

30.06.2010

(Original)

Property :

79/6 Acharya Jagadish Chandra Bose Road

A N D

1/3 & 1/4 Abdul Halim Lane Kolkata

PURCHASE DEED

B E T W E E N

Rajrupa Roy and 20 Others

... VENDORS

A N D

Education Unlimited Trust

... PURCHASER

Registered with the Additional Registrar of Assurances-II,
Kolkata in Book No. 1 Volume No. 23 Page Nos. 5278 to
5316 and being number 7882 for the year 2010.

06533/10

7882



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 925412

13539/20

12/06/20



[Signature]
1
30.06.10

[Signature]
30.6.20

[Signature]
R.R.

THIS INDENTURE made this 30th day of June Two

Thousand Ten BETWEEN (1) (Smt.) **Rajrupa Roy** (PAN ACJPR4304H) wife of Santanu Roy and daughter of Late Dr. B. K. Kundu and Late Rita Kundu residing at Flat No. BC4, Nihon Apartments, 26B, Dr. Suresh Sarkar

B. Kundu.
[Signature]
Smt. Roy.
[Signature]
Smt. Roy.
[Signature]

Pompadour S. S. Roy. Rajrupa Roy.
[Signature]
[Signature]
A. Dutta
S. Roy
B. Roy.
[Signature]

13539/20

150
400

NO. 12854 Value 100/-
Date 28.06.2010
Sold to Education Unlimited Trust
Address 164/1 Manickdala main Rd,
Mysr.
Vendor: (ALORE NUMBERED)

(A →)

Srikant Jhunjhunwala
- 3285

EDUCATION UNLIMITED TRUST
Srikant Jhunjhunwala
TRUSTEE

(SRIKANT JHUNJHUNWALA)

Laxmapa Roy
3286

3287

Balabharathi Konda
3288

Debashis Saha

(Signature)

Identified by me
PV Sankar

Road, P.S. Entally, Kolkata 700014 **(2) Buddhadeb Kundu** (PAN BOXPK2701J) son of Late Dr. B. K. Kundu and Late Rita Kundu residing at No. 32B, Sarat Ghosh Street, P.S. Entally, Kolkata 700014 **(3) Alope Nath Set** (PAN AKLPS6154L) son of Late K. D. Set and husband of Late Bithika Set residing at No. 21/5A, Mahandra Goswamy Lane, P.S. Burtolla, Kolkata 700006 **(4) Archan Sett also known as Archan Set** (PAN BCNPS6736D) son of the said Shri Alope Nath Set and Late Bithika Set residing at No. 21/5A, Mahandra Goswamy Lane, P.S. Burtolla, Kolkata 700006 **(5) Debashis Saha** (PAN AKFPS2915P) son of Late Arun Kumar Saha and Late Mrinmoyee Saha residing at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(6) (Smt.) Debala Ray also known as Debala Roy** wife of Late Arun Prokash Ray residing at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(7) (Smt.) Asoka Ray also known as Ashoka Roy** wife of Late Binayak Ray residing at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(8) Arup Ray also known as Arup Roy** (PAN AFVPR8113F) son of Late Binayak Ray residing at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(9) (Smt.) Bratati Roy** (PAN ADKPR7471D) daughter of Late Arun Prokash Ray residing at No. 10C, Ballygunge Place East, P.S. Ballygunge, Kolkata 700019 **(10) (Smt.) Pompa Das also known as Pampa Das** (PAN AONPD7053B) wife of Jahar Lal Das and daughter of Late Dipika Pal Chaudhuri residing at No. 4A, Scot Lane, P.S. Muchipara, Kolkata 700009 **(11) Rajarshi Palchaudhuri** (PAN AELPP8332F) son of Late Dipika Pal Chaudhuri residing at No. 4A, Scot Lane, P.S. Muchipara, Kolkata 700009 **(12) Debarshi Pal Chaudhuri** (PAN APOPP0271M) son of Late Dipika Pal Chaudhuri residing at No. 4A, Scot Lane, P.S. Muchipara, Kolkata 700009 **(13) (Smt.) Atashi Dutta also known as Atasi Dutta** (PAN AJQPD9256J) daughter of Late Arun Prokash Ray residing at Flat No. GD-1D, Eden Residency, Nayabadh, P.S. Purva Jadavpur, Kolkata 700094 **(14) (Smt.) Annapurna Ray also known as Annapurna Roy** wife of Late Bibudha Nath Ray residing at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 and duly represented by her Constituted Attorney Sri. Shib Sekhar Ray son of Late Bibudha Nath Ray and residing at 1/3, 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(15) Shib Sekhar Ray also known as Shibsekhar Roy** (PAN ACOPR2091J) son of Late Bibudha Nath Ray residing at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(16) Tarunbikash Roy** (PAN AVYPR2474G) son of Late Tapan Bikash Ray residing at No. 1328, Thornwood Crescent, Kingston, Ontario

B. Kundu
A. Ray
D. K.

Sett. Alope
Pompa Das
Ray
S. Ray
A. Dutta
Shib Sekhar Ray
B. Roy



3289

Debala Ray.



3290

Asoka Ray



3291

Arup Ray



3292

Pampa Das



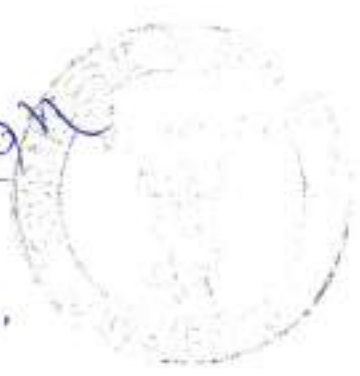
3293

Debeni Pal Chakri



3294

Debeni Pal Chakri



Identified by me
N. Ray

K7P3B4, Canada, and also at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 and duly represented by his Constituted Attorney Sri. Siddhartha Ray son of Late Tapan Bikash Ray and residing at 326 Parnashree Pally, Flat No. 2, P.S. Behala, Kolkata 700060 **(17) Tapash Kumar Ray** (PAN AVYPR2473B) son of Late Tapan Bikash Ray residing at No. 19, ARN Side Garden, Wembley, Middlesex HA98TJ, U.K., and also at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(18) (Smt.) Sunanda Ray also known as Sunanda Roy** daughter of Late Tapan Bikash Ray residing at No. No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(19) Swapan Kumar Ray also known as Swapan Roy** (PAN ADHPR5248K) son of Late Tapan Bikash Ray residing at No. 1/4, Abdul Halim Lane, P.S. Taltala, Kolkata 700016 **(20) Siddhartha Ray also known as Siddhartha Roy** (PAN ADHPR5243C) son of Late Tapan Bikash Ray residing at Flat No. 102, Purba Apartments, 326, Parnasree Pally, P.S. Behala, Kolkata 700060 and **(21) Shyamal Ray** (PAN ADEPR5752M) (Overseas Citizen of India Card No. A485804) son of Late Tapan Bikash Ray residing at Suite 502, 5, Parkway Forest Drive, Northyork, Ontario N2J1L2, Canada, and also at No. 1/4, Abdul Halim Lane, Kolkata 700016 and duly represented by his Constituted Attorney Sri. Siddhartha Ray son of Late Tapan Bikash Ray and residing at 326 Parnashree Pally, Flat No. 2, P.S. Behala, Kolkata 700060, all hereinafter collectively referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs legal representatives executors and administrators) of the **ONE PART AND EDUCATION UNLIMITED TRUST**, a Public Charitable Trust having its office at No. 164/1 Manicktala Main Road, 9th (IT) floor, Police Station Manicktala, Kolkata 700054, created and established by and under the Deed of Trust made between Srikant Jhunjhunwala as the Settlor and Bijay Agarwal and others as the Trustees and registered with the A.D.S.R., Sealdah in Book IV, CD Volume No. 1, Pages 4143 to 4160, Being No. 00375, for the year 2010, represented by Mr. Srikant Jhunjhunwala son of Sri Sanjay Jhunjhunwala residing at No. 2D, Queens Park, Kolkata 700019, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include the Trustees for the time being and their successors-in-office and/or assigns) of the **OTHER PART:**

