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Admissible under Regt. Rule 21.
and also u/s of the
West Beng. J.L.R. Act 1958 duly
Stamped (Exempted from Stamp
duty) under the Indian Stamp
Act, 1899 as amended in 1964
Schedule 1A No. 22482
Process Fee..... 1.50
Sold in C.F.S.....

[Signature]
Sub-Registrar IV Alaya,
226, Perganas and Registrar of T
of the District 1959

THIS INDENTURE made this the 9/15 day of May,
TWO THOUSAND AND ONE B E T W E E N INDIAN ROPEWAYS &
ENGINEERING CO. LTD. (formerly known as DAMODAR ROPEWAYS
& ENGINEERING LTD.) a Company incorporated under the
Companies Act, 1956 and having its registered Office at
2, Rowland Road, Police Station Bhowanipore, Calcutta-
700 020, (2) RUSSEL CONSTRUCTION CO. LTD., a Company
incorporated under Companies Act, 1956 and having its
registered office at 1A, Vansittart Row, Calcutta-700 001
(3) DAMODAR INTERNATIONAL (P) LTD (formerly known as
DAMODAR ROPEWAYS INTERNATIONAL PVT. LTD) a Company incorpo-
rated under the Companies Act, 1956 and having its regis-
tered office at 1/1A, Vansittart Row, Calcutta-700 001,
hereinafter called the 'VENDORS' (which term or expressio
unless excluded by or repugnant to the context shall mean
and include their heirs, executors, administrators -

Section 17(1) of the M. & S. (Provisions of Stamp)
Act, 1899 as amended in 1964 (3)
Stamp duty on the above instrument is Rs. 1.50
Total stamp duty of Rs. 1.50

[Signature] 704, no. *[Signature]* 11.7.50

Con... P/2.

3688

Enr. F. Banerjee, Dy
Deputy Judge, Court



Presented for Registration at
5 P.M. A.M./P.M. on this 22nd day of May 1954
at the Sub-Registry Office,
Barrackpore, South 24 Parganas by
Executant/Claimant, or by one of
the Executant/Claimants or
Attorney for,.....
Executant/Claimant under or
Power of Attorney No.....
of 19..... Authenticated by
Registrar of.....

Shri. Chamaria
Shri. Ghanpati
Chamaria of 61
Khera Street Cal-16
Managing Director of
Ban...
and
and
Daugad...
13/5/54

229

For Indian Ropeways & Engg. Co. Ltd.

A. B. Chatteria
Managing Director

For Ramodar International Pvt. Co

Director

230

For Russel Construction Co. Ltd.

Director

231

Samrat Kanti D.C.

4.10.54

Shri. M. G. Sanyal
Shri. M. G. Sanyal
Shri. M. G. Sanyal
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Name.....
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of.....

Dist South 24 Parganas
by Geste Hindu/Boodhis
by Profession.....

13/5/54
Barrackpore Sub-Registry Office
24 Parganas - of West Bengal Act 1950
of the Reg. Act 1950



- : 2 : -

administrators, legal representatives and assigns) vendors are being represented by one of their Directors namely - SHRI A.B. CHAMARIA, - Son of Sri Champa Lal Chamaria of 6/2, Moira Street, Calcutta-700 016, vide resolutions dated 27.1.2001 of Vendor No.1 Company and resolution dated 31.10.2000 of Vendor No.2 and resolution dated 4.9.2000 of Vendor No.3 Company of the Party of the FIRST PART AND DEBCHHAYA ABASAN PVT.LTD. a Company incorporated under the Companies Act, 1956 and having its registered office at 243/A, Jodhpur Park, Calcutta-700 068, represented by its Director SHRI TAMAL KANTI DE Son of late Kalipada De, of C.N.Roy Road, Govt. Housing Estate, Flat No. C-4, Picnic Garden, Calcutta-700 039, hereinafter called the CONFIRMING PARTY (which term or expression unless excluded by or repugnant to the context shall mean and include its

