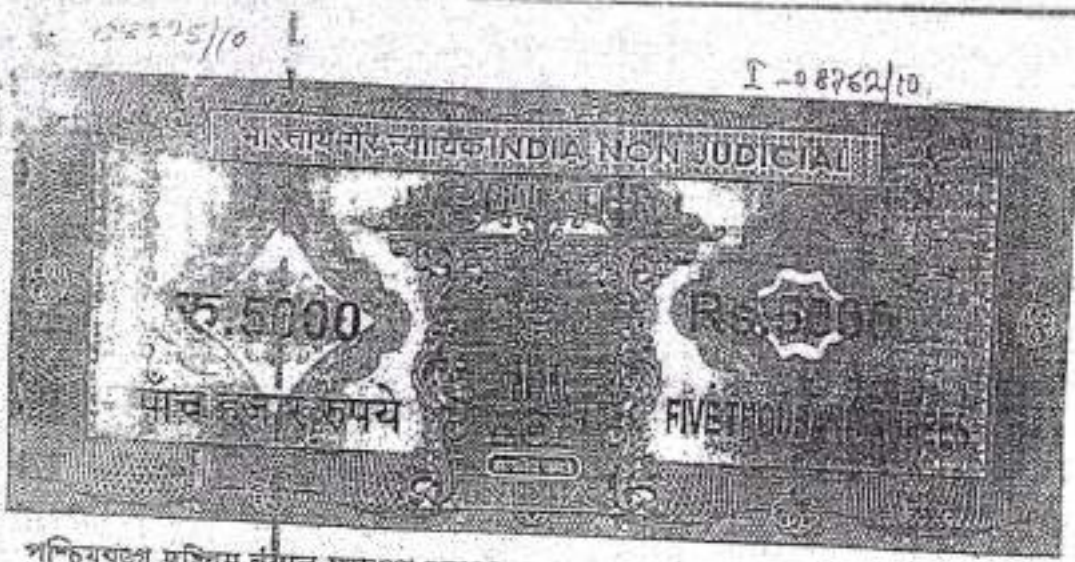


Morya Title Deed ①



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Regn. fees paid by bank draft.
 NO-480669, 3955802 Amount -
 10,25,705 = 10,25,843

823831
 case no - 1135/10
 90) 250 -
 80) 550 -
 500 -

certified that the document is a true and correct copy of the original. The signature and endorsement thereon attached with this document are the part of the document.

D. S. R. K.
 25. 8. 10

[Signature]
 THIS INDENTURE OF CONVEYANCE made this 25th day of AUGUST Two Thousand and Ten BETWEEN (1) SAILENDRA PRASAD BHATTACHARJEE son of Pashupati Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (2) RAMA PRASAD BHATTACHARJEE son of Pashupati Bhattacharjee, deceased,

No 5231... Rs 500/-
Name: Subhankar Das
Address: 1, Ganga Road, Alipore, Calcutta-700027
Vendor: Subhankar Das
Alipore Collectory
South 24 Parganas

SUBHANKAR DAS
STAMP-VENDOR
Alipore Police Court
Kolkata-700027

✓ Kalyan Kumar Das
3238

✓ For ORBIT TOWERS PVT. LTD.
Kalyan Kumar Das
Director/General Secretary



✓ Saichin Chatterjee
3240

Ranjan Chatterjee,
to self as co-compl
Attorney of the estate of late
of late Ranjan, and as
a representative of the estate
of late Ranjan Chatterjee
Chatterjee

Chatterjee
Law & Co.

08225/10

I-08262/10



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Reqn recd from my bank draft.
I 10-480669 of 955002 Amount-


823831
casino - 1133/10

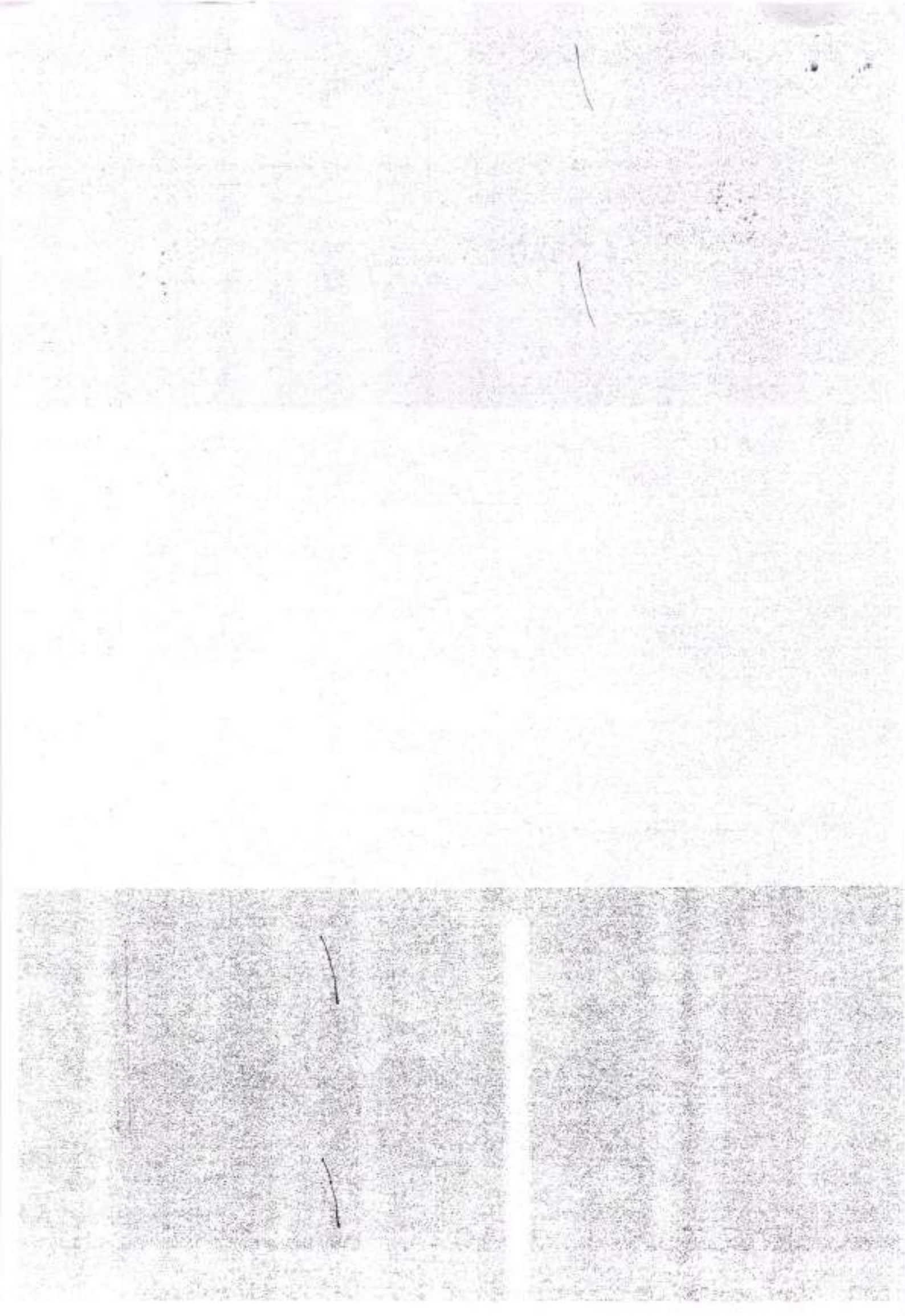
90) 250 -
80) 350 -
500 -

certified that the document is a true and correct copy of the original as shown to me. The signatures appearing on the document are the part of this document.