B. Kancha
A. Roy
R.R.

Sales
 Pampa Das
 A. S. Ray
 Ray
 S.R.
 A. Butta
 B. Roy
 Roy
 Roy
 Roy

 - 3295

Alashi Dutta  - 3296

Shibul Chandra Ray. Self and
as constituted Attorney of
Smt Annapurna Ray.

 - 3297

Siddhanta Ray self and
as constituted Attorney of
Sri Tarunbikash Ray and
Sri Shyamal Ray

 3298

Tapash Kumar Ray
(TAPASHKUMAR RAY)

 3299

Swapen Kumar Ray

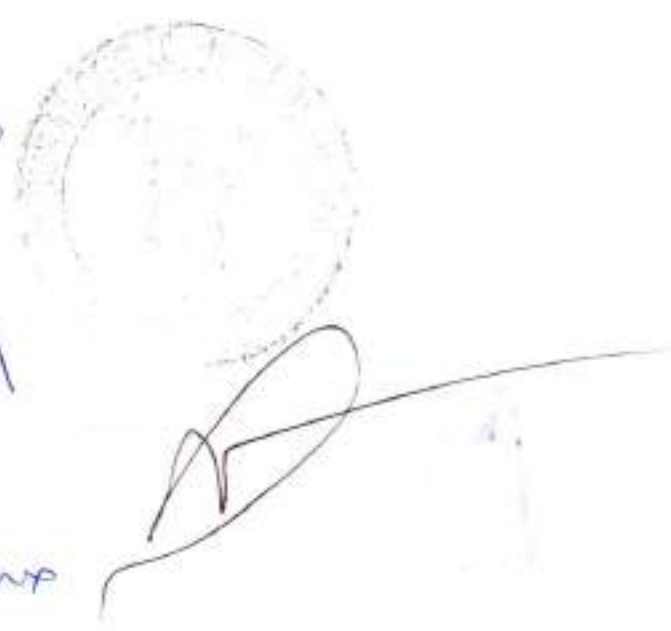
 3300

Alisy Nani Lal

 3301

Archan Sett.

Identified by me
R V Rao



WHEREAS:

- A. Kumar Sarat Kumar Roy was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to **All That** the piece and parcel of revenue redeemed free land containing by measurement 16 (sixteen) Cottahs 14 (fourteen) Chittacks and 14 (fourteen) Square Feet be the same a little more or less situate lying at forming part of and being a divided and demarcated portion of Premises No.79 Lower Circular Road in the town of Calcutta and comprised in Survey Block No.II Holding No.154 of South Division of Calcutta together with the appurtenances thereto belonging or in any wise appertaining thereto (hereinafter for the sake of brevity referred to as "the **said First Property**"), **under and by virtue of** the Indenture of Conveyance dated 27th August 1924 made between Sir Frank Willington Carter and Sir William Ewart Greaves therein referred to as the First Parties of the First Part, The Imperial Bank of India therein referred to as the Bank of the Second Part, George Henry Fairhurst therein referred to as the Second Mortgagee of the Third Part, The Venerable John Godber M.A., Sir William Ewart Greaves and Charles Borthwick Chartres therein referred to as the Vendors of the Fourth Part and Kumar Sarat Kumar Roy therein referred to as the Purchaser of the Fifth Part and registered with the District Registrar of Assurances, Calcutta in Book No.I, Volume No.100, Pages 187 to 213, Being No.4081 for the year 1924.
- B. The said Kumar Sarat Kumar Roy was also seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to **All That** piece and parcel of revenue redeemed free land containing by measurement 7 (seven) Cottahs 10 (ten) Chittacks and 26 (twenty six) Square Feet be the same a little more or less situate and forming a part of Premises No.79 Lower Circular Road in the town of Calcutta and comprised in Survey Block No.II, Holding No.154 of the South Division of Calcutta, together with the appurtenances thereto belonging or in any wise appertaining thereto (hereinafter for the sake of brevity referred to as "the **said Second Property**"), **under and by virtue of** the Indenture of Conveyance dated 19th June 1925, made between The Venerable John Godber

B. Kundu
S. Roy
h.k.

The block contains several handwritten signatures and names. On the left, there is a signature that appears to be 'S. Roy' with 'V. S. Roy' written below it. In the center, there are signatures for 'Ray', 'A. Dutta', and 'B. Roy'. To the right, there are signatures for 'Pimpadas', 'S. S. Roy', 'Roy', and 'Surya'. On the far right, there is a signature that looks like 'S. Roy'.



3302

Sunder Roy



3309

Bhatali Roy.

Identified by me.

P.V. Paul

P.V. PAUL

164/1, M. M. ROAD

KOLKATA-54

Occupation: SERVICE

Caste: CHRISTIAN



Handwritten signature

Handwritten mark

M.A., Sir William Ewart Greaves and Charles Borthwick Chartres therein referred to as the Vendors of the one part and the said Kumar Sarat Kumar Roy therein referred to as the Purchaser of the other part and registered with District Registrar of Assurances, Calcutta in Book No.I, Volume No.72, Pages 106 to 125, Being No.2533 for the year 1925.

- C. After purchase of the said First Property and the said Second Property, the said Kumar Sarat Kumar Roy constructed various houses, out-houses, buildings and other structures thereat.
- D. The said First Property presently containing upon survey and measurement an area of 20 Cottahs 15 Chittacks [documents of title said to contain an area of 16 (sixteen) Cottahs 14 (fourteen) Chittacks and 14 (fourteen) Square Feet] more or less with houses, out-houses, buildings and other structures thereat was subsequently separately reassessed and renumbered by the then Corporation of Calcutta (now Kolkata Municipal Corporation) as municipal premises Nos.1/3 and 1/4 European Asylum Lane, (now known as Abdul Halim Lane), Kolkata and the same is morefully and particularly mentioned and described in **PART-I of the SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "the **Abdul Halim Lane Property**".
- E. The said Second Property presently containing upon survey and measurement an area of 9 Cottahs 10 Chittacks [documents of title said to contain an area of 7 (seven) Cottahs 10 (ten) Chittacks and 26 (twenty six) Square Feet] more or less with houses, out-houses, buildings and other structures thereat was also separately reassessed and renumbered by the then Corporation of Calcutta (now Kolkata Municipal Corporation) as municipal premises No.79/6 Lower Circular Road (now known as Acharya Jagadish Chandra Bose Road), Kolkata and the same is morefully and particularly mentioned and described in **PART-II of the SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as "the **AJC Bose Road Property**".