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Alifan - Judges Court

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1 000	Flat No. 10 - P. K. S. S.
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	Transaction of 1000
	Chhaya Hotel, Ind. Ltd.
	of 243/A, Durgam
	Pauk - 50

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Registered at Measury, Ind. Ltd.
of 243/A, Durgam



-: 3 :-

(1) its successors-in-office, administrators, legal representatives and assigns) of the Party of the SECOND PART -AND- MANABENDRA CHONDHURY, Son of late B.M.Chowdhury, by religion Hindu, by occupation service, residing at 2/12A, A.P.C.Park, Baghajatin, Kolkata-700 086, hereinafter called the PURCHASER (which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

(2) W H E R E A S the Vendors are the rightful absolute recorded owners and are seized and possessed of and well and sufficiently entitled to all that 40 Cottahs 13 Chittaks and 25 sq.ft. of sali land used as agricultural purposes situated and lying at District 24-Parganas South, Sub -

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Sd - E. Banerjee
Alipore Judges Court

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Collectorate,
Calcutta.
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Director of Revenue & Land
Muzaffarpur District
Muzaffarpur, Bihar



-: 4 :-

(3) Sub-Registry and Police Station Sonarpore, Pargana Khaspur
Touzi No. 56, J.L.No. 45 Mouza Goragachha, comprised of
R.S.Dag Nos. 104, 105, 106, 165, ¹⁶⁶ 167 under R.S.Khatian
Nos.124, 129; 130.

(3) AND WHEREAS one Abhoy Charan Mondal was the
absolute recorded owner of 29 decimals of land and besides
other properties comprised in R.S.Dag No. 104, R.S.Khatian
No.130 and 129 and said Abhoy Charan Mondal died after
publishing his last will and Testament which was duly
probated and whereby he bequeathed 16 annas of all his
properties including the aforesaid sali land to his grand
son Khitish Chandra Mondal, son of Dharendra Nath Mondal,
subject to life interest of his daughter-in-law (Smt.
Annapurna Mondal) in respect of 2 annas share out of his
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re property.

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Alifan Judge Court

Vol. 7

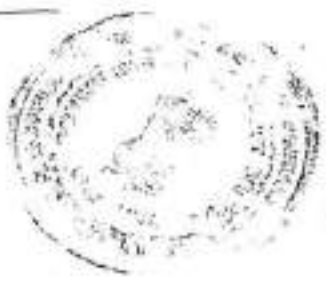
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Treasury.

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G/O-Foreign and Registers n/o 70
of the Fiscal Act. 1902



-: 5 :-

AND WHEREAS said Annapurna Mondal subsequently died and upon her death the said Khatish Chandra Mondal became the sole and absolute owner of inter alia aforesaid land in pursuance of the aforesaid Will of Abhoy Charan Mondal. Thereafter said Khatish Chandra Mondal got his name recorded in the Revisional Settlement Parcha in respect of said land as sixteen annas owner thereof.

AND WHEREAS while in possession and enjoyment of the said land said Khatish Chandra Mondal out of love and affection gifted his 39 satak of said land i.e. 15 Satak in Dag No.104, 15 Satak in Dag No.111 and 9 Satak in Dag No.115, in Khatian No.130 in Mouza Goragacha to his son Sri Kalyan Kumar Mondal by executing one registered deed of gift dated 19.3.1993 and registered in the office of the Sub-Registrar at Sonarpore and recorded in Book No.1, Being No. 2147 for the year 1993.

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AND WHEREAS by another registered deed of gift dated 19.3.1993 said Khitish Chandra Mondal also transferred 33 Satak land i.e. 14 Satak in R.S.Dag No.104 and 19 Satak in/Dag No. 171 under R.S.Khatian No.129 to his other son Sri Rabindra Nath Mondal absolutely and forever by way of gift. Said deed was registered in the office of the Sub-Registrar at Sonarpore and recorded in Book No.1, Being No.2148 for the year 1993.