18664 10, 25, 745 = 10, 25, 848

J. S. R. H.
25. 8. 10


 THIS INDENTURE OF CONVEYANCE made this 25th day of AUGUST Two Thousand and Ten BETWEEN (1) SAILENDRA PRASAD BHATTACHARJEE son of Pashupati Bhattacharjee, deceased, residing at 82/3, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (2) RAMA PRASAD BHATTACHARJEE son of Pashupati Bhattacharjee, deceased,



residing at 1, Kalabagan Lane, Tollygunge, Police Station Jadavpur, Kolkata-700033, (3) KINGEHUK BHATTACHARJEE son of Pashupati Bhattacharjee, deceased, residing at 1, Kalabagan Lane, Tollygunge, Police Station Jadavpur, Kolkata-700033, (4a) PROBHA KUMAR BHATTACHARJEE son of Sankari Prasad Bhattacharjee, deceased, residing at 62/31, Harpada Dutta Lane, Police Station, Jadavpur, Kolkata-700033, (4b) PRIYA KUMAR BHATTACHARJEE son of Sankari Prasad Bhattacharjee, deceased, residing at 62/31, Harpada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (4c) PRONAB KUMAR BHATTACHARJEE son of Sankari Prasad Bhattacharjee, deceased, permanently residing at 71-07, 31st Avenue, New York 11370, United States of America and presently residing at 62/31, Harpada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (4d) (SM.) NIJIMA MUKHERJEE wife of Jaydeb Mukherjee and daughter of Sankari Prasad Bhattacharjee, deceased, residing at Flat No.5, Block-7, Rankinthal Government Quarter, Police Station Regent Park, Kolkata-700040, (4e) (SM.) DOLI BHATTACHARJEE wife of Mukul Bhattacharjee and daughter of Sankari Prasad Bhattacharjee, deceased, residing at 25, S.N. Roy Road, Police Station Behala, Kolkata-700034, (4f) (SM.) JAYA CHOSHAL wife of Prasanna Ghoshal and daughter of Sankari Prasad Bhattacharjee, deceased, permanently residing at 1201-1088-8, Avenue Sw, Calgary, Alberta T2F6N3, Canada and presently residing at 62/31, Harpada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (5a) UDAY BHATTACHARJEE son of Kamala Kanta Bhattacharjee, deceased, residing at 205/1, Prince Anwar Shah Road, Kolkata-700033, (5b) KALYAN BHATTACHARJEE son of Kamala Kanta Bhattacharjee, deceased, residing at 205/1, Prince Anwar Shah Road, Police Station Jadavpur, Kolkata-700033, (5c) ALOKE BHATTACHARJEE son of Kamala Kanta Bhattacharjee, deceased, residing at 205/1, Prince Anwar Shah Road, Police Station Jadavpur, Kolkata-700033, (5d) KANCHAN BHATTACHARJEE son of Kamala Kanta Bhattacharjee, deceased, residing at 205/1, Prince Anwar Shah Road, Police Station Jadavpur, Kolkata-700033, (5e) (SM.) CHAMELI MUKHERJEE wife of Late Bibhuti Mukherjee and daughter of Kamala Kanta Bhattacharjee, deceased, residing at 36B, Heish Chatterjee Street, Police Station Bhowanipore, Kolkata-700026, (5f) (SM.) DIPA BANERJEE (earlier known as Sefali Bhattacharjee) wife of Debobrata Banerjee and daughter of Kamala Kanta Bhattacharjee, deceased, residing at 140/1 Nabasapara, Behala, Police Station Thakurpurkur, Kolkata-700006, (5g) (SM.) MINAKESH MUKHERJEE wife of Prasanta Mukherjee and daughter of Kamala Kanta Bhattacharjee, deceased, residing at 10A, Phakir Halda Lane, Police Station Kalighat, Kolkata-700026, (6a) (SM.)

3242
Smita Boruah

3244
Nilima Mukherjee.

3245
Doli Bhattacharyya.

3246
Kingshuk Bhattacharya

3247
Prasanna Mookherjee

3248
Kalyan Bhattacharya

3249
Anip K. Choudhury

3250
Uday Bhattacharya



Sub-Registrar
South 24 Parganas

Uday Bhattacharya

BIJALI BHATTACHARJEE wife of Iswari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (5b) RANJAN BHATTACHARJEE son of Iswari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (5c) JOYDEB BHATTACHARJEE son of Iswari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station Jadavpur, Kolkata-700033, (5d) ABHJIT BHATTACHARJEE son of Iswari Prasad Bhattacharjee, deceased, residing at 62/31, Haripada Dutta Lane, Police Station, Jadavpur, Kolkata-700033, (5e) (SM.) SUKLA BANERJEE wife of Dr. P. K. Banerjee and daughter of Iswari Prasad Bhattacharjee, deceased, residing at P-21 Raja Rajkishna Street, Police Station Burtolla, Kolkata-700006, (5f) (SM.) SHUBHRA CHAKRABORTY wife of Alicka Chakraborty and daughter of Iswari Prasad Bhattacharjee, deceased, residing at 30B Harish Mukherjee Road, Police Station Bhowanipore, Kolkata-700035 and (7) RAMA PRASAD BHATTACHARJEE son of Panchupati Bhattacharjee, deceased, residing at 1, Kalabagan Lane, Tollygunge, Police Station Jadavpur, Kolkata-700033, as the Sole Executor to the Estate of Bhabani Prasad Bhattacharjee, deceased, appointed by and under the Will dated 11 September 1963 of Bhabani Prasad Bhattacharjee 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 insofar as the individuals are concerned their and each of their respective heirs executors administrators and legal representatives and insofar as the Executor is concerned, his successor or successors and also the legatee under the Will and their respective heirs executors administrators and legal representatives) of the FIRST PART AND ORBIT TOWERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 3B Camac Street, Kolkata-700016 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 its successors or successors-in-office) of the SECOND PART AND (SM.) URMILA BANERJEE wife of Sachindranath Banerjee, deceased, and daughter of Panchupati Bhattacharjee, deceased, residing at 35 Avenue South, Santoshpur, Kolkata-700075 hereinafter referred to as "the CONFIRMING PARTY" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators and legal representatives) of the THIRD PART:

