	21.09.1987	ADSR Ranihati	216	75	39	Mohan Engg. Works	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	192	79	42	Brij Mohan Jalan	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	178	116	16	Brij Mohan Jalan	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	179	132	13	Brij Mohan Jalan	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	180	132	10	Brij Mohan Jalan	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	181	132	8	Brij Mohan Jalan	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	182	464	17	Brij Mohan Jalan	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	179	119	4	Brij Mohan Jalan	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	180	119	3	Brij Mohan Jalan	Sunil Kumar Bansal
4123	28.09.1987	D.R. Howrah	181	119	2	Brij Mohan Jalan	Sunil Kumar Bansal
1102	23.03.1988	ADSR Domjur	188	76	1.5	Brij Mohan Jalan & Anr.	Sunil Kumar Bansal

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Deed No.	Date of Registration	Name of Registration office	Dag No.	Khatian No.	Area purchased in Satak	Name of Previous Owner	Name of Present Owners/ Occupiers
1102	23.03.1988	ADSR Domjur	4601	526	1	Brij Mohan Jalan & Anr.	Sunil Kumar Bansal
1102	23.03.1988	ADSR Domjur	4567	1284	7.25	Brij Mohan Jalan & Anr.	Sunil Kumar Bansal
1102	23.03.1988	ADSR Domjur	4599	526	4	Brij Mohan Jalan & Anr.	Sunil Kumar Bansal
1549	23.03.1988	D.R. Howrah	193	453	8.5	Jalan Pipes Ltd.	Sunil Kumar Bansal
1548	23.03.1988	D.R. Howrah	191	470	9	Vinod Kr. Gupta	Sunil Kumar Bansal
1101	23.03.1988	ADSR Domjur	4598	1546	2	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
1101	23.03.1988	ADSR Domjur	166	481	4	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
1101	23.03.1988	ADSR Domjur	167	72	4	Jalan Tubes Pvt. Ltd.	Sunil Kumar Bansal
			4588		2.14		Sunil Kumar Bansal
2967	10.12.1996	ADSR Ranihati	354	37	3	Paramji Singh	Bansal Mechanical Works Ltd.
2966	10.12.1996	ADSR Ranihati	355	407	17.33	Gurudev Singh	Bansal Mechanical Works Ltd.
2966	10.12.1996	ADSR Ranihati	356	407	2.85	Gurudev Singh	Bansal Mechanical Works Ltd.
6082	05.12.1991	DSR, Howrah	360	41	13	M/s. Ashoka Transport	Sajan Kumar Bansal
6082	05.12.1991	DSR, Howrah	361	41		M/s. Ashoka Transport	Sajan Kumar Bansal
6082	05.12.1991	DSR, Howrah	362	9	41	M/s. Ashoka Transport	Sajan Kumar Bansal
P8654	11.08.2005	R.A.Kolkata	4603	146	12	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4573	2	9.85	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4596	526	2	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4601	526	1	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4600	526	0.5	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4595	526	1.5	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4572	1698	2	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4585	796	6.66	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4586	139	7	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4591	526	4	Pashupati India Ltd.	Utkarsh Pipes Limited
P8654	11.08.2005	R.A.Kolkata	4592	526	1	Pashupati India Ltd.	Utkarsh Pipes Limited
P9389	30.08.2005	R.A. Kolkata	4573	2	8.5	Pashupati India Ltd.	Utkarsh Pipes Limited

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Large Corridor District

Deed No.	Date of Registrat-ion	Name of Registrat-ion office	Dag No.	Khatian No.	Area purchased in Satak	Name of Previous Owner	Name of Present Owners/ Occupiers
948	16.03.1988	ADSR Domjur	4573	2	19.65	Pashupati India Limited	Bansal Cylinders and Tubes Ltd.
			4574	352	1.26		Bansal Cylinders and Tubes Ltd.
1103	23.03.1988	ADSR Domjur	4569	1284	7.00	Pashupati India Limited	Bansal Cylinders and Tubes Ltd.
1103	23.03.1988	ADSR Domjur	4568	1284	6.00	Pashupati India Limited	Bansal Cylinders and Tubes Ltd.
TOTAL LAND					1778.146		