AND WHEREAS being the owners said Kalyan Kumar Mondal and Rabindra Nath Mondal mutated their names in the Office of the B.L.& L.R.O. as owner of the said land upon payment of all rents and taxes therefor.

AND WHEREAS while in possession and enjoyment of the said land said Rabindra Nath Mondal for his legal necessities by one registered deed of Conveyance dated 1.10.1996 sold, transferred and conveyed all that land measuring about 7 Cottahs 25 sq.ft. be the same a little more or less in R.S.Dag No.104, under R.S.Khatian No. 129, in Mouza Goragacha to Damodar Ropeways International Pvt.Ltd., which is now known as Damodar International (P) Ltd. the Vendor No.3 herein for valuable consideration. Said deed was registered in the office of the Additional District Sub-Registry Office at Sonarpore and recorded in Book No.1, Volume No.16, Pages 160 to 169 Being No.955 for the year 1999.



for
General Sub-Committee 17 of
1944 Congress and Committee on
of the Senate, July 1947

9/5/2001

AND WHEREAS by another registered deed of Conveyance dated 1.10.1996 and Rabindra Nath Mondal also sold land measuring about 1 Cottah, 6 Chittaks and 43 sq.ft. in R.S. Dag No. 104, under R.S.Khatian No.129, in Mouza Goragacha to Damodar Ropeways and Engineering Company Ltd. which is now known as Indian Ropeways and Engineering Co.Ltd. Vendor No.1 herein for valuable consideration. Said deed of Conveyance was registered in the office of the Additional District Sub-Registrar at Sonarpore and recorded in Book No.1, Volume No.16, Pages 181 to 191, Being No.957 for the year 1999.

AND WHEREAS one Debendra Nath Mondal was the sole and absolute owner of inter alia all that 0.09 decimals of land comprised in R.S.Dag No.105, under Khatian No.124, Mouza Goragacha, Police Station Sonarpore.

AND WHEREAS said Debendra Nath Mondal died intestate leaving behind his wife, three sons and two married daughters namely Kautuki Mondal (Widow) Gour Chandra Mondal, Hiranmoy Mondal and Chinmoy Mondal(sons) and Sabita Naskar, Gita Naskar (married daughters) who jointly inherited the share of their predecessor. Subsequently Koutuki Mondal died intestate upon her death, her share equally devolved on all the aforesaid sons and daughters of late Debendra Nath Mondal, absolutely and for ever and thereafter the names of the three sons and two daughters got recorded in the -
Revisional Settlement record of rights.



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OFFICE OF THE DISTRICT ATTORNEY
1000 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

9/5/2001

AND WHEREAS said three brothers and two sisters for their necessity sold the above property i.e. 0.09 decimals or as per local measurement 5 Cottahs, 7 Chittaks and 5 sq.ft. more or less lying in R.S.Dag No.105, R.S.Khatian No.124 ~~xx
xxxxxxx
xxxxxxx~~ for valuable consideration by a registered deed of Conveyance dated 23.9.1996 and it was registered in the Additional District Sub-Registry Office at Sonarpore and recorded therein its Book No.1, Volume No.16, Pages 170 to 180 Being No.956 for the year 1999 in favour of Vendor No.1 and after purchase the Vendor Nos.1 and 3 became the absolute owner of more or less 13 Cottahs, 14 Chittaks and 28 Sq.ft. of said land in R.S.Dag No.104 and R.S.Dag No. 105 under R.S.Khatian No.129, and 124 in Mouza Goragachha, Police Station Sonarpore, District 24-Parganas South.

AND WHEREAS said Kalyan Kumar Mondal for his urgent requirement sold the property more or less 6 Cottahs 14 chittaks and 42 Sq.ft. lying and situated in R.S.Dag No.104 R.S.Khatian No.130, in Mouza Goragachha, P.S.Sonarpore, in favour of Vendor No.2 for valuable consideration by a registered deed of Conveyance dated 1st. October, 1996 and it was registered in the Additional District Sub-Registry Office at Sonarpore and recorded therein its Book No.1, Volume No.16, Pages 192 to 204, Being No.958 for the year 1999.

