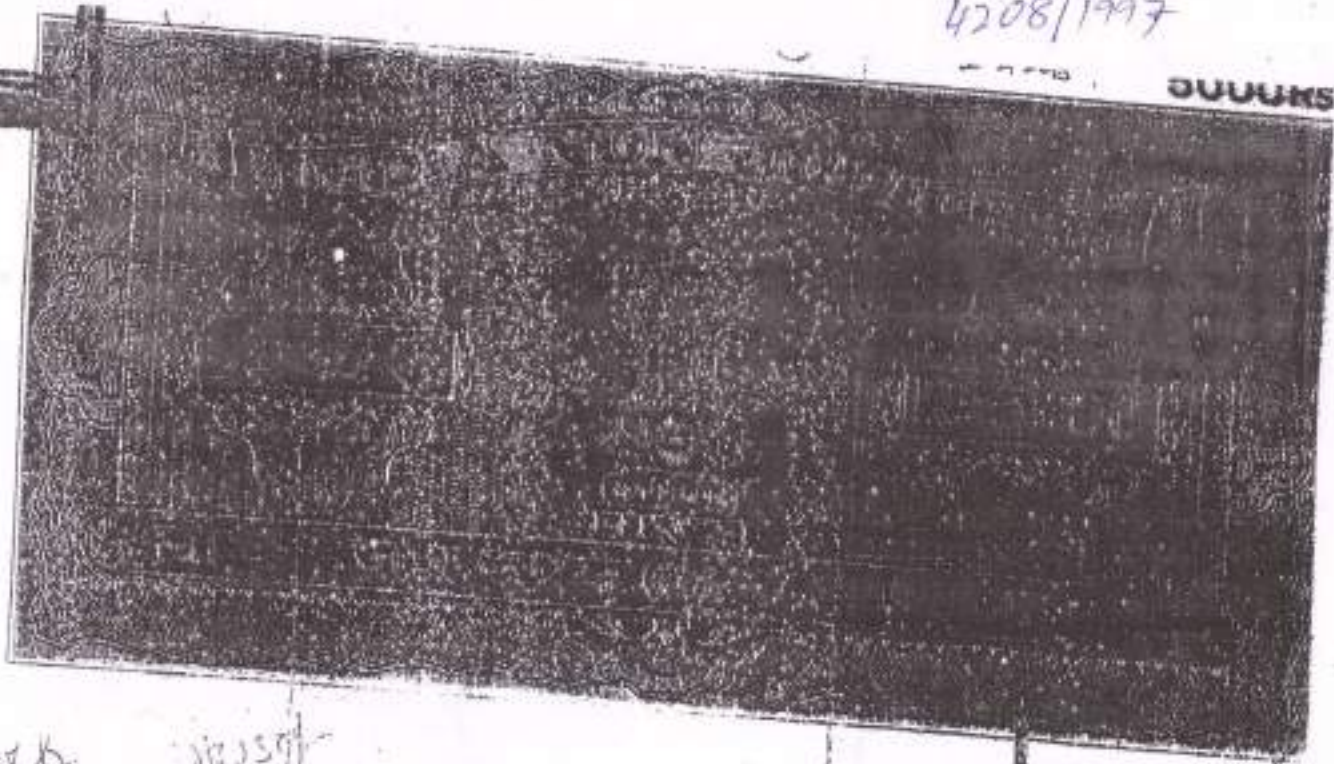


4208/1997

DUURS



2/10/97

Handwritten notes and signatures, including what appears to be 'Ajoy Roy' and 'Sanjoy Roy'.

4208

Part of a printed form, possibly a deed or agreement, with some fields filled in.

965175
34175

Handwritten notes and signatures, including 'S. S. D. B. 34175' and 'W. D. D. No. 018641'.