Manila
August 10
1903



WHEREAS

- A. At all material times, one Pashupati Bhattacharjee was the sole and absolute owner of ALL THOSE several pieces and parcels of contiguous land containing an area of 15 Bighas 02 Cottahs 01 Chittacks 12 Square feet more or less situate lying at and being a divided and demarcated portion of premises No.88, Beasanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 522, 538, 539 and 540 all recorded in R.S. Khatian Nos. 38, 38, 01 and 30 all in Mouza Itaghata, J.L. No.10 under Police Station Behala in the District of South 24 Parganas together with buildings dwelling houses cut-houses sheds and structures thereon all morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as "the Bigger Property".
- B. The said Pashupati Bhattacharjee, a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 2nd May 1955 and upon his death his seven sons Sankari Prasad Bhattacharjee (since deceased), Kamala Kanta Bhattacharjee (since deceased), Iswari Prasad Bhattacharjee (since deceased), Bhabani Prasad Bhattacharjee (since deceased), Salendra Prasad Bhattacharjee (the Vendor No. 1 hereof), Kingshuk Bhattacharjee (the Vendor No. 2 hereof) and Rama Prasad Bhattacharjee (the Vendor No. 3 hereof) and wife Nayanara Debi inherited and became entitled to his estate. The said Nayanara Debi acquired a limited estate which became absolute with the coming into effect of the Hindu Succession Act, 1956 and she and her said seven sons became the full and absolute owners of the Bigger Property in equal one-eighth undivided shares each.
- C. By a Deed of Gift dated 29th May 1962 made between Nayanara Debi as Donor and the abovementioned Sankari Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Salendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee as Donees and registered with the Joint Sub-Registrar of Allpore at Behala in Book No. 1 Volume No. 28 Pages 143 to 156 Being No. 2573 for the year 1962, the said Nayanara Debi, in consideration of her natural love and affection towards her sons, granted



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Bisati Otobestonjar



Bhakti Chandra
(Deban Shri Bhakti Chandra)
S/O Kingstuck Bhakti Chandra
1 No. Kailashagan Lane
Tollymore Park, Cork-33
Ireland

Kingstuck Bhakti Chandra
1 No. Kailashagan Lane
Tollymore Park, Cork-33
Ireland

conveyed transferred assigned and assured by way of gift, amongst other properties, her one-eighth undivided part or share of and in the Bigger Property, unto and in favour of her abovementioned seven sons in equal one-seventh undivided shares, absolutely and forever.

- D. The said Benkan Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee thus became seized and possessed of and well and sufficiently entitled to as the full and absolute owners of, amongst other properties, the Bigger Property. The names of the said Sankar Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Bhabani Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee are recorded in the finally framed and published R.S. Records of Rights under the said Khatian Nos. 36, 38, 61, 63 and 686.
- E. One Ganjee Sajan & Company, a partnership firm was fully seized and possessed of and well and sufficiently entitled to, amongst other properties, all those pieces and parcels of contiguous land containing an aggregate area of 20 Cottahs more or less comprised of portions of (a) R.S. Dag No.530 measuring 07 Cottahs 14 Chittacks more or less, (b) R.S. Dag No.531 measuring 06 Cottahs more or less and (c) R.S. Dag No.541 measuring 06 Cottahs 02 Chittacks more or less, all recorded in R.S. Khatian No. 34 in the said Mouza Italgata (hereinafter collectively referred to as "the said 20 Cottah Property").
- F. One Vassanji Khimji instituted a suit in the High Court of Bombay in its ordinary original civil jurisdiction being Suit No.1842 of 1945 against the said partners of Ganjee Sajan & Company for recovery of money due to him and a decree was passed in his favour. Subsequently by an order dated 17th December 1959 passed in the proceeding for execution of the Decree passed in the said suit, Ganpat Vishvanath Dalmi, B.Sc., B.A., Bar at law, was appointed as Receiver with powers to sell the properties and assets including the said 20 Cottah Property of the said firm Ganjee Sajan & Company.
- G. Pursuant to the said order dated 17th December 1959, by an indenture of Conveyance dated 24th February 1966 made between the said Ganpat



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Vishvanath Dalvi Receiver appointed by the High Court of Bombay in Suit No.1842 of 1945 as vendor therein and M.C. Mowjee & Company as purchaser therein and registered with the Joint Sub Registrar of Alipore at Behala in Book No. 1, Volume No. 30, Pages 226 to 258, Being No. 1532 for the year 1966 the said Ganpat Vishvanath Dalvi, for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto and to the said M.C. Mowjee & Company, the properties therein mentioned which, inter alia, included the said 20 Cottah Property, absolutely and forever.

H. By five indentures of Conveyance all registered with the Registrar of Assurances, Calcutta one dated 2nd September 1968 and registered in Book I, Volume No.146, Pages 191 to 210, Being No.4568 for the year 1968, another one dated 23rd September 1968 and registered in Book I, Volume No.169, Pages 7 to 25, Being No.4616 for the year 1968, another one dated 24th September 1968 and registered in Book I, Volume No.161, Pages 62 to 71, Being No.4655 for the year 1968, another one dated 24th September 1968 and registered in Book I Volume No.170, Pages 31 to 60, Being No.4656 for the year 1968, and the last one dated 25th September 1968 and registered in Book I, Volume No.169, Pages 45 to 63, Being No.4703 for the year 1968, the said M.C. Mowjee & Company, for the consideration therein mentioned, granted sold conveyed transferred assigned and assured unto and to the said M.C. Mowjee & Company Private Limited, amongst other properties, the said 20 Cottah Property, absolutely and forever.

I. By a Deed of Exchange dated 16th April 1969 made between M.C. Mowjee & Company Private Limited therein referred to as the First Party and the Vendor Nos. 1 and 2 hereto namely Sallendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee therein referred to as the Second Party and registered with the Joint Sub Registrar of Alipore at Behala in Book I, Volume No. 24, Pages 234 to 241, Being No. 1676 for the year 1969, the said M.C. Mowjee & Company Private Limited, in exchange of certain properties conveyed by the said Sallendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee to it thereunder, thereby granted conveyed and transferred unto and to the said Sallendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee, amongst other properties, the 20 Cottah Property, absolutely and forever. The said 20 Cottah



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Property was included in the said premises No. 83 B. L. Saha Road in the records of the Kolkata Municipal Corporation.

J. By an Indenture of Conveyance dated 16th August 2005 and registered with the Additional Registrar of Assurances-1, Kolkata in Book No. 1, Volume No.1, Pages 1 to 37, Being No.13628 for the year 2005, the said Sailendra Prasad Bhattacharjee and Rama Prasad Bhattacharjee, for the consideration therein mentioned, granted and conveyed and transferred, a divided and demarcated portion containing an area of 05 Cottahs 10 Chittacks 19 Square feet more or less comprised of a portion of R.B. Dag No.541 forming part of the said 20 Cottah Property to one Sali Kumar Chowdhury, absolutely and forever.

K. After the sale made by the said Indenture of Conveyance dated 16th August, 2005, the Vendor Nos. 1 and 2 have remained and are seized and possessed of and well and sufficiently entitled to be the full and absolute owners of the remaining 14 Cottahs of Chittacks 26 Square feet more or less as are being a portion of premises No.80, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 comprising of portions of R.S. Dag Nos. 530, 531 and 541 as recorded in R.S. Khatian No.34 in the said Mouza Italgata, together with building dwelling houses sheds and structures thereon more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as 'the Smaller Property'.