AND WHEREAS said Kalyan Kumar Mondal through its Constituted Attorney Vendor No.2 of this present transferred all that strip of land measuring about 2 Kattahs 2 chittaks and 03 sq.ft. and 13.6' wide from the northern side of R.S.Dag



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I hereby certify that the
above is a true and correct
copy of the State Act II

9/5/001

Dag No. 104 which is also the northern side of aforesaid land to the Municipality as per terms of deed No. 958 for Widening the passage to 23'-6" for the use of the adjoining land owners.

AND WHEREAS 33 decimals of sali land comprised in Dag Nos. 106, ¹⁶⁵ 166 and 167 under R.S. Khatian No. 124, Mouza Goragacha, J.L. No. 45, Police Station Sonarpore, originally belonged to Ramchandra Mondal, Biswanath Mondal, Sannyasi Mondal, Dhananjoy Mondal, Baidya Nath Mondal, Gobardhan Mondal and Chander Mondal, and they were enjoying and occupying the same by cultivation.

AND WHEREAS after demise of 7 brothers, their sons and daughters inherited the above property namely Kangal Chandra Mondal, Probas Chandra Mondal, Ajit Mondal, all sons of late Biswanath Mondal, Panchu Gopal Mondal, Smt. Shaila Bala Mondal, son and daughter of late Sannyasi Mondal, Lakshmi Mondal, Nishikanta Mondal, both sons of late Dhananjoy Mondal, Gopal Chandra Mondal, Ganesh Chandra Mondal, Kartick Chandra Mondal, all sons of late Baidya Nath Mondal, Makhan Mondal, Son of late Gobardhan Mondal, Kena Naskar, daughter of late Chandra Mondal.

AND WHEREAS Kangal Mondal became the owner of land in Dag No. 167, 106, 165, 166 under Khatian No. 124 by inheritance and also by purchase from Jhantu Mondal, vide a registered deed of Conveyance registered in the office of Sub-Registry Office at Alipore and entered into Book No. 1 Page:



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SECRETARY TO GOVERNMENT
Law, Justice and Revenue
of the State, Calcutta

9/5/2001

Pages 2130 to 2134, Being No.7072 for the year 1962 and from Dhirendra Nath Mondal, vide registered deed No.1644 of Book No.1, Volume No.21, Pages 264 to 268, Being No.1644 for the year 1974.

AND WHEREAS Prabas Mondal and his brother Ajit Mondal became the absolute owners by way of inheritance, ^{of} share of their father since deceased in the said property.

AND WHEREAS Panchu Gopal Mondal and Smt.Saila Bala Mondal became the sole and absolute owners having inherited the same from their father since deceased.

AND WHEREAS Lakshmi Mondal and Nishi Kanta Mondal are sole owners having inherited the same from their father since deceased, Gopal Chandra Mondal, Ganesh Chandra Mondal Kertick Chandra Mondal, Makhan Mondal, Smt.Kena Naskar, having inherited the same from their father since deceased. In due course of time the names of said brothers and sisters got recorded in Regional Settlement parcha in respect of the respective holdings which altogether makes 33 Satak more or less.

AND WHEREAS said brothers and sisters for their necessity sold the above property i.e. .02 decimals in R.S.Dag No. 106, 11 decimals in Dag No. 165, .09 decimals in Dag No.166, and 11 decimals in Dag No.167¹⁴⁷ in total .33 decimals of land in Khatian No.124 Mouza Goragacha, P.S.Sonarpore, District 2+ Parganas South for valuable consideration by a registered deed of Conveyance dated 24.2.1997 in favour of Vendor No.2 and it was registered in the Addl.District Sub-Registry Office at



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SECRETARY OF THE REGISTER OF DEEDS
AND RECORDS OF THE STATE OF MASSACHUSETTS
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at Sonarpore and recorded in Book No.1, Volume No. 16, Pages 144 to 159, Being No. 954 for the year 1999 and after purchase the Vendor No.2 recorded its name and enjoying and occupying the same by cultivation.