B. Kunder
L. Roy

Rt.

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Pompadar

S. S. Ray

[Handwritten signature]
A. Roy

[Handwritten signature]
A. Dutta

[Handwritten signature]
S. Roy

[Handwritten signature]

[Handwritten signature]

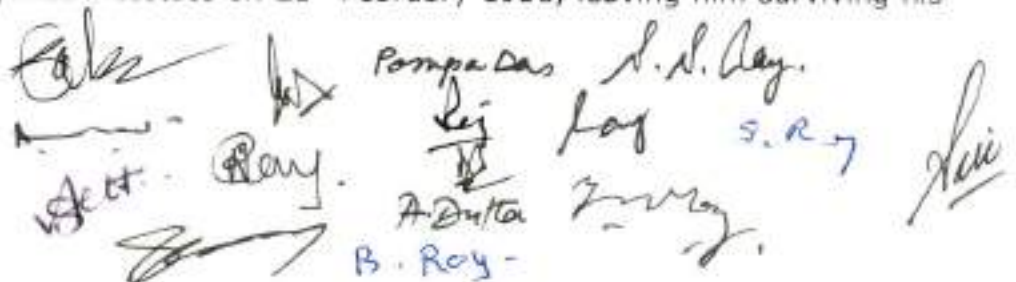
B. Roy -



[Handwritten signature]

- F. Both the said Abdul Halim Lane Property and the said AJC Bose Road Property, being the subject matters of these presents, are adjacent and/or contiguous parcels of land containing upon survey and measurement an aggregate area of 30 Cottahs 9 Chittacks and are hereinafter collectively for the sake of brevity referred to as "the **said Premises**".
- G. The said **Kumar Sarat Kumar Roy**, a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died Intestate on 12th April 1946 leaving him surviving his five sons namely: Amitabha Ray, Mihir Bijoy Roy, Arun Prakash Roy, Bibudha Nath Ray and Tapan Bikash Ray, as his only heirs and legal representatives according to the Hindu Law of Succession as then in force / usage, who all upon his death inherited and became entitled to the said Premises, absolutely and forever and in 1/5th (one-fifth) equal undivided shares. The wife of the said Kumar Sarat Kumar Roy, namely Kiranlekha Ray had predeceased him in the year 1930 and the three daughters of the said Kumar Sarat Kumar Roy (namely: Uma Pal, Lalita Ray and Aprajita Ray) were not entitled to any share or interest according to the Hindu Law of Succession as then in force / usage.
- H. The said **Arun Prakash Roy**, a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died Intestate on 11th May 1957, leaving him surviving his widow namely: Smt. Debala Ray (being his second wife), two sons namely: Arka Prakash Ray and Binayak Ray (both from his first wife, who predeceased him) and three daughters namely: Smt. Bratati Roy (from his first wife), Smt. Atashi Dutta (from his abovenamed second wife) and Smt. Dipika Pal Chaudhuri (from his first wife), as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to his 1/5th undivided share in the said Premises, absolutely and forever and in equal shares.
- I. The said **Mihir Bijoy Roy**, a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died Intestate on 21st February 1958, leaving him surviving his

B. Kunder
S. Kany R.P.


 Pampa Das S. S. Ray.
 S. R. Roy
 A. Dutta
 B. Roy -
 Smt. Roy.
 Smt. Roy.
 Smt. Roy.



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widow namely: Smt. Anita Roy and only daughter namely: Smt. Mrinmoyee Saha, as his only heiresses and legal representatives, who both upon his death inherited and became entitled to his 1/5th undivided share in the said Premises, absolutely and forever and in equal shares.

- J. The said **Bibudha Nath Ray**, a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 14th April 1961, leaving him surviving his widow namely: Smt. Annapurna Ray, one son namely: Shib Shekhar Ray and one daughter namely: Adity Ray, as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to his 1/5th undivided share in the said Premises, absolutely and forever and in equal shares.
- K. The said **Adity Ray** a Hindu during her lifetime and also at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate as a minor and spinster on 9th May 1964 and upon her death her mother the said Smt. Annapurna Ray inherited and became entitled to her undivided share in the said Premises, absolutely and forever.
- L. By a Deed of Conveyance dated 24th April 1967 made between the abovenamed **Arka Prakash Ray** (son of the said Arun Prakash Roy) therein called the Vendor and the abovenamed **Mrinmoyee Saha** therein called the Purchaser and registered with the Registrar of Assurances, Calcutta in Book No.I Volume No.69 Pages 277 to 282 Being No.2041 for the year 1967, the said Arka Prakash Ray for the consideration therein mentioned granted sold conveyed and transferred unto and to the said Mrinmoyee Saha **All That** 1/60th (one upon sixty) undivided part or share [being 1/2nd (one-half) share out of his undivided 1/30th share] in the said Premises, absolutely and forever.
- M. By another Deed of Conveyance dated 24th April 1967 made between the abovenamed **Arka Prakash Ray** (son of the said Arun Prakash Roy) therein called the Vendor and the abovenamed **Smt. Anita Roy** therein called the Purchaser and registered with

B. K. Das
S. Roy
L. D.
Ray

Saha
Att.
B. Roy

Ray
B. Roy

Pompa Das
S. Roy
A. Dutta

S. S. Ray
Ray
S. Roy

Saha

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Registrar of Assurances, Calcutta in Book No.I Volume No.69 Pages 271 to 276 Being No.2040 for the year 1967, the said Arka Prakash Ray for the consideration therein mentioned granted sold conveyed and transferred unto and to the said Smt. Anita Roy **All That** 1/60th (one upon sixty) undivided part or share [being 1/2nd (one-half) share out of his undivided 1/30th share] in the said Premises, absolutely and forever.

- N. The abovenamed **Binayak Roy**, a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 11th March 1981, leaving him surviving his widow namely: Smt. Ashoka Ray and only son namely: Arup Ray, as his only heiress heir and legal representatives, who both upon his death inherited and became jointly entitled to his undivided share in the said Premises, absolutely and forever and in equal shares. The said Debala Ray, being the step mother of Binayak Roy, did not inherit any share from the deceased.
- O. The said **Amitabha Ray**, a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 28th January 1991, leaving him surviving his three daughters namely: Smt. Rita Kundu, Smt. Konika Ray and Smt. Bithika Set as his only legal heiresses and legal representatives, who all upon his death inherited and became entitled to his 1/5th undivided share in the said Premises, absolutely and forever. The wife of the said Amitabha Ray predeceased him.
- P. The said **Tapan Bikash Ray**, a Hindu during his lifetime and also at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 28th December 1991, leaving him surviving his five sons namely: Tarun Bikash Ray, Tapash Kumar Ray, Swapan Kumar Ray, Siddhartha Ray and Shyamal Ray and only daughter namely: Smt. Sunanda Ray, as his only heirs heiress and legal representatives, who all upon his death inherited and became entitled to his 1/5th undivided share in the said Premises, absolutely and forever and in equal shares.

B. Kundu.

A. Roy

R.R.

[Signature]

[Signature]

[Signature]
Att. Ray.