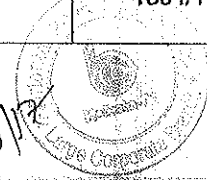
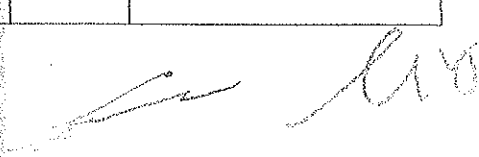
THE SECOND SCHEDULE ABOVE REFERRED TO

LOT-A ALLOTTED TO THE PARTIES OF THE FIRST PART

All that piece and parcel of the said entire property comprised in several Dag and Khatian Nos. as detailed hereinafter and lying and situate at Mouza Biprannapara and Jangalpur within the territorial limits of Domjur and Sankrail police Station respectively in the District and District Registration office at Howrah.

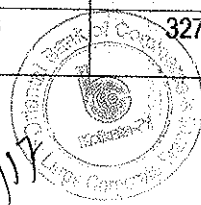
DAG NO.	KHATIAN NO.	MOUZA	TOUZI NO.	J.L.NO.	AREA ALLOTTED In Satak
4600	526	Biprannapara	744	27	2.83
4591	526	Biprannapara	744	27	2
4572	1698	Biprannapara	744	27	12
4592	526	Biprannapara	744	27	2.66
4601	526	Biprannapara	744	27	
4614	723	Biprannapara	744	27	26
4615	723	Biprannapara	744	27	26
4603	146	Biprannapara	744	27	22.5
4625	1810	Biprannapara	744	27	24.33
4619	425/1	Biprannapara	744	27	6
4619	1304/1	Biprannapara	744	27	5

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DAG NO.	KHATIAN NO.	MOUZA	TOUZI NO.	J.L.NO.	AREA ALLOTTED In Satak
4626	1313	Biprannapara	744	27	54
4617	60	Biprannapara	744	27	8
4618	1308	Biprannapara	744	27	10
4616	58	Biprannapara	744	27	8
4617	60	Biprannapara	744	27	5
4655	263	Biprannapara	744	27	22.5
4655	263	Biprannapara	744	27	22.5
4656	1694	Biprannapara	744	27	24.40
4597	1546	Biprannapara	744	27	3
4602	1546	Biprannapara	744	27	5
4599	526	Biprannapara	744	27	4
4600	526	Biprannapara	744	27	5
4595	526	Biprannapara	744	27	1.5
4587	526	Biprannapara	744	27	3
4625	1810	Biprannapara	744	27	24
4601	526	Biprannapara	744	27	1
4589	526	Biprannapara	744	27	1.5
4590	526	Biprannapara	744	27	4
4594	526	Biprannapara	744	27	2
215	327	Jangalpur	745	28	13
216	75	Jangalpur	745	28	39
4593	526	Biprannapara	744	27	3
4626	1313	Biprannapara	744	27	34.5
216	75	Jangalpur	745	28	39
192	79	Jangalpur	745	28	40.63
193	453	Jangalpur	745	28	7.5
212	327	Jangalpur	745	28	14
213	327	Jangalpur	745	28	14