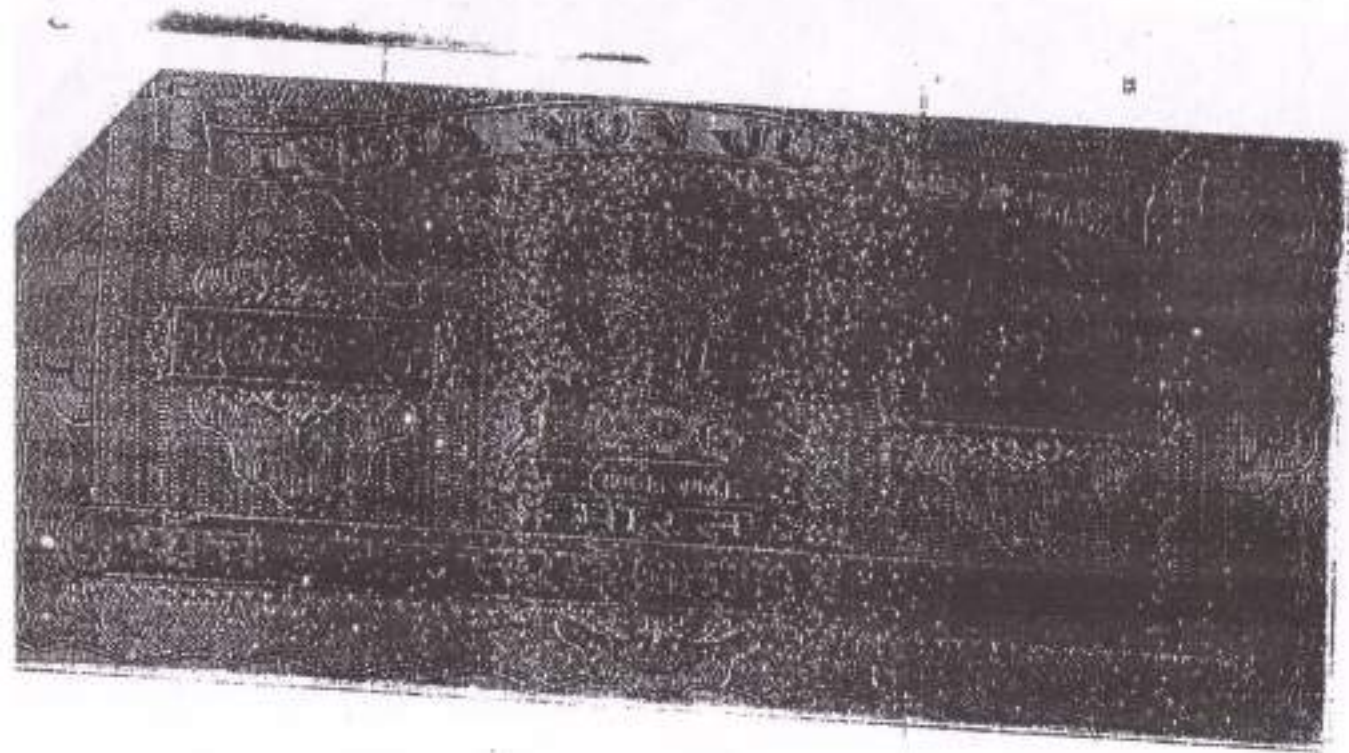
S. S. D. B. 34175
W. D. D. No. 018641
6.11.97