B. Roy.

Pampa Das

[Signature]

A. Dutta

S. S. Ray.

[Signature]

S. Roy

[Signature]



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- Q. The said **Smt. Anita Roy**, a Hindu during her lifetime and also at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate on 25th October 1992, leaving her surviving her only daughter namely: Smt. Mrinmoyee Saha, as her only heiress and legal representative, who upon her death inherited and became entitled to her undivided share in the said Premises, absolutely and forever.
- R. The said **Smt. Rita Kundu**, a Hindu during her lifetime and also at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate on 5th May 2001, leaving her surviving her daughter namely: Smt. Rajrupa Roy and only son namely: Buddhadeb Kundu, as her only heiress heir and legal representatives, who both upon her death inherited and became entitled to her undivided share in the said Premises, absolutely and forever and in equal shares.
- S. The said **Smt. Bithika Set**, a Hindu during her lifetime and also at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate on 4th November 2003, leaving her surviving her only son namely: Archan Sett and husband namely: Alope Nath Set, as her only heirs and legal representatives, who both upon her death inherited and became entitled to her undivided share in the said Premises, absolutely and forever and in equal shares.
- T. The said **Smt. Dipika Pal Chaudhuri**, a Hindu during her lifetime and also at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate on 19th December 2005, leaving her surviving only daughter namely: Smt. Pompa Das and two sons namely: Rajarshi Palchaudhuri and Debarshi Pal Chaudhuri, as her only heiress heirs and legal representatives, who all upon her death inherited and became entitled to her undivided share in the said Premises, absolutely and forever and in equal shares.
- U. By a Deed of Gift dated 15th September 2006 made between Smt. Mrinmoyee Saha therein referred to as the Donor and **Debashis Saha** (son of the said Smt. Mrinmoyee Saha) therein referred to as the Donee and registered with the Additional Registrar of

B. Kundu.

A. Roy

R.R.

Smt. Roy

Smt.

Actt. Roy.

B. Roy.

Pompa Das S. S. Roy

Raj Roy S. Roy

A. Bhatta

Smt.

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Date of
Year

Assurances-II, Kolkata in Book I, CD Volume No. 25 Pages 7861 to 7873 Being No.12479 for the year 2009, the said Smt. Mrinmoyee Saha in consideration of her natural love and affection towards her son the said Debashis Saha, being her son, out of her own free will and volition, freely and voluntarily granted conveyed transferred delivered assigned and assured unto and to the said Debashis Saha, as and by way of Gift, **All That** her 7/30th undivided share in the said Premises, absolutely and forever.

- V. The said **Smt. Konika Ray**, a Hindu during her lifetime and also at the time of her death governed by the Dayabhaga School of Hindu Law, died intestate as a spinster on 19th February 2009, leaving her surviving the said Smt. Rajrupa Roy, Buddhadeb Kundu and Archan Sett (all being the heiress and heirs of her abovenamed two deceased sisters namely: Rita Kundu and Bithika Set) as her only heiress heirs and legal representatives, who all upon her death inherited and became entitled to her undivided share in the said Premises, absolutely and forever, with the said Rajrupa Roy and Buddhadeb Kundu jointly inheriting 1/2nd (one-half) share and the said Archan Set inheriting the remaining 1/2nd (one-half) share.
- W. In the events aforesaid, the Vendors herein have become and still are seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to the said Premises, each having specified undivided share therein as follows:

Name	Share
(1) (Smt.) Rajrupa Roy	1/20 th
(2) Buddhadeb Kundu	1/20 th
(3) Alope Nath Set	1/30 th
(4) Archan Sett	1/15 th
(5) Debashis Saha	7/30 th
(6) (Smt.) Debala Ray	1/30 th
(7) (Smt.) Ashoka Ray	1/60 th
(8) Arup Ray	1/60 th
(9) (Smt.) Bratati Roy	1/30 th
(10) (Smt.) Pompa Das	1/90 th

B. Kundu
B. Roy

L. P.
[Signature]

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[Signature]
Ray
B. Roy

Pompa Das
[Signature]
[Signature]
A. Dutta

S. S. Ray
[Signature]
[Signature]

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(11) Rajarshi Palchaudhuri	1/90 th
(12) Debarshi Pal Chaudhuri	1/90 th
(13) (Smt.) Atashi Dutta	1/30 th
(14) (Smt.) Annapurna Ray	2/15 th
(15) Shib Sekhar Ray	1/15 th
(16) Tarunbikash Roy	1/30 th
(17) Tapash Kumar Ray	1/30 th
(18) (Smt.) Sunanda Ray	1/30 th
(19) Swapan Kumar Ray	1/30 th
(20) Siddhartha Ray	1/30 th
(21) Shyamal Ray	1/30 th
Total :	100%

X. The Vendors have represented before and assured the Purchaser, *inter alia*, as follows:

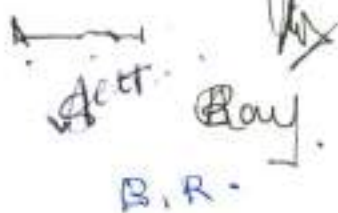
- i) That the facts recited hereinabove are all true and correct and the Purchaser can safely rely upon the same;
- ii) That the Vendors are presently jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners to the said Premises absolutely and forever free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters leases tenancies thika tenancies occupancy rights claims demands acquisition requisition alignment liabilities whatsoever or howsoever, each having specified undivided share therein as hereinbefore recited;
- iii) That the entirety of the said Premises is in "khas" peaceful vacant possession of the Vendors and other than the Vendors no other person has any right of possession or occupation thereof as tenant, lessee, agreement-holder, licensee or otherwise in any capacity whatsoever;
- iv) That the said Premises is bounded by walls on all sides, which belong to the Vendors;

B. Kunder.

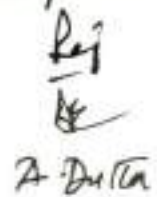
S. Ray

S. R.

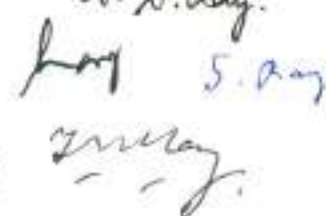



S. S. Ray
B. R.

Pampa Das


S. S. Ray
A. Dutta

S. S. Ray


S. S. Ray



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- v) That the said Premises or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981 and that the structures at the said premises have been constructed and erected by the predecessors-in-title of the Vendors;
- vi) That the said Premises is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors or any of them or the Vendors' predecessors-in-title for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- vii) That the said Premises or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation, the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Metro Railways or the Government or any other Public Body or Authority;
- viii) That no declaration has been made or published for acquisition or requisition of the said Premises or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Premises or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- ix) That there is no suit or proceeding filed by or pending against the Vendors or any of them in any Court of Law or Tribunal concerning the said Premises or any part thereof;

B. Venkatesh
S. Ray

K.R.
B.R.