The said Bhabani Prasad Bhattacharjee a Hindu governed by the Dayabhaga School of Hindu Law, died a bachelor on 15th November 1983 after making and publishing his Last Will dated 1st September 1983 (hereinafter referred to as "the said Will") whereby and whereunder he appointed his brother Rama Prasad Bhattacharjee as the Sole Executor to his Will and gave devised and bequeathed unto and to his six brothers, Sankar Prasad Bhattacharjee, Kamala Kanta Bhattacharjee, Iswari Prasad Bhattacharjee, Sailendra Prasad Bhattacharjee, Kingshuk Bhattacharjee and Rama Prasad Bhattacharjee, all his immovable properties inherited by him from his deceased father Pashupati Bhattacharjee (which, inter alia, included - is one-seventh undivided part or share of and in the Bigger Property), absolutely and forever. Consequent to the said Will of Bhabani Prasad Bhattacharjee (since deceased), the said Rama Prasad Bhattacharjee, being the Executor and having accepted the office of Executorship, the estate of the said Bhabani



~~Wingo District~~

Prasad Bhattacharjee including his undivided one-seventh share or interest into or upon the Bigger Property has stood vested in him and the said Executor is well within his right to sell and transfer the undivided one-seventh share or interest in the Bigger Property held and/or belonging to the said Bhabani Prasad Bhattacharjee.

- M. The said Kamala Kanta Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 7th November 1998 leaving him surviving his four sons and four daughters namely, (a) Uday Bhattacharjee (b) Kalyan Bhattacharjee (c) Alok Bhattacharjee (d) Kanchn Bhattacharjee (e) (Sm.) Chameli Mukherjee (f) (Sm.) Dipa Banerjee (alias Safali Bhattacharjee) (g) (Sm.) Minakshi Mukherjee and (h) Hansi Rani Bhattacharjee (since deceased) as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled his one-seventh undivided share of and in the Bigger Property, absolutely and in equal 1/56th undivided shares together with all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee. The said Hansi Rani Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, subsequently died intestate and unmarried on 28th November 2005 leaving her surviving said four brothers and three sisters namely, (a) Uday Bhattacharjee (b) Kalyan Bhattacharjee (c) Alok Bhattacharjee (d) Kanchn Bhattacharjee (e) (Sm.) Chameli Mukherjee (f) (Sm.) Dipa Banerjee and (g) (Sm.) Minakshi Mukherjee, being the Vendor Nos. (1a) to (1g) hereto, as her only heirs heiresses and legal representatives, who all upon her death inherited and became entitled to her 1/56th undivided part or share of and in the Bigger Property, absolutely and in equal 1/392th undivided shares together with all her rights and entitlement as the heir of Kamala Kanta Bhattacharjee, one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.
- N. The said Iswari Prasad Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 30th January 2000 leaving him surviving wife, three sons and two daughters namely, (a) (Sm.) Bijal Bhattacharjee (b) Ranjan Bhattacharjee (c) Joydeb Bhattacharjee (d) Achjit Bhattacharjee, (e) (Sm.) Sukta Banerjee and (f) (Sm.) Shubhra Chakraborty, being the Vendor Nos. (1a) to (1f) hereto, as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled his one-seventh undivided part or share of and in the Bigger Property, absolutely and in equal 1/42th undivided



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ಕರ್ನಾಟಕ

shares together with all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.

- C. The said Sankar Prasad Bhattacharjee, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 27th November 2002 leaving him surviving three sons and three daughters namely, (a) Probat Kumar Bhattacharjee, (b) Priya Kumar Bhattacharjee, (c) Pronab Kumar Bhattacharjee, (d) (Sm.) Nilma Mukherjee, (e) (Sm.) Doli Bhattacharjee and (f) (Sm.) Jaya Ghoshal, being the Vendors Nos. (4a) to (4f) hereto, as his only heirs, heiresses and legal representatives who all upon his death inherited and became entitled his one-seventh undivided part or share of and in the Bigger Property, absolutely and in equal 1/42nd undivided shares together with all his rights and entitlement as one of the legatees under the said Will of Bhabani Prasad Bhattacharjee.

- P. The Vendors are that seized and possessed of and well and sufficiently entitled to as the full and absolute owners of the Bigger Property in the following shares:

(i)	Sallendra Prasad Bhattacharjee	- 1/7 th undivided share
(ii)	Rama Prasad Bhattacharjee	- 1/7 th undivided share
(iii)	Kingshuk Bhattacharjee	- 1/7 th undivided share
(iv)	Probat Kumar Bhattacharjee	- 1/42 nd undivided share
(v)	Priya Kumar Bhattacharjee	- 1/42 nd undivided share
(vi)	Pronab Kumar Bhattacharjee	- 1/42 nd undivided share
(vii)	(Sm.) Nilma Mukherjee	- 1/42 nd undivided share
(viii)	(Sm.) Doli Bhattacharjee	- 1/42 nd undivided share
(ix)	(Sm.) Jaya Ghoshal	- 1/42 nd undivided share
(x)	Uday Bhattacharjee	- 1/49 th undivided share
(xi)	Kalyan Bhattacharjee	- 1/49 th undivided share
(xii)	Aloke Bhattacharjee	- 1/49 th undivided share
(xiii)	Kanchan Bhattacharjee	- 1/49 th undivided share
(xiv)	(Sm.) Chameli Mukherjee	- 1/49 th undivided share
(xv)	(Sm.) Dipa Eenerjee	- 1/49 th undivided share
(xvi)	(Sm.) Mirakali Mukherjee	- 1/49 th undivided share
(xvii)	(Sm.) Bijali Bhattacharjee	- 1/42 nd undivided share
(xviii)	Ranjan Bhattacharjee	- 1/42 nd undivided share
(xix)	Jydeb Bhattacharjee	- 1/42 nd undivided share



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(ix)	Abhijit Bhattacharjee	- 1/42 nd undivided share
(x)	(Sm.) Sukla Banerjee	- 1/42 nd undivided share
(xi)	(Sm.) Shubhra Chakrabarty	- 1/42 nd undivided share
(xii)	Rama Prasad Bhattacharjee, as the Sole Executor to the Estate of Prasad Bhattacharjee, deceased, appointed by and under the said Will	- 1/7 th undivided share

- Q. By an Agreement for Sale dated 8th April 2008 and supplemented by an Agreement (in the form of a letter) dated 17th August, 2010 (hereinafter referred to as "the said Sale Agreement") entered into between the Vendors and the Purchaser, the Vendors agreed to sell and transfer and the Purchaser agreed to purchase and acquire the entirety of the Bigger Property and the Smaller Property lying adjacent and contiguous to each other (hereinafter collectively referred to as "the said Property") either in its own name or in the name of its nominee and/or nominees in such parts or shares as the Purchaser in its absolute discretion may deem fit and proper, free from all encumbrances mortgages charges leases tenancies occupancies liens lispendens restrictions restrictive covenants attachments trusts uses debentures claims demands acquisition requisition alignment and liabilities whatsoever or howsoever and with complete vacant possession at or for a total consideration of Rs.10,00,00,000.00 (Rupees ten crores) only and on the terms and conditions therein contained.
- R. In pursuance of the said Sale Agreement the Purchaser hereto, has from time to time paid Rs.6,00,00,000.00 (Rupees six crores) only leaving a balance sum of Rs.4,00,00,000.00 (Rupees four crores only (hereinafter referred to as "the Balance Consideration Amount").
- S. The Purchaser is by these presents purchasing one-half undivided share in the said Property at a total consideration of Rs.5,00,00,000.00 (Rupees five crores) only and the remaining one-half undivided share is being purchased by the Purchaser's nominee by a separate instrument of Conveyance of even date.
- T. It has been further agreed by and between the Vendors and the Purchaser hereto that out of the said consideration of Rs.5,00,00,000.00 (Rupees five crores) only payable in respect of sale of the said one-half undivided



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ರಾಜ್ಯ ಸರ್ಕಾರಕ್ಕೆ
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share of and in the said Property to the Purchaser, a sum of Rs.22,00,000.00 (Rupees twenty-two lacs) only shall be apportioned towards the consideration for sale of one-half undivided share in the Smaller Property payable to the Vendor Nos. 1 and 2 and the balance sum of Rs.4,78,00,000.00 (Rupees four crores seventy-eight lacs) only shall be apportioned towards the consideration for sale of one-half undivided share of and in the Bigger Property payable to the Vendors.