D.A. 54016

A-5214
H 28
E 2
M 4
5253

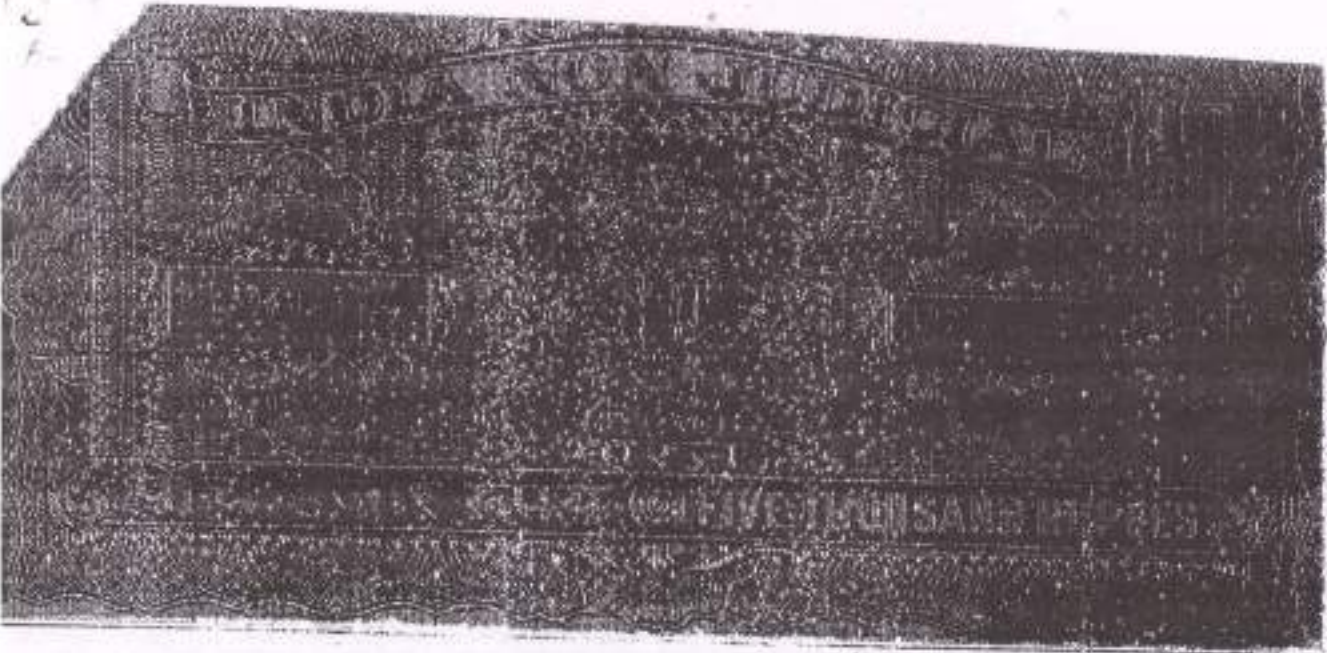
S. S. R. 112
7.11.97

THIS INDENTURE made this 2nd day of October One Thousand Nine Hundred and Ninetyseven BETWEEN (1) DILIP KUMAR BOSE (2) PRADIP KUMAR BOSE (3) SUDIP KUMAR BOSE and (4) SUBIR KUMAR BOSE all sons of Late Malati Madhab Bose and (5) AJOY ROY and (6) SANJOY ROY both sons of Late H. P. ROY and Late Ratna Roy all by faith Hindu by occupation Business all residing at 207B, Park Street, P.S. Beniapukur, Calcutta-700 017 hereinafter collectively referred to as the "VENDORS" (which expression shall unless excluded by or there