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DAG NO.	KHATIAN NO.	MOUZA	TOUZI NO.	J.L.NO.	AREA ALLOTTED In Satak
214	327	Jangalpur	745	28	12
4603	146	Biprannapara	744	27	10.5
4655	263	Biprannapara	744	27	11.25
209	253	Jangalpur	745	28	7.29
210	253	Jangalpur	745	28	8
219	130	Jangalpur	745	28	54
205	395	Jangalpur	745	28	21.96
206	184	Jangalpur	745	28	21
207	184	Jangalpur	745	28	11
211	262	Jangalpur	745	28	53.626
208	427	Jangalpur	745	28	10.75
211	262	Jangalpur	745	28	7.462
217	267	Jangalpur	745	28	7.5
238	476	Jangalpur	745	28	7
218	130	Jangalpur	745	28	4
239	478	Jangalpur	745	28	14.95
4598	1546	Biprannapara	744	27	2
4588	1546	Biprannapara	744	27	2.14
4603	146	Biprannapara	744	27	12
4573	2	Biprannapara	744	27	9.50
4596	526	Biprannapara	744	27	2
4601	526	Biprannapara	744	27	1
4600	526	Biprannapara	744	27	0.5
4595	526	Biprannapara	744	27	1.5
4572	1698	Biprannapara	744	27	2
4585	796	Biprannapara	744	27	6.66
4586	139	Biprannapara	744	27	5
4591	526	Biprannapara	744	27	4

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DAG NO.	KHATIAN NO.	MOUZA	TOUZI NO.	J.L.NO.	AREA ALLOTTED In Satak
4592	526	Biprannapara	744	27	1
4573	2	Biprannapara	744	27	8.5
TOTAL AREA ALLOTTED					862.438

The total area of the land allotted being **862.438** Satak (Eight hundred & sixty two decimal four three eight) more clearly shown and delineated in the map or plan annexed hereto thereon bordered **RED**.

OR HOWSOEVER OTHERWISE upon actual physical verification the area allotted herein under Lot "A" in aggregate is measuring to **830.27 Satak** be the same a little more or less.

THE THIRD SCHEDULE ABOVE REFERRED TO

LOT-B ALLOTTED TO THE PARTIES HERETO OF THE SECOND PART

All that piece and parcel of the said entire property comprised in several Dag and Khatian Nos. as detailed hereinafter and lying and situate at Mouza Biprannapara and Jangalpur within the territorial limits of Domjur and Sankrail police Station respectively in the District and District Registration office at Howrah.

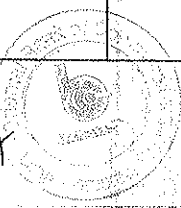
DAG NO.	KHATIAN NO.	MOUZA	TOUZI NO.	J.L.NO.	AREA ALLOTTED In Satak
356	407	Jangalpur	745	28	2.85

True Copy
3/1/13
Official Seal
Land Revenue
Howrah

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DAG NO.	KHATIAN NO.	MOUZA	TOUZI NO.	J.L.NO.	AREA ALLOTTED In Satak
355	407	Jangalpur	745	28	17.33
354	37	Jangalpur	745	28	3
365	72	Jangalpur	745	28	3
364	72	Jangalpur	745	28	22
363	72	Jangalpur	745	28	33
240	476	Jangalpur	745	28	16
242	776	Jangalpur	745	28	45
243	447	Jangalpur	745	28	16.612
239	476	Jangalpur	745	28	22.55
239	448	Jangalpur	745	28	31.5
239	478	Jangalpur	745	28	6.90
239	478	Jangalpur	745	28	8.25
239	478	Jangalpur	745	28	8.25
239	478	Jangalpur	745	28	8.25
239	476	Jangalpur	745	28	37.5
238	476	Jangalpur	745	28	4.23
202	184	Jangalpur	745	28	6
203	184	Jangalpur	745	28	5
217	267	Jangalpur	745	28	21.5
218	130	Jangalpur	745	28	11
219	130	Jangalpur	745	28	19
245	447	Jangalpur	745	28	1.296
246	447	Jangalpur	745	28	13
4663	1304/1	Biprannapara	744	27	15.5
4662	1304/1	Biprannapara	744	27	15.5
4661	1304/1	Biprannapara	744	27	4
4660	1308	Biprannapara	744	27	1.75
4659	1308	Biprannapara	744	27	2.5

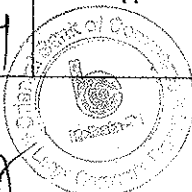
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620