Pompa Das
S. Ray
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- x) That there is no order restraining the Vendors from selling conveying or transferring the said Premises;
- xi) That the names of the Vendors and/or their predecessor-in-title are recorded as the owners of the said Premises in the records of the Kolkata Municipal Corporation;
- xii) That there are several structures and constructions at the said Premises, all being very old and dilapidated;
- xiii) That there never was nor is there any excess vacant land in the said premises or in the hands of the Vendors and/or their predecessors-in-title within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 nor is there any impediment under the provisions of the said Act of 1976 in the Vendors selling conveying and transferring the said Premises and/or their respective undivided shares therein;
- xiv) That the Vendors have not transferred and/or entered into any agreement for transfer by way of sale, lease or otherwise the said Premises or any part thereof or any undivided share therein;
- xv) That the said Premises or any part thereof is not affected by or subject to any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, any charge lien lispendens or annuity, any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, any trust resulting or constructive arising under any debutter name benami transaction or otherwise, any debutter wakf or devseva, any attachment including attachment before judgment of any Court or authority, any right of any person under any agreement or otherwise, any burden or obligation other than payment of Municipal Rates and Taxes, any restrictive covenant or any pre-emption agreement or any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

B. K. Das.

S. K. Das.

R. L.

S. K. Das.

S. K. Das.

S. K. Das.

S. K. Das.

B. R.

S. K. Das.

Pompa Das S. S. Das.

S. K. Das.

S. K. Das.

S. K. Das.

S. K. Das.

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- xvi) That the said Premises is not affected by any right of way water light support drainage or any other easement with any other property;
- xvii) That the said Premises never ever vested in the Official Assignee or in the Receiver-in-Insolvency or any other Receiver;
- xviii) That there is no legal bar or impediment or any other difficulty in the Vendors conveying the said Premises in favour of the Purchaser.
- Y. The Vendors have agreed to sell convey and transfer the said Premises to the Purchaser and the Purchaser relying on amongst others the representations declarations and assurances made and/or given by the Vendors from time to time, including those contained herein, and believing the same to be true and correct and acting on faith thereof has agreed to purchase the same absolutely and forever free from all encumbrances and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the entirety of the said Premises at or for the total consideration of **Rs.6,55,49,134/- (Rupees Six Crores Fifty Five Lacs Forty Nine Thousand One Hundred Thirty Four) only.**

I. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the sum of **Rs.6,55,49,134/-** (Rupees Six Crores Fifty Five Lacs Forty Nine Thousand One Hundred Thirty Four) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser as also the said Premises and the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the

B. K. ...
 D. ...
 Pampadas ...
 Raj ...
 S. S. ...
 A. D. ...
 B. R. ...
 A. D. ...
 S. ...



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Purchaser **FIRSTLY ALL THAT** the old and dilapidated partly 2 (two) and partly 3 (three) storied brick built messuages tenement or dwelling house together with the piece or parcel of revenue redeemed land or ground thereunto belonging whereon or on parts whereof the same are erected or built containing upon survey and measurement an area of 20 Cottahs 15 Chittacks be the same a little more or less situate lying at and being municipal premises Nos.1/3 and 1/4 Abdul Halim Lane (formerly being premises Nos.1/3 and 1/4 European Asylum Lane and prior thereto being a part or portion of premises No.79 Lower Circular Road), Police Station Taltala, Kolkata 700016, morefully and particularly mentioned and described in **PART-I of the SCHEDULE** hereunder written **AND SECONDLY ALL THAT** the old and dilapidated single storied brick built messuages tenement or dwelling house together with the piece or parcel of revenue redeemed land or ground thereunto belonging whereon or on parts whereof the same are erected or built containing upon survey and measurement an area of 9 Cottahs 10 Chittacks be the same a little more or less situate lying at and being municipal premises No.79/6 Acharya Jagadish Chandra Bose Road (formerly being premises No.79/6 Lower Circular Road and prior thereto being a part or portion of premises No.79 Lower Circular Road), Police Station Taltala, Kolkata 700016, morefully and particularly mentioned and described in **PART-II of the SCHEDULE** hereunder written (both hereinafter collectively for the sake of brevity referred to as "the **SAID PREMISES**") **AND** all the entire ownership shares rights title interest of the Vendors and each of them into or upon the said Premises and all rights benefits advantages appurtenances and appendages connected and/or attributable thereto **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound compound walls areas sewers drains ways paths passages driveways fences hedges ditches trees walls boundary walls water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever to the said Premises belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** all legal incidents thereof **AND** reversion or reversions remainder or remainders **and** the rents issues and profits thereof and all and every part thereof **AND** all the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of

B. K. Das
 J. Ray
 R. K. Das
 Att. Ray
 B. R.
 Pompa Das
 Raj
 A. Dutta
 S. S. Das
 Jay
 S. K. 7
 J. S.

[Handwritten signature]

them into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidence of title which in anywise relate to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be which now are or hereafter shall or may be in possession power or control of the Vendors or any of them or any other person or persons from whom the Vendors or any of them can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters leases tenancies thika tenancies occupancy rights claims demands acquisition requisition alignment and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the entirety of the said Premises.

II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors done committed executed or knowingly permitted or suffered to the contrary the Vendors have been and are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so

B. Kundu.

S. Ray

L.R.

Pampa Das

Ray

S. S. Ray

Ray

S. S. Ray

B.R.





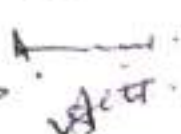
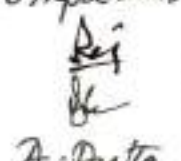
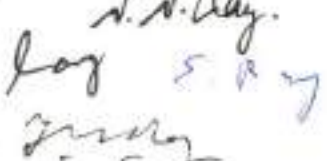

A. Dutta



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to be or any part thereof can or may be impeached encumbered or affected in title;

- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all and singular the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges liens attachments leases tenancies occupancy rights restrictive covenants lispensens uses debutters trusts prohibitions and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or their predecessors-in-title;
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming as aforesaid;
- (vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors or any of them or any person or persons having

B. Kunder. B.R.   Pompa Das S. D. Ray. 
 A. Ray R. K.   A. Ray.  A. Dutta  



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or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances leases tenancies occupancy rights restrictive covenants liens attachments lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid;

(vii) **AND THAT** the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the said premises or any part thereof through under or in trust for the Vendors or any of them or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser;

(viii) **AND ALSO THAT** the Vendors shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendors to the said Premises or by reason of any of the representations declarations and assurances made by the Vendors herein being found to be untrue, incorrect, false or misleading.

B. Konda

A. Ray

B.R.

R.R.

[Signature]

[Signature] Ray

[Signature]

[Signature]

Actt

Pompa Das L. S. Ray

[Signature]

Ray

S. Ray

A. Datta [Signature]

[Signature]

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III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY RECORD REPRESENT DECLARE CONFIRM AND ASSURE THE PURCHASER as follows:

- a) That the Vendors have simultaneously with the execution hereof delivered to the Purchaser peaceful vacant possession of the entirety of the said Premises;
- b) That all outstanding municipal and all other rates and taxes in respect of the said premises accruing for the period upto 30th June 2010, estimated and agreed by and between the parties at **Rs.5,49,134/-** (Rupees Five Lacs Forty Nine Thousand One Hundred Thirty Four) only, has been agreed to be deducted from the total Sale Value of the said Premises and the same shall be deposited by the Purchaser thus absolving the Vendors from such liability.