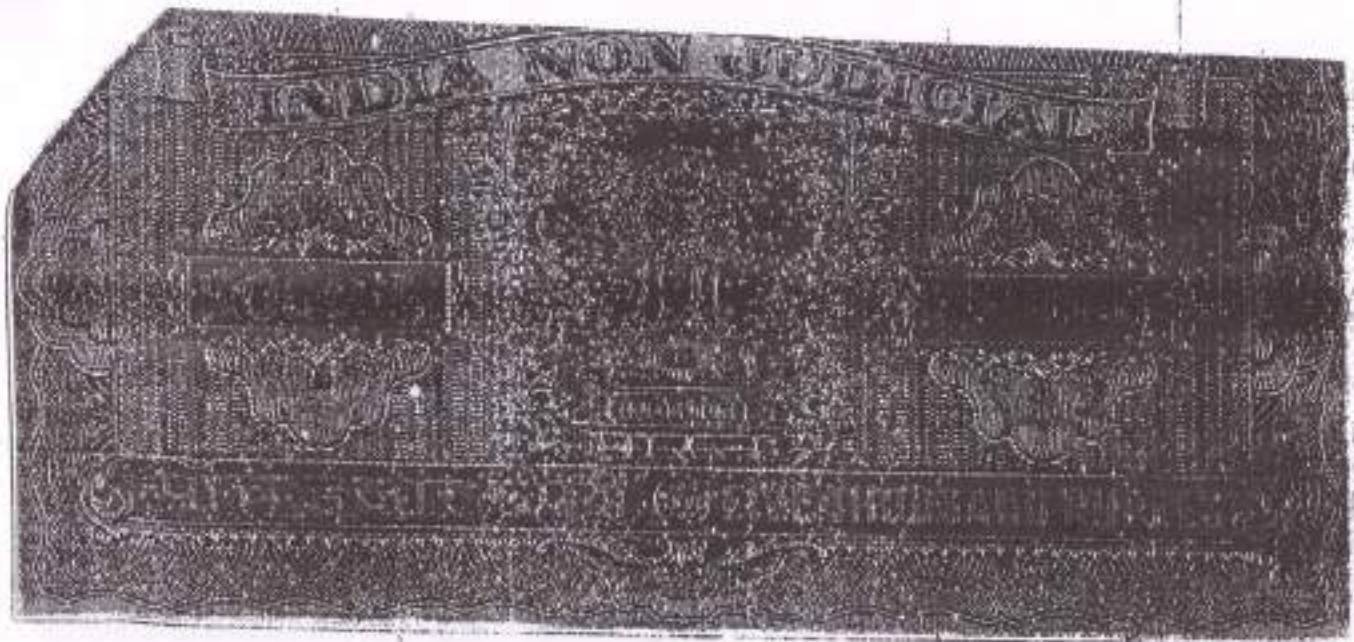


2

be something repugnant to the subject or context be deemed to mean and include their respective heirs, executors administrators and legal representatives) of the ONE PART AND M/S. PARK HOUSING CORPORATION a registered partnership firm within the meaning of Indian Partnership Act, 1932 having its office at 39, Darga Road, Calcutta-700 017 and represented by its present Partner KARAN SINGH BINAYAK and hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its present partners and their successors-in-office and assigns) of the OTHER PART.



WHEREAS by a Bengali Kobala dated 8th Pous 1372 B.S. corresponding to 24th December 1965 and registered in Book No.1 Volume No.62 pages 133 to 138 being No.2844 for the year 1965 with Sub Registration Office Sealdah Musst Ayesha Khatoon sold transferred conveyed assigned and assured in equal proportion All that the piece or parcel of land with existing structures standing thereon and containing an area of 5 cottahs more or less and forming a portion of Premises No.39, & 39/1B,Darga Road now known as 39 and 39/1B,Darga Road, P.S. Beniapurkur (formerly numbered as 39,Darga Road, Calcutta) more fully and particularly mentioned and described in the schedule thereunder written unto and in favour of Malati madhab Bose Bimal Krishna Bose, Birendra Krishna Bose and Smt. Manashi Bose at or for the consideration mentioned therein.



AND WHEREAS in the circumstances aforesaid the said malati madhab Bose became the owner of an undivided piece of land measuring 1.25 cottah more or less in the aforesaid premises in his share.

AND WHEREAS by another Bengali kobala B.S. corresponding to 2nd December, 1966 and registered in Book No.1 volume No.56 pages 176 to 182 being No.2355 for the year 1966 with Additional Sub Registration Office Allpore ^{Calcutta} Janila Bibi wife of Abdul Rahaman sold transferred conveyed assigned and assured unto Smt. Manashi Bose, Smt. Chhabi Rani Bose, Smt. Protima Bose and Smt. Rani Bose All That the piece or parcel of land containing an area of 5 cottahs more or less ~~with existing structures standing thereon and~~ forming a portion of premises No. 39, & 39/1B, Darga Road now known as 39 and 39/1B, Darga Road, Calcutta-700 017 and more fully and particularly mentioned and described in the Schedule thereunder written at or for the consideration mentioned therein.

Handwritten mark



AND WHEREAS thus the said Smt. Rani Bose became the owner of an undivided piece of land measuring 1.25 cottah more or less in the said premises.

AND WHEREAS the said Malati Madhab Bose died intestate on or about 12th December, 1982 leaving him surviving his widow Rani Bose four sons Dillip Kumar Bose Pradip Kumar Bose Sudip Kumar Bose and Subir Kumar Bose and one daughter Smt. Ratna Roy as his legal heirs.