AND WHEREAS the Vendor Nos. 1 to 3 became the absolute recorded owners of land measuring about more or less 40 Cottahs, 13 Chittaks and 25 Sft. i.e. 8 Cottahs 7 Chittaks and 23 sft. of land R.S.Dag No.104, under R.S.Khatian No.129, and 5 Cottahs 7 Chittaks and 5 Sft. in R.S.Dag No.105, and R.S.Khatian No.124 and 6 Cottahs 14 Chittaks 42 Sft. in R.S. Dag No.104 and R.S.Khatian No.130 and 1 Bigha of land in R.S.Dag No.106, 165, 166 and 167 and R.S.Khatian No.124 under Police Station Sonarpore, District 24-Parganas South by way of Purchase as mentioned above.

AND WHEREAS the Vendor No.1 was known as Damodar Ropeways and Engineering Company Limited, by which name the Vendor No.1 acquired the said properties mentioned above subsequently the name of Damodar Ropeways and Engineering Company Ltd. was changed to Indian Ropeways and Company Limited accorded there to in the Department of Company affairs, vide R.O.C.W.B. letter No.NCR/CN/34211 pursuant to Section 23(1) of Indian Companies Act, 1956 vide Co.No.21-34211 dated 11.7.1997-

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AND WHEREAS the Vendor No.3 was known as Damodar Ropeways International (Pvt) Ltd. by which name the Vendor No. 3 acquired properties as mentioned above subsequently the name of Damodar Ropeways International (Pvt) Ltd. was changed to Damodar International (Pvt) Ltd. vide R.O.C.W.B. letter No. NCR/CN/49511 pursuant to Section 23(1) of Indian Companies Act, 1956 vide Co.No. 21-49511 dated 11.2.1997.

AND WHEREAS the Confirming Party herein entered into an agreement on 15th. November, 2000 with the Vendors for purchase of the said properties and it will appear from the said agreement that the Vendors agreed with the Confirming Party that the Confirming Party there named as Purchaser shall be at liberty to acquire purchase or nominate other persons in its place or stead to obtain Conveyance of the said lands in such part or parts as may be required by the Purchaser.

AND WHEREAS as per terms of the said agreement entered into between the Vendors and the Confirming Party of these present, the Confirming Party has divided the entire land into several ^{small} plots providing passages in between for the purpose of egress and ingress of the plot holder and also for laying drains by the side of the said passages and the Vendors and Confirming Party have jointly declared for absolute sale of the said land to different purchaser for consideration and the purchaser herein has agreed to purchase land measuring about



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GENERAL SUB-REGISTER BY NAME
OF PERSONS and Registers up to 1900
of the State. Act. 1893

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about 2 Cottahs 2 Chittaks 35 square feet be the same a little more or less comprising in R.S.Dag No. 105(P), 106(P) and 167 (P) under R.S.Khatian No. 124, in Mouja Goragacha, more fully described in the Schedule below at or for the total consideration of Rs. 1,86,179/- (Rupees one lakh eighty six thousand one hundred and seventy nine) only free from all encumbrances.

NOW THIS INDENTURE W ITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,86,179/- (Rupees one lakh eighty six thousand one hundred and seventy nine) only being the full price of the said land containing an area of 2 Cottahs 2 Chittaks and 35 square feet (the receipt whereof the Vendors do hereby admit and acknowledge and from the same and every part thereof do hereby acquit, release and for ever exonerated the Purchaser and the said land hereby Conveyed) the Vendors doth hereby sell, grant, transfer, convey assign and assure unto and to the Purchaser all that the said land measuring 2 Cottahs 2 chittaks and 35 square feet a little more or less situated and lying at District 24 Parganas South, P.S.Sonarpore, Pargana Khaspur, Touzi No. 56, J.L.No. 45, Mouza Goragacha, comprised of Portion of R.S.Dag Nos. 105, 106 and 167 under R.S.Khatian No. 124 more fully described in the schedule hereunder written OR HOWSOEVER OTHERWISE the said lands, hereditaments and premises or any part thereof now are or is or heretofore were/was situated or distinguished, together with free unrestricted liberty to use and enjoy the common passages for laying drains and all other usual rights to enter upon under and along the said passage and/or any other