DAG NO.	KHATIAN NO.	MOUZA	TOUZI NO.	J.L.NO.	AREA ALLOTTED In Satak
4658	1308	Biprannapara	744	27	8.5
4657	1696	Biprannapara	744	27	34
4656	1694	Biprannapara	744	27	14.60
193	453	Jangalpur	745	28	1
192	79	Jangalpur	745	28	18.26
190	465	Jangalpur	745	28	9
191	470	Jangalpur	745	28	9
187	467	Jangalpur	745	28	10
164	131	Jangalpur	745	28	20
184	262/2	Jangalpur	745	28	12
183	465	Jangalpur	745	28	10
182	464	Jangalpur	745	28	17
181	119	Jangalpur	745	28	3
181	132	Jangalpur	745	28	12
177	131	Jangalpur	745	28	108
180	119	Jangalpur	745	28	4.5
180	132	Jangalpur	745	28	15
179	119	Jangalpur	745	28	6
179	132	Jangalpur	745	28	19.5
178	116	Jangalpur	745	28	16
4567	1284	Biprannapara	744	27	7.25
4572	1698	Biprannapara	744	27	14.99
4571	2	Biprannapara	744	27	1
4571	352	Biprannapara	744	27	5
4570	2	Biprannapara	744	27	1.49
4570	1698	Biprannapara	744	27	5
360	41	Jangalpur	745	28	13.00
361	41	Jangalpur	745	28	

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3/1/17



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DAG NO.	KHATIAN NO.	MOUZA	TOUZI NO.	J.L.NO.	AREA ALLOTTED In Satak
362	9	Jangalpur	745	28	41.00
241	476	Jangalpur	745	28	20.42
166	131	Jangalpur	745	28	4.00
167	131	Jangalpur	745	28	4.00
186	262/2	Jangalpur	745	28	11.17
4574	352	Biprannapara	744	27	1.26
4573	2	Biprannapara	744	27	20.00
4598	1284	Biprannapara	744	27	6.00
4569	1284	Biprannapara	744	27	7.00
4586	139	Biprannapara	744	27	2.00
188	76	Jangalpur	745	28	1.50
TOTAL AREA ALOTTED					915.708

The total area of the land allotted being **915.708** Satak (Nine hundred Fifteen decimal seven Zero eight) more clearly shown and delineated in the map or plan annexed hereto thereon bordered **BLUE**.

OR HOWSOEVER OTHERWISE upon actual physical verification the area allotted herein under Lot "B" in aggregate is measuring to **853.00 Satak** be the same a little more or less.



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND
DELIVERED by the above
named Parties of the First
Part in the presence of :

1. Shankardal Boddai
221, B.B. Chatterjee Road
Kolkata - 700042

2. Harwinder Singh
220 Prince Anwar Shah
Road, Kolkata - 700045



SIGNATURE OF FIRST PARTY
OF FIRST PART

PASHUPATI UDYOG LTD.


Director

SIGNATURE OF SECOND PARTY
OF FIRST PART

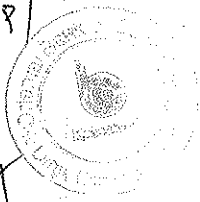
UTKARSH PIPES LTD.


Director.

SIGNATURE OF THIRD PARTY
OF FIRST PART



True Copy
A
3/1/17



SIGNED, SEALED AND
DELIVERED by the above
named Parties of the Second
Part in the the presence
of:

1. Shankarlal Boddan

2. Harvinder Singh

Sajan Kumar Bawa

SIGNATURE OF FIRST PARTY
OF SECOND PART

BANSAL CYLINDERS & TUBES LIMITED

P. Bansa Director

SIGNATURE OF SECOND PARTY
OF SECOND PART

For SKIPPER STEELS LTD.