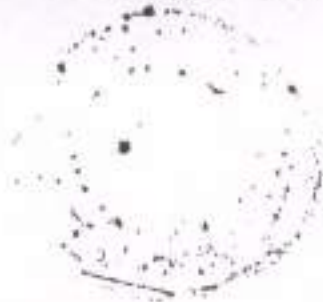
AND WHEREAS the said Smt. Ratna Roy daughter of Malati Madhab Bose since deceased died intestate on or about August, 1980 leaving her surviving two sons Ajoy Roy and Sanjoy Roy as her legal heirs.



Handwritten initials

undivided share in the
 with very old dilapidated brick built building and structures standing thereon and more fully and particularly mentioned and described in the first schedule hereunder written and delineated in the map or plan annexed herewith and thereon c
 HOWSOEVER OTHERWISE the said messuage tenement land hereditament an premises or any part thereof now are or is or heretofore were or was situate tenanted butted bounded called known numbered described or distinguished together with all and sundry houses edifices buildings walls water courses and manner or condition or other rights lights liberties privileges easement advantages and appurtenances whatsoever to the said messuage tenement land hereditament and premises belonging to or otherwise appertaining thereto or usually held enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the

1000Rs.



8

5/5/11

and also shown in the
 with very old dilapidated brick built building and structures standing thereon and
 more fully and particularly mentioned and described in the first schedule hereunder
 written and delineated in the map or plan annexed herewith and thereon or
 HOWSOEVER OTHERWISE the said messuage tenement land hereditament and
 premises or any part thereof now are or is or heretofore were or was situated
 tenanted butted bounded called known numbered described or distinguished
 together with all and sundry houses edifices buildings walls water courses and all
 manner or condition or other rights lights liberties privileges easement advantages
 and appurtenances whatsoever to the said messuage tenement land hereditament
 and premises belonging to or otherwise appertaining thereto or usually held or
 enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL the

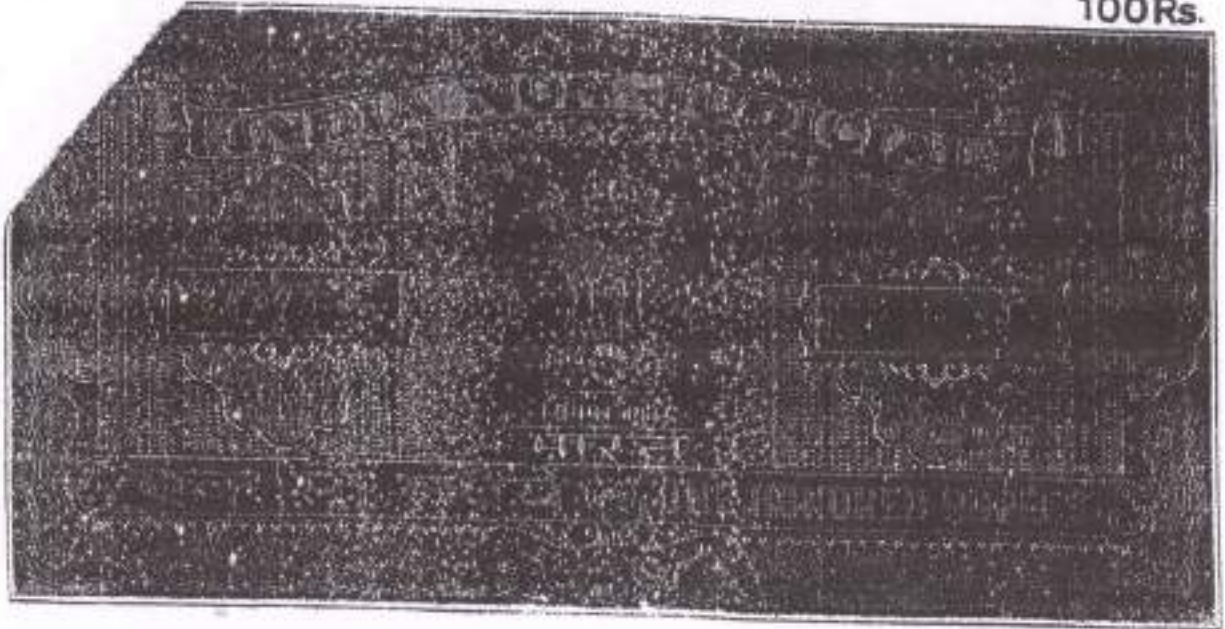
-129-

1000Rs.