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OFFICE OF THE DIRECTOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250

any other roads and the rights of obtaining electric connection, water connection from the mains of Municipality and Electric Company as may be provided in future and all other amenities provided and/or as may be provided in future and the pattaahs, passages drains, water courses, light and all manner of rights, liberties, privileges, easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining thereto or usually held or enjoyed therewith or repeated to belong or appurtenant thereto AND ALL The estate, rights, title, interest, claim or demands, whatsoever both at law or in equity of the Vendors unto and upon the said lands, hereditaments and premises or any part thereof together with all deeds, pattaahs muniments and title whatsoever in any wise, relating to or concerning the said lands, hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession or control of the Vendors or any other person or persons from whom they may procure the same without any action in law or in equity and all rights and advantages of the Vendors by and under the Covenant for production of the relevant title deeds, relating to this piece of land and TO HAVE AND TO HOLD the said lands, hereditaments and premises hereby granted, conveyed, transferred and assured expressed so to be including the right of way etc. as stated above unto and to the use of the Purchaser absolutely and forever and free from all encumbrances and the Vendors do hereby covenant with the Purchaser the not withstanding any act, deed or thing by the Vendors do hereby Covenant with the Purchaser that not withstanding



8/9/5/2001

OFFICE OF THE ASSISTANT SECRETARY FOR PUBLIC AFFAIRS
DEPARTMENT OF HEALTH AND HUMAN SERVICES
4570 CENTER DRIVE, SUITE 100
BETHESDA, MARYLAND 20814

withstanding any act, deed or thing by the Vendors by any of their predecessors-in-title done, or knowingly suffered to contrary the Vendors have good rights, full power and absolute authority to grant, convey, transfer and assure the said lands, hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly enter and peaceably possess and enjoy the said lands, hereditaments and premises and receive the rents, issues and profit thereof without any lawful eviction interruption claim or demands, whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from them or under any of their successors or predecessor-in-title and with the sufficiency against all manner of former estate, title, liens, equipments, dispendens, attachments and that free from all encumbrances whatsoever made or suffered by the Vendors or any of their successors and predecessors in title or any person or persons lawfully claiming as aforesaid and whereas the Vendors Covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever and further that the Vendors and the Confirming Party and all persons having or equitably claiming any estate or interest in the said lands, hereditaments and premises or any part thereof from under or in trust for the Vendors or the Confirming Party under any of their successors or predecessors in title shall and will from time to time and 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 lands, hereditaments and



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SECRETARY TO GOVERNMENT
PROCESSES and Registrar to GO
of the District, West Bengal

and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid or any reasonably be required and the Vendors hereby declared that original purchase deed of the Vendors shall remain in the custody of the Vendors but the Vendors shall and will at all times and from time to time hereafter at every reasonable request and of the costs of the Purchaser may authorise to produce or cause to be produced at any offices, court or commission for examination of Witnesses or otherwise as occasion may require all or any of their documents of title papers and writings in original relating to the property hereby granted and conveyed more particularly described in the Schedule below in satisfaction or support of title of the Purchaser or to and in the said lands, hereditaments and premises hereby conveyed and transferred expressed or intended so to be or any part thereof and also at the like request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser or extracts of and from the said deeds, records and writings or any of them in their possession or powers as the Purchaser may require and shall and will in the meantime may require unless prevented by fire or from other inevitable accident and in that the said papers in deteriorated and unobliterated and whereas the Vendors hereby further declare that the above property has not been acquired or requisitioned or such purposes by the Government or any public body any concern for public utility purpose.