P. Bansa Director.

SIGNATURE OF THIRD PARTY
OF SECOND PART

Drafted by:

P. R. Basu

Mr. P.R. Basu
Advocate
High Court, Calcutta

Settled by:

Mr. Kamal Sharma
Advocate
High Court, Calcutta

True copy
3/1/77



RECEIVED of and from the within-named First Party of the Second Part the within-mentioned sums of Rs.2,06,274.75 (Rupees two lacs six thousand two hundred seventy four and paisa seventy five only) Being the owelty money payable in favour of the withinnamed First Party of the First Part under These presents as per memo below :

Rs.2,06,274.75

(Rupees two lacs six thousand two hundred seventy four and paisa seventy five only)

MEMO OF CONSIDERATION

S1. No.	Drawee Bank & Branch	Cheque No.	Date	Amount (Rs.)
1.	United Bank of India Barna Bazar Branch Kolkata	931036	13 th June 2006	2,06,274.75
TOTAL				2,06,274.75

Witnesses:

- 1) Shankar Lal Boddai
- 2) Harvinder Singh,

Signature of the First Party
Of the First Part

Drafted by:

Prithvi Basu


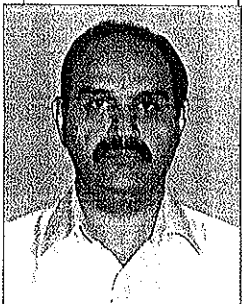
Mr. P.R. Basu
Advocate
High Court, Calcutta

Settled by:

Kamal Kumar Sharma
Mr. Kamal Sharma
Advocate
High Court, Calcutta



SPECIMEN FORM FOR TEN FINGERPRINTS


	<i>Pratik Kumar Bhandari</i>	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
<p>PHOTO</p> <p>ASSISTANT UDYOGI LTD.</p>	<i>[Signature]</i> Director	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
<p>PHOTO</p> <p>POO UTAKARSH PIPES LTD.</p>	<i>[Signature]</i> Director	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	<i>Sajan Kumar Danday</i>	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger

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2/1/17
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Large Copyable

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO	BANSAL CYLINDERS & TUBES LIMITED <i>Director</i> <i>Sanjay</i>	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
		LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
PHOTO	AT SKIPPER STEELS LTD. <i>Director</i> <i>Sanjay</i>	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
		LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
PHOTO		LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
		LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
PHOTO		LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
		LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		RIGHT HAND	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger

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KAMAL SHARMA
ADVOCATE
M/S. SHARMA KAJARIA & CO.
12, Old Post Office Street,
Kolkata - 700 001