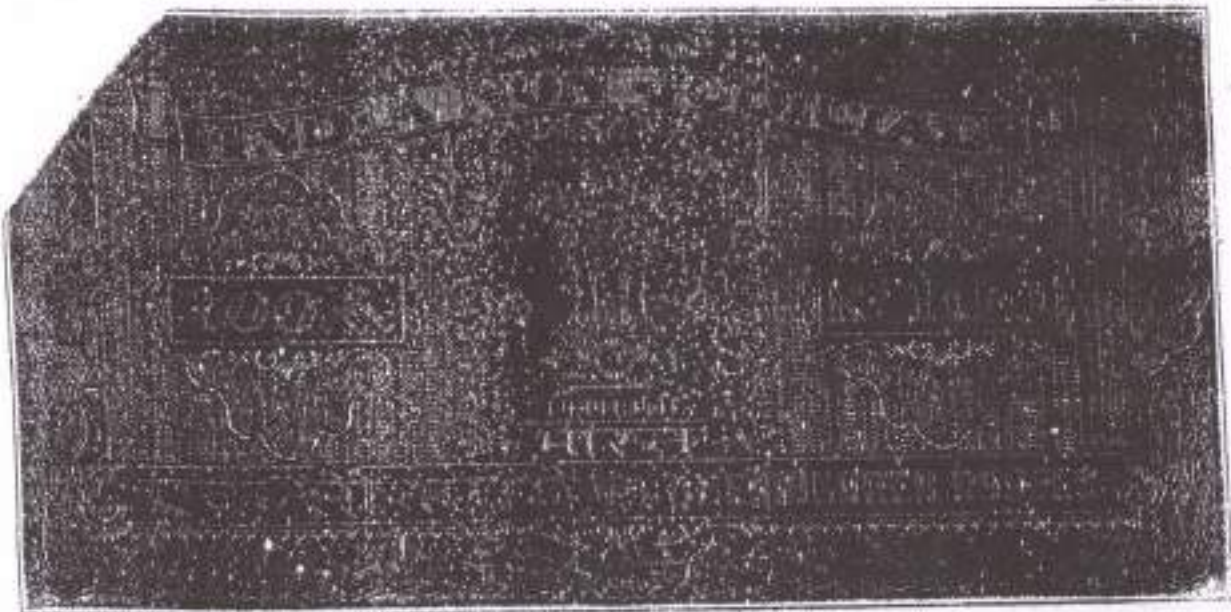
estate right title interest property claim and demand whatsoever both at law and in equity of the Vendors in to upon or in respect of the said message tenement land hereditament and premises and every part thereof and also all deeds pattas muniments and evidence of title whatsoever relating to or concerning the same or any part thereof which now are or hereafter shall or may be in the custody power or possession of the Vendors or any person or persons from whom the Vendors can procure the same without any action or suit TO HAVE AND TO HOLD the said message tenement land hereditament and premises and inheritance thereof in fee simple free from all encumbrances attachment liens and lispenders whatsoever save and except the existing tenancies in favour of the monthly tenants and morefully described in the second schedule herein the said message tenement

100Rs.