MOREOVER THE VENDORS declare that the rent and taxes for the land hereby sold has been paid upto the year 1991 and further that the Vendors shall execute all documents, deed of declaration or rectification or any other supplementary



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1974. Registrar and Registrar of
of the Local Act 1989

9/5/001


supplementary deed or deeds or adduce evidence in favour of the Purchaser in every office or Court of law going personally present at the cost of the Purchaser to establish the Purchaser's good and effective title in respect of the land hereby conveyed. If required and the Purchaser shall have full right and absolute authority to bring electric, telephone gas and water connection under or over the said 20' wide passage or to lay drain and sewerage connection for outlet of the water by the side of the said passage as shown in the plan attached herewith as much as the consideration paid by the Purchaser this day to the Vendors and as such the Purchaser has full right and authority to use and enjoy the said passage ~~as shown~~ along with his successors and finally the Purchaser shall have right to cause separate assessment by mutation ~~his~~ name in the office of the B.L. & L.R.O. or any other Government office including office of the Rajpur Sonarpore Municipality in place of the name of the Vendors to which the Vendors shall give all consents and signature if necessary and the Purchaser also shall have right to sell, transfer, convey and mortgage the said property at his discretion and the Vendors declare that the land hereby sold is not subject to any attachment, alignment, lien, charges or mortgage neither the said land is nor it is subject to any suit or execution or any Court of law and the said land is free from all encumbrances.

FURTHER that the Purchaser as owner shall have right to bring water, electric and gas connection through or under the 20' passage or lay drain or sewerage line by the side of the said 20' passage appertaining to the land and also shall have right to use the said passage for his



9/5/00/

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
OFFICE OF THE DIRECTOR, DENVER, COLORADO

 his ingress and egress along with his successors. The Vendors hereby further declare that if any defect of title ~~or title~~ ~~or possession~~ be transpired afterwards then the Vendors shall refund the entire consideration money to the Purchaser at a time.


The Confirming Party hereby declares that it has demarcated the entire land of the vendors and requested the Vendors to execute and register this deed of Conveyance in favour of the Purchaser of this present and it has no claim against the Purchaser in any manner whatsoever and the Confirming Party hereby Confirms the sale hereby made.

Schedule :

(Description of land hereby Conveyed).

ALL THAT piece and parcel of land measuring 2 Cottahs 2 Chittaks 35 Sq.ft. the same a little more or less in Mouza Goragachha, Pargana Khaspur, J.L.No. 45, R.S.No.111, under Collectorate Touzi No. 56, at present lying and situated under the local jurisdiction of Rajpur Sonarpore Municipality, under Police Station and Sub-Registry Office at Sonarpore, District 24-Parganas South, under the following Dags and Khatians.

R. S. Kh. No.	R. S. Dag No.	Area			Nature	Rent.
		K.	Ch.	Sft.		
124	105 (P)	1	10	20	Sali	Re.1/-
	106 (P)	0	03	24	Sali	
	167 (P)	0	04	36	Sali	
		2	02	35		

 The land hereby sold has been shown in the map by 'RED' border line in the plan annexed herewith and the same has been marked as Scheme Plot No. 4 proportionate annual



100-91570-01

REPLACES THE PREVIOUS EDITION
OF THE BUREAU OF STANDARDS
OF THE BUREAU, DATE 1959

annual rent Re.1/- payable to the office of the Collector, Government of West Bengal. The said parcel of land is butted and bounded by -

- ON THE NORTH : Portion of R.S. Dag No. 105 and Scheme Plot No. 3.
- ON THE SOUTH : Scheme Plot No. 5 and R.S. Dag No 106(P) & 107(P).
- ON THE EAST : 20' Wide Road
- ON THE WEST : R.S. Dag No. 107

IN WITNESS WHEREOF the Vendors and the Confirming Party put their respective hands and seal, the day, month and year first above written.