- U. The Vendor Nos. 1 to 3 hereto are the surviving named legatees under the said Will of Bhabani Prasad Bhattacharjee, deceased and the Vendor Nos.4a to 4f, 5a to 5g and 6a to 6f are the heirs and legal representatives of the remaining legatees named in the said Will. The Vendor No. 7 as Sole Executor of the said Will of the said Bhabani Prasad Bhattacharjee and as being entitled to one-seventh undivided share of the said Bhabani Prasad Bhattacharjee in the Bigger Property is hereby conveying one-half share as and being part of the estate of Bhabani Prasad Bhattacharjee to the Purchaser hereto and the other Vendors being Vendor Nos. 1 to 6f as being the only persons entitled to the benefits in respect of the said share of the said deceased Bhabani Prasad Bhattacharjee are concurring, confirming and assuring such sale by the Executor. The Confirming Party being the sole surviving sister of the said deceased Bhabani Prasad Bhattacharjee has at the request of the Vendors and the Purchaser joined in these presents to concur and confirm the sale made hereby by the Vendor No.7.
- V. The Vendors have represented and assured the Purchaser, inter alia, as follows:-
- a) THAT excepting the Vendors, nobody else has any right or claim over and in respect of the said one-half share in the said Property or any part or portion thereof.
 - b) AND THAT until delivery to the Purchaser, the Vendors have been uninterruptedly and exclusively in 'khas' vacant peaceful open possession of the Bigger Property since prior to 1858 and of the Smaller Property since 15th April, 1969.
 - c) AND THAT no person has any claim or right either as thika tenant or otherwise in respect of the said one-half share in the said Property or any part or portion thereof.



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- d. AND THAT the Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.
 - e. AND THAT the one-half undivided share in the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is not certificate case or proceedings against the Vendors or any of them for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Act for the time being in force.
 - f. AND THAT the said Property or any portion thereof is not affected by any notice or scheme of alignment of the Kolkata Metropolitan Development Authority or the Kolkata Municipal Corporation or the Kolkata Improvement Trust or the Government or any other Public body or authorities.
 - g. AND THAT no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
 - h. AND THAT there is no impediment under the provisions of the West Bengal Land-Reforms Act, 1955 and/or the West Bengal Estates Acquisition Act, 1953 for the Vendors or any of them to grant sell convey transfer assign and assure the said one-half undivided share in the said Property.
- W. Relying on the aforesaid representations and assurances and believing it's same to be true and acting on the faith thereof the Purchaser has proceeded to complete the transaction.

I. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.4,78,00,000.00 (Rupees four crores seventy-eight lacs) only in hand and well and truly paid to the Vendors by the Purchaser at or before the execution hereof (the receipt whereof the Vendors do hereby as also by the Receipt And Memo of Consideration No. 1 hereunder written admit and acknowledge and of and from



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the payment of the same and every part thereof the Vendors do hereby acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser) the Vendors do hereby grant sell convey transfer assign and assure and the Confirming Party and the Vendor Nos.1 to 6 (as legatees here and legal representatives of legatee named in the said Will) do hereby concur confirm accept relinquish and assure unto and to the Purchaser **ALL THAT 50% (one-half) undivided part or share of and in the pieces and parcels of contiguous land containing an area of 16 Bighas 02 Cottahs 01 Chittacka 12 Square feet more or less situate lying at and being a divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 538 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 530, 531, 532, 538, 539, 540 and 541 all recorded in R.S. Khalian Nos. 36, 36, 81, 90 and 598 all in Mouza Italgata, J.L. No.10, under Police Station Bahala in the District of South 24-Parganas in the State of West Bengal together with like share of and in all building dwelling houses out houses quarters sheds and structures thereon all morefully and particularly mentioned and described in PART-I of the THIRD SCHEDULE hereunder written and hereinafter referred to as "the said share in the Bigger Property" **AND TOGETHER WITH** like one-half undivided part or share of and in all and singular the edifices, fixtures, gates, courts, courtyards, compound, compound walls, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, electric, and other connections, fixtures, fittings, and all manner of former and other rights liberties benefits privileges easements appurtenances and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or has or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits in respect of the said share in the Bigger Property and every part thereof **AND** all and entire estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors and each of them (to out of or upon the said share in the Bigger Property and every part thereof hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND TOGETHER WITH** all deeds pattahs muniments writings and other evidence of title which in any way relate to or concern the Bigger Property or any part thereof which now is or are or hereafter shall or may be in the possession or power or control of the Vendors or any person or persons from whom the Vendors or any of them can or**



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may procure the same without any action or suit TO HAVE AND TO HOLD the same and every part thereof unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights uses liens stipendans attachments debentures trusts restrictions restrictive covenants acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

II. AND THIS INDENTURE FURTHER WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.22,00,000.00 (Rupees twenty-two lacs) only in hand and well and truly paid to the Vendor Nos. 1 and 2 by the Purchaser at or before the execution hereof (the receipt whereof the Vendor Nos. 1 and 2 do hereby as also by the Receipt And Memo of Consideration No. 2 hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor Nos. 1 and 2 do hereby acquit release and forever discharge the Purchaser and the Smaller Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be in favour of the Purchaser) the Vendor Nos. 1 and 2 hereto do hereby grant sell convey transfer assign and assure and the other Vendors do hereby concur confirm and assure unto and to the Purchaser ALL THAT 50% (one-half) undivided part or share of and in the pieces and parcels of contiguous land containing an area of 14 Cottahs 05 Chittacks 25 Square feet more or less situate lying at and being another divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 comprised of portions of (a) Dag No.630 measuring 07 Cottahs 14 Chittacks more or less, (b) Dag No.631 measuring 06 Cottahs more or less and (c) Dag No.641 measuring 00 Cottahs 03 Chittacks 26 Square feet more or less, all recorded in R.S. Khafan No. 34 in Mouza Balghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal together with like share of and in all building dwelling houses sheds quarters outhouses and structures thereon all morefully and particularly mentioned and described in PART-II of the THIRD SCHEDULE hereunder written and hereinafter referred to as "the said share in the Smaller Property" AND TOGETHER WITH like one-half undivided part or share of and in all and singular the edifices, fixtures, fittings, gates, courts, courtyards, compound, compound walls, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, lights, electric,