ADDITIONAL REGISTRAR OF
MORTGAGES, KOLKATA

20/7/06
20/7/06

DEED OF PARTITION



..... THIRD PARTY OF
THE SECOND PART

SKIPPER STEELS LIMITED

..... SECOND PARTY OF
THE SECOND PART

BANSAL CYLINDERS & TUBES LIMITED

..... FIRST PARTY OF
THE SECOND PART

SAJAN KUMAR BANSAL

- AND -

..... THIRD PARTY OF
THE FIRST PART

UTKARSH PIPES LIMITED

..... SECOND PARTY OF
THE FIRST PART

RASHUPATI UDYOG LIMITED

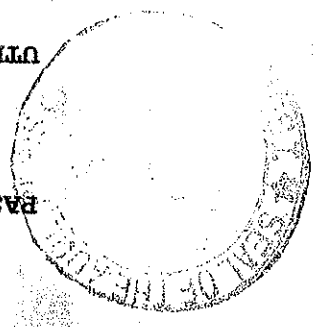
..... FIRST PARTY OF
THE FIRST PART

SUNIL KUMAR BANSAL

BETWEEN

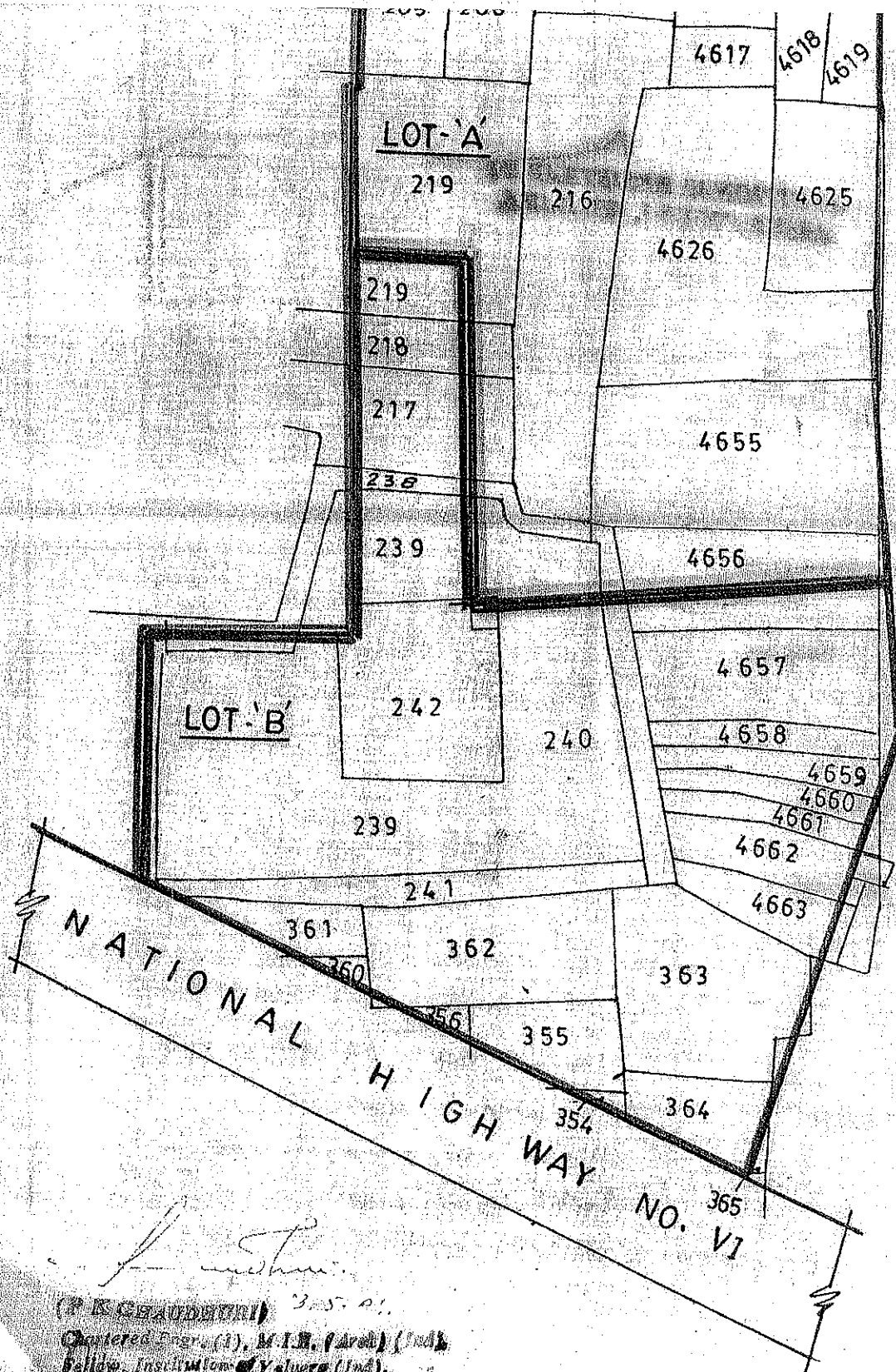
DATED THIS 12th DAY OF June 2006

20/7/06
ADDITIONAL REGISTRAR OF
MORTGAGES, KOLKATA



True (as)
21/7/06
Stamp of the Registrar of Mortgages, Kolkata.

2006
9325
12/7/06
Stamp of the Registrar of Mortgages, Kolkata.