WITNESSES :-

- 1.. Enakshi Banerjee
Associate
- 2.. Sajjan Tochi
1/A Vansit Hart Row
Calcutta - 1

For Indian Ropeways & Engg. Co. Ltd.
 For Damodar International Pvt. Ltd
 A. B. Chatterjee
 Managing Director
 Director

For Russel Construction Co. Ltd.
Director

VENDORS :
 For DEBCHHAYA ABASAN PVT. LTD
 Director
CONFIRMING PARTY



f
District Collector IV
Alipur Thana and Registrar up to 90
of the Regn. Act. 1952

9/5/001

SITE PLAN OF PART OF R/S DAG NOS
 06 AND 167, MOUZA GARAGACHHA TQ. NO
 45 SCHEEM PLOT NOS 1 & 5 SOLAPUR
 DIST. 24 PARGANAS (SOUTH) WARD NO
 1/2 PAB SONI MUNICIPALITY

SCALE = 20:1

R/S DAG NO 105 (R) LAND = 1K 20CH 20SFT

R/S DAG NO 106 (R) LAND = 0K 3CH 21SFT

R/S DAG NO 167 (R) LAND = 0K 2CH 35SFT

TOTAL NEW LAND AREA = 2K 20CH 35SFT

SOLD AREA SHOWN IN RED BANNER LINE



For India

 Director
 For Russia (International Pvt. Co. Ltd.)

 Director
 For Russel Construction Co. Ltd.

 Director

DRAWN BY
 Pankaj Saravali Mandli
 (Surveyor & F.B.S.)
 Garagachha, Gujra
 KolKala - 34

FOR DEBCHAWADRA CANEY LTD

 Director
 S/O. OF VENDOR S.



RECEIVED BY THE
DEPARTMENT OF STATE
ON THE DATE: 1901

9/5/001



Book No. 1
Volume No. 1
Page No. 1
Being No. 1
For the year 1901

RECEIVED BY THE
DEPARTMENT OF STATE
ON THE DATE: 1901
16.17.2001

MEMO OF CONSIDERATION :

RECEIVED a sum of Rs. 1,86,179/- (Rupees one lakh eighty six thousand one hundred and seventy nine) only x from the within named purchaser on the day, month and year written above in the following manner,

9-5-2001	cheque NO. 418138 ANZ Grindlays	Jalapur - Russel const. Co. Ltd. 79870
9-5-2001	" " " "	Indian ropeway Engg. Co. Ltd. 20592
9-5-2001	" Bank of India	Damodar International PVT. Ltd. 20574
9-5-2001	" " " "	Debhaya Abasan (P) 70163
12-3-2001	cheque NO 418138 ANZ Grindlays	Debhaya Abasan (P) Ltd. 25,000
		<u>1,86,179.00</u>

(Rupees one lakh eighty six thousand one hundred and seventy nine) only.

WITNESSES :-

- 1.. Enakshi Banerjee
Advocate
- 2.. Sajan Das
1/A Vansittart Row
Calcutta-1

Drafted by :

Enakshi Banerjee
Advocate.

Typed by -

Sural Ch-Mondal
Typist, Judges Court,
Alipore, Calcutta-27.

VENDORS.

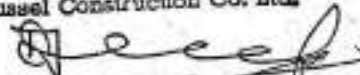
For Indian Ropeway Engg. Co. Ltd.


A. B. Chatterjee
Managing Director

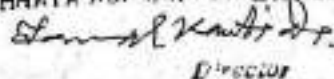
For Damodar International Pvt. Ltd.


Director

For Russel Construction Co. Ltd.



For DEBCHAYA ABASAN PVT. DIRECTOR


Director



District Registrar to the
District Registrar and Registrar of
the District, Bangalore

9/5/2001



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Volume No. 104
Page No. 282 to 288
Being No. 104
for the year 2001

District Registrar, Bangalore
District Registrar and Registrar of
the District, Bangalore
15.11.2001