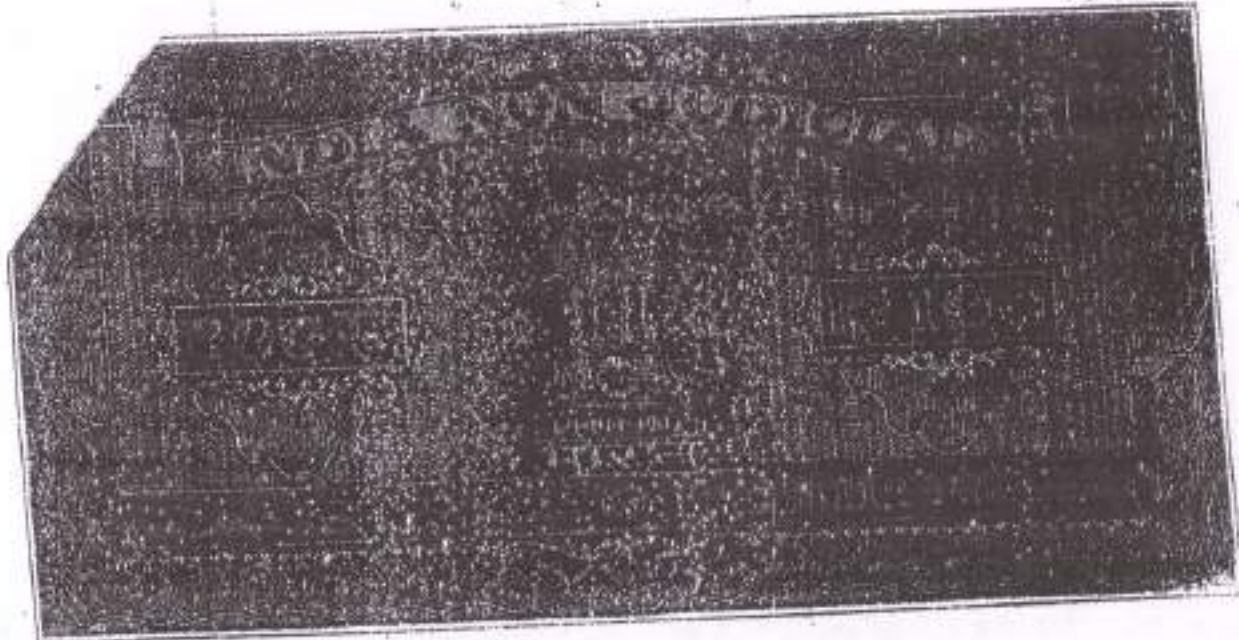
land hereditament and premises hereby conveyed and transferred or expressed or intended so to be TOGETHER WITH the appurtenances thereunto belonging unto and to the use of the Purchaser absolutely and for ever and the Vendors do and each of them doth hereby covenant with the purchaser THAT NOTWITHSTANDING any act deed matter or thing by the Vendors done or executed or knowingly suffered to the contrary they the Vendors are lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage tenement land hereditament and premises hereby granted conveyed or expressed or intended so to be and every part thereof to protect an indefeasible estate of inheritance without any manner condition or trust

100Rs.



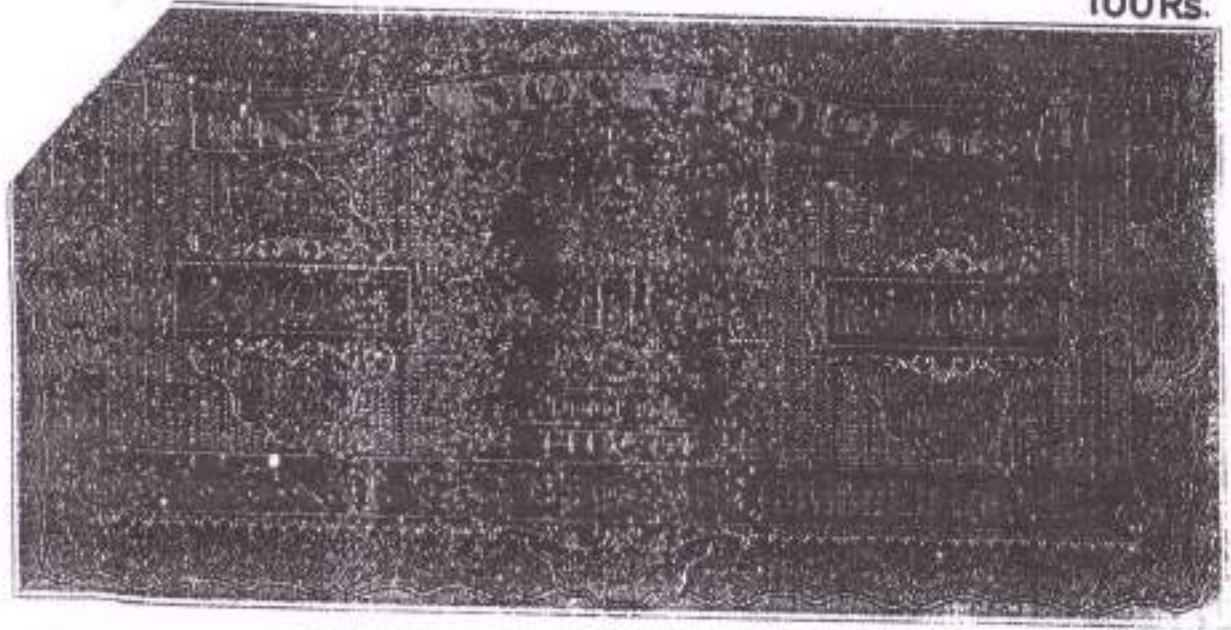
or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid they the Vendors have good right full power and absolute authority to convey and grant the said messuage tenement land hereditament and premises hereby granted or expressed so to be unto the use of the Purchaser in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said messuage tenement land hereditament and premises and receive the rent issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or in trust for the Vendors AND THAT they the Vendors and all persons having or lawfully claiming