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and other connections and all manner of former and other rights liberties benefits and other connections and all manner of former and other rights liberties benefits or privileges easements appendages and appurtenances whatsoever 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 reversion or reversions remainder or remainders and rents issues and profits in respect of the said share in the Smaller Property and every part thereof AND all and entire estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor Nos. 1 and 2 and each of them in, to out of or upon the said share in the said Smaller Property and every part thereof hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be AND TOGETHER WITH all deeds patrolls maniments writings and other evidence of title which in any way relate to or concern the Smaller Property or any part thereof which now is or are or hereafter shall or may be in the possession or power or control of the Vendor Nos. 1 and 2 or any person or persons from whom the Vendor Nos. 1 and 2 or any of them can or may procure the same without any action or suit TO HAVE AND TO HOLD the same and every part thereof unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or any other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights uses liens liens dependens attachments debentures trusts restrictions restrictive covenants acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

III. THE VENDORS DO AND EACH OF THEM DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

- (i) THAT notwithstanding any act deed matter or thing by the Vendors or any of them and/or their predecessors-in-title or interest made done omitted executed or knowingly permitted or suffered to the contrary, the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrance charge condition restriction use trust or any other thing whatsoever to alter defeat encumber or make void the same;



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- (ii) AND THAT the Vendors or any of them and/or their predecessors-in-title 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 and rights hereby granted sold conveyed and transferred or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) AND THAT notwithstanding any act deed matter or thing whatsoever made 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 and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) AND THAT the properties benefits 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 liens dependents attachments leases tenancies occupancy rights restrictions restrictive covenants uses debentures trusts prohibitions claims demands and liabilities whatsoever or howsoever;
- (v) AND THAT the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the said Property jointly and in common with its nominee taking the remaining one-half undivided share therein and receive the rents issues and profits thereof to the extent of one-half undivided share without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for the Vendors or any of them and/or their predecessors-in-title or interest and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and each of them and every person or persons having 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 restrictions prohibitions restrictive covenants liens



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dependents attachments uses debuffers trusts requisition acquisition claims demands and liabilities whatsoever or howsoever.

- (vi) AND THAT the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the request and cost 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 and rights hereby granted sold conveyed transferred assigned and assumed 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.
- (vii) AND ALSO THAT the Vendors shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs of the Purchaser, shall produce or cause to be produced before the Purchaser or its agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the original Deed of Gift dated 23rd May 1962 recited hereinabove in part, and will permit the same to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such Deed of Gift as may be required by the Purchaser and shall at all times hereafter keep such Deed of Gift safe unaltered and un-cancelled.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Bigger Property)

ALL THOSE brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With the several pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 15 Bighas 02 Cottans 01 Chitacka 12 Square feet more or less situate lying at and being a divided and demarcated portion of premises No.83, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 532, 538, 539 and 540 all recorded in R.S. Khatian Nos. 36, 38, 81, 90 and 689 (full particulars whereof are mentioned below), all in Mouza Italgata, J.L. No.10,



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under Police Station Behala in the District of South 24-Parganas in the State of West Bengal:

R.S. Dag No.	R.S. Khatian No.	Total area in Dag (In Acre)	Area Comprised in the said Property (in Acre)
516	90	0.26	0.16
517	90	0.26	0.12
518	81	0.53	0.50
519	38	0.36	0.32
532	38	0.57	0.55
533	38	0.79	0.79
534	38	0.30	0.30
535	38	0.72	0.72
536	38	0.45	0.45
537	38 and 689	0.37	0.37
538	38 and 689	0.60	0.30
539	38	0.40	0.27
540	38	0.17	0.005

The Bigger Property is butted and bounded as follows:

- On the North : Partly by portion of each Dag Nos. 516, 518, 519, 530, 531, 541, 540, 539 and 535 of Mouza Italgata;
- On the South : By lane within Mouza Sirdi;
- On the East : Partly by portion of each Dag Nos. 541, 540, 532 and 539 of Mouza Italgata;
- On the West : Partly by portion of each Dag Nos. 517, 516, 518, 519 and 530 of Mouza Italgata.

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

BE IT MENTIONED that the total built up area of the two storied brick built building at the Bigger Property is approximately 6000 Square feet more or less and the total built up area of several dwelling houses, structures and sheds at the Bigger Property is approximately 8000 Square feet, which is tenanted.



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BE IT FURTHER MENTIONED that the Bigger Property and the Smaller Property are jointly delineated in the plan annexed hereto duly bordered thereon in "RED":

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Smaller Property)

ALL THOSE messuages tenements hereditaments dwelling houses sheds structures and premises Together With the pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 14 Cottahs 05 Chittack 26 Square feet more or less situate lying at and being another divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700063 comprised of portions of (a) Dag No.530 measuring 07 Cottahs 14 Chittacks more or less, (b) Dag No.531 measuring 06 Cottahs more or less and (c) Dag No.541 measuring 00 Cottahs 03 Chittacks 26 Square feet more or less, all recorded in R.S. Station No. 34, all in Mouza Italgata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and shown in the plan annexed hereto and buttad and bounded as follows:

- On the North : Part by portion of each Dag Nos.530, 531 and 541 of Mouza-Italgata;
- On the South : Part by portion of each Dag Nos. 519, 533, 532 and 540 of Mouza Italgata;
- On the East : By portion of Dag No. 541 of Mouza Italgata;
- On the West : By portion of Dag No.530 of Mouza Italgata.

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

BE IT MENTIONED that the total built up area of the dwelling houses, structures and sheds at the Smaller Property is approximately 2000 Square feet.

BE IT MENTIONED that the Bigger Property and the Smaller Property are jointly delineated in the plan annexed hereto duly bordered thereon in "RED":



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THE THIRD SCHEDULE ABOVE REFERRED TO:
(Said Share in The said Property)

PART-I

(said share in the Bigger Property)

ALL THAT 50% (one-half) undivided part or share of and in the brick built buildings messuages tenements hereditaments dwelling houses sheds structures and premises Together With like 50% (one-half) undivided part or share of and in the several pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 15 Bighas 02 Cottahs 01 Chittacks 12 Square feet more or less situate lying at and being a divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 and comprised of entire R.S. Dag Nos. 533, 534, 535, 536 and 537 and portions of R.S. Dag Nos. 516, 517, 518, 519, 532, 538, 539 and 540 all recorded in R.S. Khatian Nos. 36, 38, 81, 90 and 649, all in Mouza Balghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and fully described in the FIRST SCHEDULE hereinabove written.

PART-II

(said share in the Smaller Property)

ALL THAT 50% (one-half) undivided share of and in the messuages tenements hereditaments dwelling houses sheds structures and premises Together With like 50% (one-half) undivided share of and in the pieces and parcels of contiguous land whereon or on parts whereof the same are erected and built containing an area of 14 Cottahs 05 Chittacks 26 Square feet more or less situate lying at and being another divided and demarcated portion of premises No.88, Basanta Lal Saha Road (popularly known as B.L. Saha Road), Kolkata-700053 comprised of portions of (a) Dag No.530 measuring 07 Cottahs 14 Chittacks more or less, (b) Dag No.531 measuring 06 Cottahs more or less and (c) Dag No.541 measuring 00 Cottahs 03 Chittacks 26 Square feet more or less, all recorded in R.S. Khatian No. 34, all in Mouza Balghata, J.L. No.10, under Police Station Behala in the District of South 24-Parganas in the State of West Bengal and fully described in the SECOND SCHEDULE hereinabove written.