SIGNATURE

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SIGNATURE

SIGNATURE

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(P. K. CHAUDHURI)

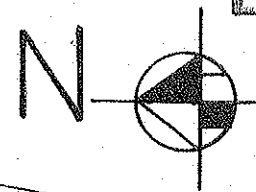
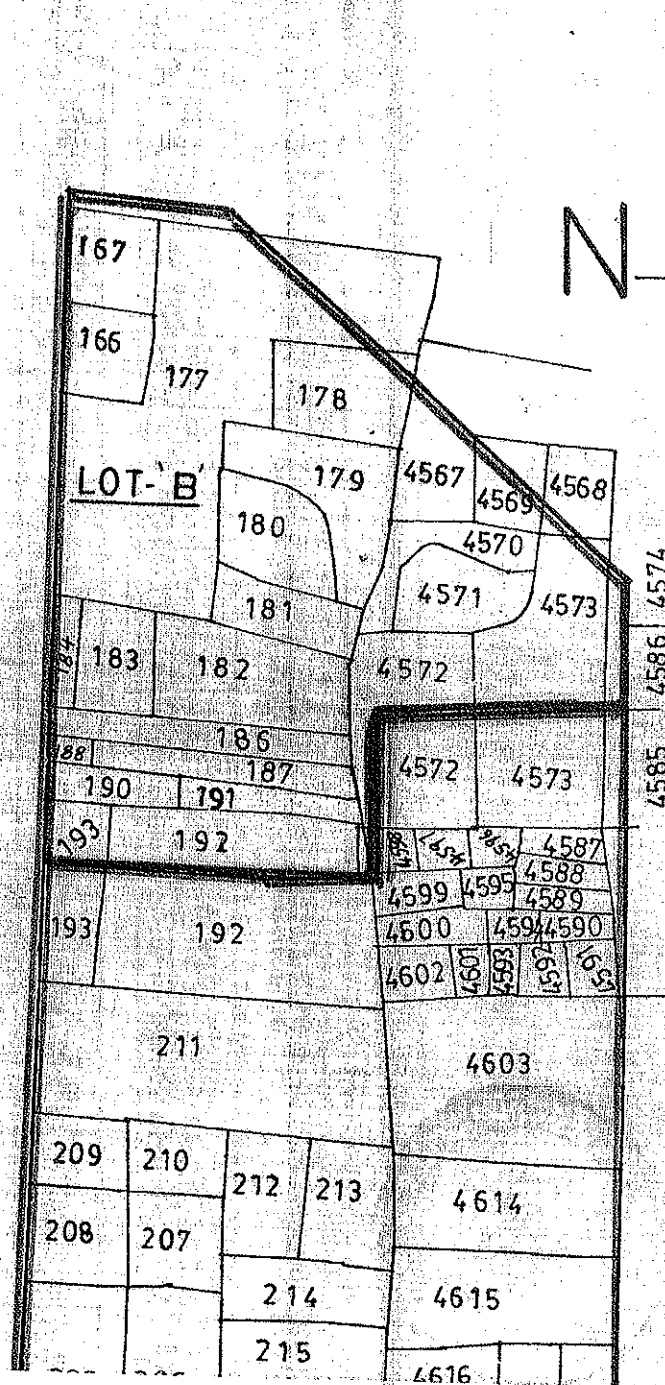
Chartered Engr. (I), M. I. E. (Arch) (Ind.),
 Fellow, Institution of Valuers (Ind.),
 Licensed Valuer & Surveyor, Calcutta
 Regd. Office, Anandpur, 10, D. N. J. 10