THE SCHEDULE ABOVE REFERRED TO:

(said Premises)

PART-I

(premises Nos.1/3 and 1/4, Abdul Halim Lane)

ALL THAT the old and dilapidated partly 2 (two) and partly 3 (three) storied brick built messuages tenement or dwelling house (having a total constructed area of approximately 5,500 Square Feet) together with the piece or parcel of revenue redeemed land or ground thereunto belonging whereon or on parts whereof the same are erected or built containing upon survey and measurement an area of 20 Cottahs 15 Chittacks be the same a little more or less situate lying at and being municipal premises Nos.1/3 and 1/4, Abdul Halim Lane (formerly being premises Nos.1/3 and 1/4, European Asylum Lane and prior thereto being a part or portion of premises No.79, Lower Circular Road), Police Station Taltala, Kolkata 700016, in Ward No.053 of the Kolkata Municipal Corporation, comprised in Block No.II Holding No.154 of the South Division of Calcutta and butted and bounded as follows:

On the **North** : Partly by premises No.79/6, Acharya Jagadish Chandra Bose Road and partly by premises No.79/9A, Acharya Jagadish Chandra Bose Road;

B. Venkatesh

S. K. Ray
h.k.

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A. K. Ray
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Pompa Das

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A. Dutta

S. S. Ray
Ray

[Signature]

S. K. Ray

[Signature]



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- On the **South** : By Abdul Halim Lane;
 On the **East** : Partly by premises No.79/6, Acharya Jagadish Chandra Bose Road and partly by Premises No.1/1E, Abdul Halim Lane;
 On the **West** : By premises No.79/12B, Acharya Jagadish Chandra Bose Road, Kolkata.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

PART-II

(premises No.79/6, Acharya Jagadish Chandra Bose Road)

ALL THAT the old and dilapidated single storied brick built messuages tenement or dwelling house (having a total constructed area of approximately 1,000 Square Feet) together with the piece or parcel of revenue redeemed land or ground thereunto belonging whereon or on parts whereof the same are erected or built containing upon survey and measurement an area of 9 Cottahs 10 Chittacks be the same a little more or less situate lying at and being municipal premises No.79/6, Acharya Jagadish Chandra Bose Road (formerly being premises No.79/6, Lower Circular Road and prior thereto being a part or portion of premises No.79, Lower Circular Road), Police Station Taltala, Kolkata 700016, in Ward No.053 of the Kolkata Municipal Corporation, comprised in Block No.II Holding No.154 of the South Division of Calcutta and butted and bounded as follows:

- On the **North** : By Lane commonly known as "Lot Para", being Acharya Jagadish Chandra Bose Road;
 On the **South** : By premises No.1/3, Abdul Halim Lane;
 On the **East** : Partly by each premises Nos.79/5A, 79/5B, 79/5C and 79/5D, Acharya Jagadish Chandra Bose Road;
 On the **West** : By premises No.79/9A, Acharya Jagadish Chandra Bose Road, Kolkata.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

B. Kunder
 h.d.
 D. Roy

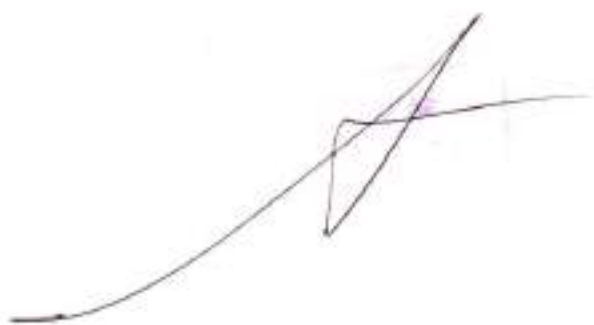
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 A. Datta

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Pompa Das
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 A. Datta

S. S. Das
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 S. Das

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Both the aforesaid Premises are adjacent and/or contiguous parcels of land and are collectively delineated in the plan annexed hereto duly bordered thereon in "RED", and existing structures standing thereon are delineated in the said plan annexed hereto duly bordered thereon in "BLUE".

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

SIGNED SEALED AND DELIVERED by the withinnamed **VENDORS** at **Kolkata** in the presence of:

1) 

SANTANU ROY
26B DR SURESH SARHAR ROAD
KOLKATA-700 014

2) 
PRASEN CHATTERJEE
10, Old Post Office Street
Kolkata-700001

Rajrupa Roy.

Buelhadab Kundu

Mona Nath Sen -

Archan Saha

Debasishaha

Debala Roy.

Asoka Roy.

Arup Roy

Bratati Roy.

Pampa Das

Rejanki Paul Chatterjee

Selanki Paul Chatterjee

Atashi Dutta

Annapurna Roy.

by the pen of. Shri Sekhar Roy.
Constituted. Attorney



A handwritten signature or mark, consisting of a large, stylized initial 'A' followed by a long, sweeping horizontal line extending to the right. There are small purple ink smudges or marks near the base of the 'A'.

Shri Sekhar Ray.
 Tarumbikash Roy
 by the pen of
 Bidhantha Ray
 Constituted Attorney
 Zepushkumar Ray.
 Sumanta Ray

Jyapan Kumar Ray

Bidhantha Ray
 Shyamal Ray
 by the pen of
 Bidhantha Ray
 Constituted Attorney

**SIGNED SEALED AND
 DELIVERED** by the withinnamed
PURCHASER at Kolkata in the
 presence of:

- 1) Dulakhecha
 (P. M. RAKHECHA)
 164/1, Manicktala Main Rd., Kol.-54.
- 2) P.V. Paul
 P. V. PAUL
 164/1, M. M. Road, Kol.-54

EDUCATION UNLIMITED TRUST

Sudhant Kumar Ray
 TRUSTEE



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RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of **Rs. 6,55,49,134/-** (Rupees Six Crores Fifty Five Lacs Forty Nine Thousand One Hundred Thirty Four) only being the consideration in full payable under these presents as per Memo written hereinbelow:

MEMO OF CONSIDERATION :

By and out of Bankers Cheques all drawn by AXIS Bank Ltd., Kankurgachi Branch, Kolkata, on behalf of the withinnamed Purchaser and all dated 28th June, 2010 in favour of the withinnamed Vendors as detailed hereinbelow:

Name of the Vendor	Share	Consideration Amount (Rs.)	Income Tax Deducted (Rs.)	Net Consideration Amount Paid (Rs.)	Bankers Cheque Nos.
(1) Rajrupa Roy	1/20 th	32,50,000	0	32,50,000	054375
(2) Buddhadeb Kundu	1/20 th	32,50,000	0	32,50,000	054376
(3) Alope Nath Set	1/30 th	21,66,667	0	21,66,667	054377
(4) Archan Sett	1/15 th	43,33,333	0	43,33,333	054378