100Rs.



any estate or interest in the said messuage tenement land hereditament and premises or any part thereof from under or in trust for the Vendors 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 whatsoever for further and more perfectly assuring the said messuage tenement land hereditament and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required PROVIDED FURTHER that the Vendors do and each of them doth hereby indemnify and keep the purchaser fully indemnified against any loss or damage which the Purchaser may suffer due to any defect in the title of the Vendors or their Predecessors-in-title.

100Rs.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the undivided portion of Premises No.39, and 39/1B, Darga Road (formerly No.39, Darga Road) Calcutta containing an area of 2 cottahs and 8 chittacks more or less with ^{undivided share in the 1700 sq ft.} very old dilapidated, brick built partly tiles and partly tin shed structures standing thereof and comprised in holding No.311 (old Holding Nos.57,59 and 61) Ward No.58 Registration Office Sealdah district 24-Parganas (North/South) and butted and bounded as follows :

Page

ON THE NORTH by 37/1,38/C, and 38/1/1, Darga Road

ON THE EAST by Darga Road

ON THE SOUTH by 40, Darga Road

AND ON THE WEST by Tai Bagan Lane

And delineated in the Red border in the map or plan annexed herewith.

THE SECOND SCHEDULE ABOVE REFERRED TO

TENANTS LIST

<u>NAME</u>	<u>MONTHLY RENT</u>
1. SAMSUDDIN ANSWARI	Rs. 180/=
2. GLOBE MOTOR (AZAD)	Rs. 400/=
3. RIZWAN	Rs. 230/=
4. MONDAL	Rs. 80/=

IN WITNESS WHEREOF the Vendors have executed these presents on the day month and year first above written.

SIGNED SEALED & DELIVERED

by the Vendors at Calcutta

in the presence of :

① A. L. H. H. H. H. H.
5/3, Green Park
Calcutta - 79

② Md. Hafiqul
20, Bright Street Calcutta - 17.

Dilip Kumar Das
Gopal Kumar Das
B. K. Bose
A. K. Bose
A. S. Roy
For Suband on of Constable
along for Singay Ray

Witnessed by
A. K. Das, Advocate
High Court, Calcutta

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.4,75,000/= (Rupeesfour lakh seventyfive thousand) being the total consideration money as per memo below :

Rs.4,75,000/=

MEMO OF CONSIDERATION

By Cash 100 x 4750 = 4,75,000.00

Total - 4,75,000.00

(Rupees Four Lakhs Seventyfive thousand only).

Witness

- ① Alex Hassan
- ② Md. Ashfaq

Dilip Kumar Bose
 Pradip Kumar Bose
 Sudip Bose For Self and
 as Company Secy. of Ajoy Roy
 for
 for Self and as Co-secy. of
 Ajoy Roy.

DATED THIS 2nd DAY OF OCTOBER 1997.

DILIP KUMAR BOSE & ORS.

AND

M/S. PARK HOUSING CORPORATION

CONVEYANCE

MR. P.S. DEY
SOLICITOR & ADVOCATE
6, OLD POST OFFICE STREET
CALCUTTA - 700 001.