True copy A 2/1/77

SITE PLAN FOR PARTITION OF LAND AT MOUZA - JANGAL PARA, DISTRICT - HOWRAH, WEST BENGAL

SCALE = 1:1500



LOT
AREA MEASUREMENT
(AREA AS PER
LOT - 'A' BORDER
TO PARTIES

LOT
AREA MEASUREMENT
(AREA AS PER
LOT - 'B' BORDER
TO PARTIES

SHOWN AS
SHOWN AS COMMON B

SIGNATURE
OF

For copy
3/1/15

PUR & BIPRANNA

A

AS PER SURVEY: 830.27 SATAK
R DEED _____ 862.438 SATAK
DERED IN RED, IS ALLOTTED
OF THE FIRST PART

B

AS PER SURVEY: 853.00 SATAK
PER DEED _____ 915.708 SATAK
RED IN BLUE IS ALLOTTED
OF THE SECOND PART

DE MARCATED IN GREEN
BOUNDARY WALLS

DE MARCATED IN YELLOW
BOUNDARY WALL

OF THE FIRST PARTY
THE FIRST PART

PANIPATI UDYOG LTD

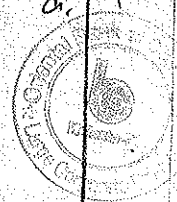
LOT - A

SL. NO	DAG NO	SATAK
01	4656	24.40
02	239	14.95
03	238	6.92
04	217	7.16
05	218	3.66
06	216	78.39
07	219	53.97
08	205	21.46
09	208	11.67
10	209	8.27
11	211	56.00
12	193	8.54
13	192	40.63
14	4572	13.91
15	4573	18.35
16	4597	3.00
17	4598	2.14
18	4589	2.82
19	4590	2.98
20	4591	3.33
21	4603	46.21
22	4614	25.33
23	4615	25.94
24	4616	8.82
25	4617	9.47
26	4618	10.81
27	4619	11.00
28	4625	32.19
29	4626	86.97
30	4655	66.06
31	206	20.76
32	207	10.50
33	210	8.45
34	212	11.58
35	213	12.95
36	214	12.51
37	215	13.85
38	4602	4.59
39	4593	2.03

LOT - B

SL. NO	DAG NO	SATAK
01	4656	15.78
02	4657	34.81
03	4658	9.73
04	4659	10.11
05	4660	8.00
06	4661	7.48
07	4662	15.46
08	4663	11.69
09	363	47.48
10	364	15.90
11	354	1.26
12	355	16.99
13	356	2.01
14	362	39.81
15	360	1.89
16	361	9.94
17	241	20.42
18	240	12.00
19	239	158.88
20	242	43.58
21	238	6.66
22	243	5.49
23	217	18.98
24	218	9.35
25	219	11.80
26	167	10.55
27	166	9.73
28	178	14.59
29	179	17.86
30	180	13.07
31	181	9.69
32	177	72.57
33	4567	10.49
34	4569	4.90
35	4568	0.73
36	4570	8.88
37	4571	11.66
38	4573	21.73

True Copy
23/1/17



OF THE SECOND PARTY
HE FIRST PART

For UTKARSH PIPES LTD.

OF THE THIRD PARTY
F THE FIRST PART

41	4592	3.12
42	4600	4.63
43	4594	2.30
44	4599	4.42
45	4595	2.82
46	4596	2.40
47	4587	3.00
48	4588	3.21

TOTAL 830.27

41	4572	14.96
42	182	21.52
43	183	9.90
44	184	3.47
45	186	11.17
46	188	1.46
47	187	8.97
48	190	5.72
49	191	5.59
50	193	4.91
51	192	19.58
52	4598	0.43

TOTAL 853.00

OF THE FIRST PARTY
E THE SECOND PART

BANSAL CYLINDERS & TUBES LIMITED

Director

OF THE SECOND PARTY
F THE SECOND PART

For SKIPPER STEELS LTD.

Director

OF THE THIRD PARTY
OF THE SECOND PART

Survived By: J.K. Associated
Sadepur, Kol-110
DRG NO. JKA/BMW/SP/02/05-06
DATED 26-08-2005
REV-0 SHEET NO. 1 of 1

TRACED BY:
S. Manna
3A, Mangoe Lane
Kolkata-700001