Rajrupa Roy
B. Kundu

A. Roy

Roy

Archan Sett

Archan Sett
Roy

Pompa Das

Roy

Roy

A. Dutta

N. A. Roy

Roy

Roy

S. Roy

B. Roy

Roy

Roy

A

Name of the Vendor	Share	Consideration Amount (Rs.)	Income Tax Deducted (Rs.)	Net Consideration Amount Paid (Rs.)	Bankers Cheque Nos.
(5.1) Debashis Saha	7/30 th	1,50,00,000	0	1,50,00,000	054379
(5.2) Debashis Saha		1,66,667		1,66,667	BY CASH
(6) Debala Ray	1/30 th	21,66,667	0	21,66,667	054380
(7) Asoka Ray	1/60 th	10,83,333	0	10,83,333	054381
(8) Arup Ray	1/60 th	10,83,332	0	10,83,332	054382
(9) Bratati Roy	1/30 th	21,66,667	0	21,66,667	054383
(10) Pompa Das	1/90 th	7,22,222	0	7,22,222	054384
(11) Rajarshi Palchaudhuri	1/90 th	7,22,222	0	7,22,222	054385
(12) Debarshi Pal Chaudhuri	1/90 th	7,22,222	0	7,22,222	054386
(13) Atashi Dutta	1/30 th	21,66,667	0	21,66,667	054387
(14) Annapurna Ray	2/15 th	86,66,667	0	86,66,667	054388
(15) Shilb Sekhar Ray	1/15 th	43,33,332	0	43,33,332	054389
(16) Tarunbikash Roy	1/30 th	21,66,667	4,33,334	17,33,333	054390
(17) Tapash Kumar Ray	1/30 th	21,66,667	4,33,333	17,33,334	054391
(18) Sunanda Ray	1/30 th	21,66,667	0	21,66,667	054392
(19) Swapan Kumar Ray	1/30 th	21,66,667	0	21,66,667	054393
(20) Siddhartha Ray	1/30 th	21,66,667	0	21,66,667	054394
(21) Shyamal Ray	1/30 th	21,66,667	4,33,333	17,33,334	054395

R.L.
B. Kundu.
A. Ray
for

Pompa Das
for
A. Dutta

for
A. Dutta
Ray.

S. S. Ray.
for
S. Ray

B. Roy

for

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Name of the Vendor	Share	Consideration Amount (Rs.)	Income Tax Deducted (Rs.)	Net Consideration Amount Paid (Rs.)	Bankers Cheque Nos.
(22) Amount deducted on account of the municipal rates and taxes and to be deposited by the Purchaser with the Kolkata Municipal Corporation	...	5,49,134	0	5,49,134
Total :	100%	6,55,49,134	13,00,000	6,42,49,134

(TOTAL RUPEES SIX CRORES FIFTY FIVE LACS FORTY NINE THOUSAND ONE HUNDRED THIRTY FOUR) ONLY

Rajendra Roy

Asoka Roy

Tarumbikash Roy
by the pen of
Siddhantha Ray
Constituted Attorney
Inash Kumar

Budhadeb Kundu

Araf Roy

Aloka Nath Sen

Bratati Roy

Somanda Roy

Archan Setti

Pompa Das

Abashisaha

Rajankishor Chakraborty

Lebala Roy

Subrata Chandra

(Signature)

Mahendra Kumar Tripathi
Advocate
High Court, Calcutta.

Alashi Dutta

Swapan Kumar Roy

WITNESSES:

1. *(Signature)*

SANTANU ROY

2. Prasen Chatterjee

Annapurna Roy
by the pen of

Shub Sekhar Roy
Constituted Attorney

Siddhantha Ray

Shyamal Roy
by the pen of
Siddhantha Ray
Constituted Attorney



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MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING THE BOUNDARIES OF AMALGAMATED MUNICIPAL PREMISES NOS. 1/3 & 1/4, ABDUL HALIM LANE, AND PREMISES NO. 79/6, ACHARYA JAGADISH CHANDRA BOSE ROAD, KOLKATA- 700016, P. S. TALTALA, WITHIN WARD NO. 053 OF THE KOLKATA MUNICIPAL CORPORATION.



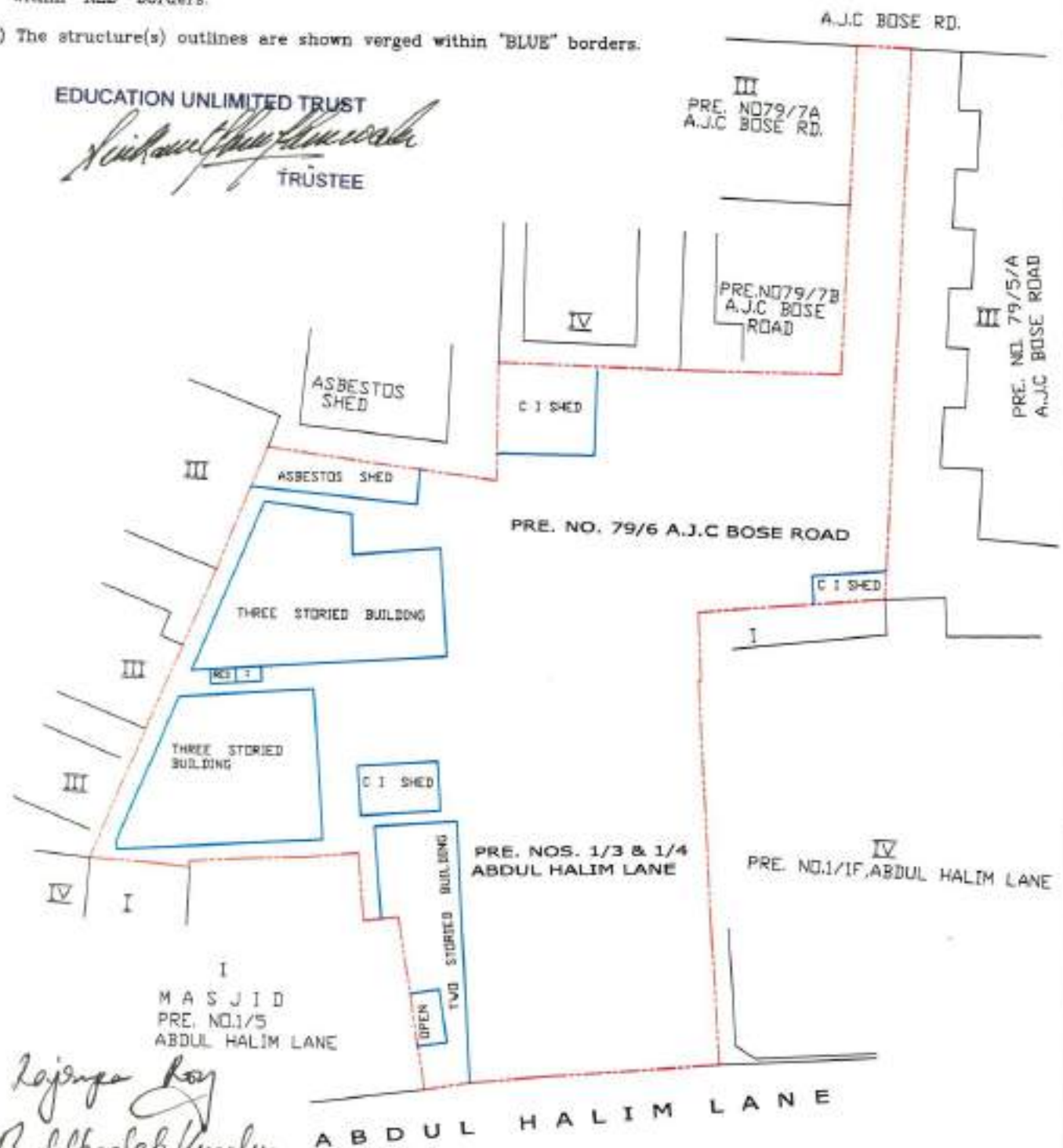
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NOTES -

- i) The three premises physically stand amalgamated and is within a single boundary without any internal divisions and shown thus within "RED" borders.
- ii) The structure(s) outlines are shown verged within "BLUE" borders.