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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, (1) SAILENDRA PRASAD BHATTACHARJEE (having PAN AZFFA4232P), (2) RAMA PRASAD BHATTACHARJEE (having PAN AOEPPB6428G), for self and as the Sole Executor to the Estate of Bhabari Prasad Bhattacharjee, deceased, appointed by and under the Will dated 1st September 1983 of Bhabari Prasad Bhattacharjee; (3) KINGSHUK BHATTACHARJEE (having PAN Not Assessed), (4a) PROBHAJ KUMAR BHATTACHARJEE (having PAN Not Assessed), (4b) PRIYA KUMAR BHATTACHARJEE (having PAN AGMPA0926C), (4c) PRONAB KUMAR BHATTACHARJEE (having PAN Not Assessed) represented by his Constituted Attorney Mr. Indranil Bhattacharyya son of Sailendra Prasad Bhattacharjee (4d) (SM.) NILIMA MUKHERJEE (having PAN Not Assessed), (4e) (SM.) DOLI BHATTACHARJEE (having PAN Not Assessed), (4f) (SM.) JAYA GHOSHAL (having PAN Not Assessed), represented by her Constituted Attorney Mr. Elbhu Prasad Bhattacharyya son of Probhat Kumar Bhattacharjee (5a) UDAY BHATTACHARJEE (having PAN AEGPB3287G), (5b) KALYAN BHATTACHARJEE (having PAN

Sailendra Bhattacharjee

*Rama Prasad Bhattacharjee,
for self and as in
Deed to the estate of
Bhabari Prasad Bhattacharjee*

Kingshuk Bhattacharjee

Probhat Bhattacharjee

Priya K. Bhattacharjee

*Pranab Kumar Bhattacharjee
by Mr. Indranil
Bhattacharjee
his Constituted
Attorney.*

Nilima Mukherjee

Doli Bhattacharjee

*Jaya Ghoshal by the
pen of Elbhu Prasad Bhattacharjee
as her Constituted Attorney*

Uday Bhattacharjee

Kalyan Bhattacharjee



Sub-Registrar
Mysore

AXAPB5407F), (5c) ALOKE
 BHATTACHARJEE (having PAN
Not Assigned), (5d) KANCHAN
 BHATTACHARJEE (having PAN
 ACG761892K), (5e) (SM.) CHAMELI
 MUKHERJEE, (having PAN
Not Assigned) represented by her
 Constituted Attorney Mr. Rama Prasad
 Bhattacharjee son of Pashupati
 Bhattacharjee, (5f) (SM.) DIPA
 BANERJEE (having PAN
Not Assigned), represented by
 her Constituted Attorney Mr. Rama
 Prasad Bhattacharjee son of Pashupati
 Bhattacharjee, (5g) (SM.) MINAKSHI
 MUKHERJEE (having PAN
Not Assigned), (5a) (SM.) BIJALI
 BHATTACHARJEE (having PAN
 ARDPB8680A), (5b) RANJAN
 BHATTACHARJEE (having PAN
 AJPPB5584A), (5c) JOYDEB
 BHATTACHARJEE (having PAN
 AEGPB1712G), (5d) ABHJIT
 BHATTACHARJEE (having PAN
 ADOPB0919B), (5a) (SM.) SIKHA
 BANERJEE (having PAN AMAPB7311A)
 represented by her Constituted Attorney
 Mr. Abhijit Bhattacharjee son of Iswari
 Prasad Bhattacharjee, (5f) (SM.)
 SHUBHRA CHAKRABORTY (having PAN
 RSTPC92933), represented by her
 Constituted Attorney Mr. Abhijit
 Bhattacharjee son of Iswari Prasad
 Bhattacharjee, at Kolkata in the presence
 of:

Aloke Bhattacharjee
Kanchan Bhattacharjee
*Chamele Mukherjee and
 Dipa Banerjee
 by the firm of
 Ramprasad Bhattacharjee as
 his Constituted Attorney*
Minakshi Mukherjee
Bijali Bhattacharjee
Ranjan Bhattacharjee
Joydeb Bhattacharjee
Abhijit Bhattacharjee
*Sikha Banerjee and Shubhra Chakraborty
 both by the firm of
 Abhijit Bhattacharjee
 as their Constituted Attorney*

- ① *Sikha*
- ② *Ranjan*



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EXECUTED AND DELIVERED on behalf of the withinnamed PURCHASER ORBIT TOWERS PRIVATE LIMITED by its Director Mr. Kalyan Kumar Shroff pursuant to its Board Resolution dated 19th July 2010 at Kolkata in the presence of:

FOR ORBIT TOWERS PVT. LTD.
Kalyan Kumar Shroff
Director/Authorized Signatory

- 1) *Debashis Bhattacharjee*
DEBASHIS BHATTACHARJEE
- 2) *Tapash Kumar Banerjee*
(TAPASH KUMAR BANERJEE)

3) *Advocate*
Pankaj Shroff & Co.
4 Government Place (North),
Kolkata - 700041

EXECUTED AND DELIVERED by the withinnamed CONFIRMING PARTY at Kolkata in the presence of:

Ex-mele Deed

- 1) *Debashis Bhattacharjee*
(DEBASHIS BHATTACHARJEE)
- 2) *Tapash Kumar Banerjee*
(TAPASH KUMAR BANERJEE)

Drafted by me:-

Advocate
(not in order) *Advocate*
Pankaj Shroff & Co.
4 Government Place (North),
Kolkata - 700041



[Handwritten signature]
[Redacted text]

RECEIPT AND MEMO OF CONSIDERATION NO. 1

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.4,78,00,000.00 (Rupees four crores seventy eight lacs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION NO.1

Sl. No.	By or out of Cheque/Pay Order Number	Date	Bank	Amount (In Rs. P.)
1.	784309	24.03.2008	Bank of Baroda	1,750,002.00
2.	784310	24.03.2008	--do--	5,812,500.00
3.	784311	24.03.2008	--do--	1,500,000.00
4.	784312	24.03.2008	--do--	1,248,998.00
5.	784313	24.03.2008	--do--	187,500.00
6.	784314	24.03.2008	--do--	1,600,000.00
7.	785907	09.04.2008	--do--	2,000,000.00
8.	785908	09.04.2008	--do--	2,000,000.00
9.	785909	09.04.2008	--do--	2,000,000.00
10.	785910	09.04.2008	--do--	2,000,000.00
11.	785911	09.04.2008	--do--	333,333.00
12.	785912	09.04.2008	--do--	285,715.00
13.	785913	09.04.2008	--do--	1,666,667.00
14.	785914	09.04.2008	--do--	1,714,285.00
15.	785915	30.04.2008	--do--	4,666,666.67
16.	785918	30.04.2008	--do--	4,666,666.67
17.	785917	30.04.2008	--do--	4,666,666.67
18.	785918	30.04.2008	--do--	4,666,666.67