EDUCATION UNLIMITED TRUST

Siddhanta Chandra Ray
TRUSTEE



Rajendra Ray
Buddhadeb Kundu

Archan Sengupta

Aisha Naha Sen

Dibashi Baha

Debala Ray Asoka Ray. Anup Bera Pampa Das
Siddhanta Ray Shub Sekhar Ray. Atashi Datta Rajani Pal Chaki
Zapros Kumar Ray Swapan Kumar Ray Ishu Chandra
Bnatati Roy. Sumanta Ray

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SPECIMEN FORM FOR TEN FINGER PRINTS



Sudhant Singh

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						



Rajendra Roy

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						



Buddhadeb Kundu

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						



Naveen Kumar

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						



[Handwritten signature or scribble]

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Archan Setti</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Debashis Baha</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Sebala Roy</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Asoka Roy</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Handwritten signature]

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Arup Das</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Bratati Roy</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Pampa Das</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Rajendra Choudhary</i>	Left Finger	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Handwritten signature]

SPECIMEN FORM FOR TEN FINGER PRINTS



Selamsette Chandra.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Alashi Datta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Siddhanta Ray

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Shub Selvan Ray.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Handwritten signature or initials in black ink, written over a faint purple rectangular stamp. The stamp contains illegible text.

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Deepak Kumar Singh</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						



<i>Suman Singh</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						



<i>Swapan Kumar Singh</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Finger					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger						





Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07882 of 2010
(Serial No. 06533 of 2010)

On 30/06/2010

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1352175/- ,E = 7/- on 30/06/2010

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.-122925712/-

Certified that the required stamp duty of this document is Rs.- 8604810 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 8604810/- is paid 97369929/06/2010 State Bank of India, OVERSEAS BRANCH KOLKATA, received on 30/06/2010

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

Presented for registration at 17.24 hrs on :30/06/2010, at the Private residence by Srikant Jhunjunwala ,Claimant.

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

Execution is admitted on 30/06/2010 by

1. Rajrupa Roy, wife of Santanu Roy , Nihom Apartments, Flat No:8c/4, 26 B, Dr Suresh Sarkar Road, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, P.O :- Pin :-700014 . By Caste Hindu, By Profession : House wife
2. Buddhadeb Kundu, son of Late Dr. B K Kundu , 32 B, Sarat Ghosh Street, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700014 , By Caste Hindu, By Profession : Others
3. Alok Nath Set, son of Late K D Set , 21/5 A, Mahendra Gossain Lane, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : Others
4. Archan Sett Alias Archan Set, son of Alope Nath Set , 21/5 A, Mahendra Gossain Lane, Thana:-Girish Park, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700006 , By Caste Hindu, By Profession : Others

30.06.10 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

30/06/2010 18:54:00

EndorsementPage 1 of 3



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07882 of 2010

(Serial No. 06533 of 2010)

5. Debashis Saha, son of Late Arun Kumar Saha , 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Others
6. Debala Ray Alias Debala Roy, wife of Arun Prokash Ray , 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Others
7. Asoka Ray Alias Asoka Roy, wife of Late Binayak Ray , 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Others
8. Arup Ray Alias Arup Roy, son of Late Binayak Ray , 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Others
9. Bratati Roy, daughter of Late Arun Prokash Ray , 10/ C. Ballygunj Place, Thana-Bullygunge, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Others
10. Pompa Das Alias Pampa Das, wife of Jahar Lal Das , 4/ A, Scott Land, Thana-Muchipara, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : Others
11. Rajarshi Palchaudhuri, son of Late Dipika Pal Chaudhuri , 4/ A, Scott Land, Thana-Muchipara, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : Others
12. Debarshi Pal Chaudhuri, son of Late Dipika Pal Chaudhuri , 4/ A, Scott Land, Thana-Muchipara, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700009 , By Caste Hindu, By Profession : Others
13. Atashi Dutta Alias Atasi Dutta, daughter of Late Arun Prokash Ray , 1/ D, Nayabad, Thana-Purba Jadabpur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700094 , By Caste Hindu, By Profession : Others
14. Shib Sekhar Ray Alias Shibsekhar Roy, son of Late Bibudha Nath Ray , 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Others
15. Tapash Kumar Ray, son of Late Tapan Bikash Ray , 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Others
16. Sunanda Ray Alias Sunanda Roy, daughter of Late Tapan Bikash Ray , 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Others
17. Swapan Kumar Ray Alias Swapan Kumar Roy, son of Late Tapan Bikash Ray , 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 , By Caste Hindu, By Profession : Others
18. Siddhartha Ray Alias Siddhartha Roy, son of Late Tapan Bikash Ray , 326, Parnashree Pally Road (I,II,III,IV), Thana-Behala, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700060 , By Caste Hindu, By Profession : Others

30.06.10 (Tarak Baran Mukherjee)
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Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07882 of 2010

(Serial No. 06533 of 2010)

19. Srikant Jhunjhunwala

Trustee, Education Unlimited Trust, 164/1, Maniktala Main Road, Thana-Maniktala, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 .

By Profession : Business

Identified By P V Paul, son of Late P Varkey, 164/1, Maniktala Main Road, Thana-Maniktala, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 . By Caste: Christian, By Profession: Service.

Executed by Attorney

Execution by

1. Shib Sekhar Ray, son of Late Bibudha Nath Ray , 1/3, 1/4, Abdul Halim Lane, Thana-Taltola, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 By Caste Hindu By Profession: Others,as the constituted attorney of Annapurna Ray alias Annapurna Roy is admitted by him.
2. Siddhartha Ray, son of Late Tapan Bikash Ray , 326, Parnashree Pally Road (I,II,III,IV), Thana-Behala, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700060 By Caste Hindu By Profession: Others,as the constituted attorney of Tarunbikash Roy is admitted by him.
3. Siddhartha Ray, son of Late Tapan Bikash Ray , 326, Parnashree Pally Road (I,II,III,IV), Thana-Behala, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700060 By Caste Hindu By Profession: Others,as the constituted attorney of Shyamal Ray is admitted by him.

Identified By P V Paul, son of Late P Varkey, 164/1, Maniktala Main Road, Thana-Maniktala, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700054 . By Caste: Christian, By Profession: Service.

(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II



30.06.10 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

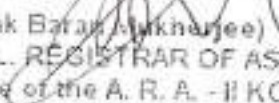
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 5278 to 5316
being No 07882 for the year 2010.




(Tarak Baran Mukherjee) 02-July-2010
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. -II KOLKATA
West Bengal

DATED THIS 30TH DAY OF JUNE, 2010

BETWEEN

(SMT.) RAJRUPA ROY & 20 OTHERS

... VENDORS

AND

EDUCATION UNLIMITED TRUST

... PURCHASER

CONVEYANCE

79/6 Acharya Jagadish Chandra Bose Rd
&
1/3 and 1/4 Abdul Halim Lane

SARAOGI & COMPANY
Advocates
4C Punwani Chambers, 4th Floor
7B Kiran Shankar Roy Road
Kolkata # 700 001
[Phone : 2243 9486 / 2213 5761]