ಮೈಸೂರು ಜಿಲ್ಲಾ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ-2
ಮೈಸೂರು

RECEIPT AND MEMO OF CONSIDERATION NO.2

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs.22,00,000.00 (Rupees twenty two lacs) only being the consideration in full payable under these press its as per memo written hereinbelow:

MEMO OF CONSIDERATION NO.2

Sl. No.	Out of Cheque Number	Date	Bank	Amount (in Rs. P.)
1.	785925	30.04.2008	Bank of Baroda	22,00,000.00
				22,00,000.00

Saikat Chatterjee
Ranbari Chatterjee

(VENDOR NOS.1 AND 2)

(Rupees twenty two lacs) only

Witnesses to the Receipt and MemoNos.1 and 2:1) *Shilpacharya*

(DEBASHIS BHATTACHARJEE)

1 No. Kalabagan Lane.

Tollygunge, Cal-33

2) *Tapash Kumar Banerjee*

(TAPASH KUMAR BANERJEE)

205/1A P.A.S. Road

Cal-33



~~_____~~
~~_____~~

CUTLINE PLAN FORMING PART OF THE FOREGOING DOCUMENT SHOWING PORTION OF PREMISES NO. 88, BALAMITA BL SAHA ROAD, KOLKATA-700065 COMPOSING OF ENTIRE S.E. DAS NO. 530, 534, 535, 536 AND 537 AND PORTION OF S.E. DAS NO. 536, 537, 538, 539, 540, 541, 542, 543, 544 AND 545 IN NDUGA TALUKHATA, J.L. NO. 18, UNDER POLICE STATION BEHALA IN THE DISTRICT OF SOUTH 24-PARAGANAH IN THE STATE OF WEST BENGAL.

TOTAL AREA: 22 BISHA 22 8 OF CH 24 30 15



Handwritten notes on the left side of the plan:
 Doli Bhattacharya
 Minakshi Mukherjee
 Sushma Bhattacharya
 Ranjita Ghosh
 Nilima Mukherjee
 Kripalika Ghosh
 Kousha Bhattacharya
 Anupama Ghosh

Handwritten note at the bottom left:
 Title granted by
 the plan of
 registered proprietor
 or her authorized attorney.

Handwritten signature and name at the bottom center:
 Bisal Bhattacharya

Handwritten note at the top right:
 Form 2A
 by D. K. Das
 and
 D. K. Das

Handwritten notes on the right side of the plan:
 Subal Bhattacharya
 Jyoti Bhattacharya
 Kanchan Bhattacharya
 Pritya Bhattacharya
 Akshay Bhattacharya

SIG. OF VENDOR
 For ORBIT TOWERS PVT. LTD.
Handwritten signature of Rajan Kumar
 Director/Authorized Signatory
 SIG. OF PURCHASER



~~Handwritten signature or stamp, partially obscured by a scribble.~~

19.	785919	SO.C.4.2008	--o--	777,777.78
20.	785920	SO.C.4.2008	--o--	3,888,888.88
21.	785921	SO.C.4.2008	--o--	666,596.57
22.	785923	SO.C.4.2008	--o--	17,96,500.00
				4,79,00,000.00

(Rupees four crores seventy eight lacs) only

From the amount
by the firm of
Shri. M. S. Bhatnagar
to his account
Attorney

To be paid by
the firm of Shri. M. S. Bhatnagar
in accordance with
conditions of the
contract of the contract

Shri. M. S. Bhatnagar
Ramesh Bhatnagar
Chandrabhatnagar and wife
Sangeeta
by the firm of Ramesh Bhatnagar
as the contract Attorney
Ramesh Bhatnagar
as the sole executor in
estate of Shri. M. S. Bhatnagar



WITNESSES:-
Shri. M. S. Bhatnagar
[Signature]



Milima Mukherjee
Doli Bhatnagar
Kishore Bhatnagar
Minanki Mukherjee
Kajal Bhatnagar
Sri. M. S. Bhatnagar
Suday Bhatnagar
Rohit Bhatnagar
Parhat Bhatnagar
Jasdeep Bhatnagar
Abhishek Bhatnagar
Susha Bhatnagar and Shri. M. S. Bhatnagar
both by the firm of
Abhishek Bhatnagar
As the contract Attorney
Kishore Bhatnagar
Kishore Bhatnagar (VENDORS)





~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

 <i>King</i>					Thumb	Fore	Middle	Ring	Little
					(Right Hand)				
 <i>King</i>					Little	Ring	Middle	Fore	Thumb
					(Left Hand)				
<i>Finger prints of the suspect</i>									

 <i>King</i>					Thumb	Fore	Middle	Ring	Little
					(Right Hand)				
 <i>King</i>					Little	Ring	Middle	Fore	Thumb
					(Left Hand)				
<i>Finger prints of the suspect</i>									

 <i>King</i>					Thumb	Fore	Middle	Ring	Little
					(Right Hand)				
 <i>King</i>					Little	Ring	Middle	Fore	Thumb
					(Left Hand)				
<i>Finger prints of the suspect</i>									



Sub-Registrar
Kolar

Prakash

Finger prints of the excoriant

Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Pritya

Finger prints of the excoriant

Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Pritya Shakti

Nidhi









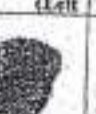


Finger prints of the excoriant












Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little





Nidhi



Sub-Registrar
District

		<i>Finger prints of the executant</i>				
11561  <i>Det. Chapin</i>						
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little	

		<i>Finger prints of the executant</i>				
11562  <i>U. Blalocher</i>						
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little	

		<i>Finger prints of the executant</i>				
11563  <i>K. P. ...</i>						
		Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring Hand	Little	



Handwritten signature or stamp in dark ink, appearing to be a stylized name or official mark.

Finger prints of the executant

	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant

	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












Finger prints of the executant

	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little














12/1/54

Finger prints of the executant

 Joya					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little












12/1/54

Finger prints of the executant

 Mithu Bhatnagar					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little







12/1/54 (14)












Finger prints of the executant

 Sankar Bhatnagar					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



Sub-Registrar
Khamgaon

<i>Finger prints of the executant</i>					
 <p>218450</p> <p>8164up nro Secretary</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <p>218450</p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Space for pasting Photograph of the executant </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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Government Of West Bengal
Office Of the D.S.R-II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08762 of 2010
(Serial No. 08225 of 2010)

On 25/08/2010

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

Presented for registration at 14.20 hrs. on :25/08/2010, at the Private residence by Kalyan Kumar Shroff, Claimant.

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

Execution is admitted on 25/08/2010 by

1. Sailendra Prasad Bhattacharjee, son of Pashupati Bhattacharjee , 62/3, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
2. Rama Prasad Bhattacharjee, son of Pashupati Bhattacharjee , 1, Kalabagan Lane, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
3. Kingshuk Bhattacharjee, son of Pashupati Bhattacharjee , 1, Kalabagan Lane, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
4. Probhat Kumar Bhattacharjee, son of Sankari Prasad Bhattacharjee , 62/3, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
5. Priya Kumar Bhattacharjee, son of Sankari Prasad Bhattacharjee , 62/3, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
6. Nilima Mukherjee, wife of Jaydeb Mukherjee , Ranikuthi Government Quart, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700043, By Caste Hindu, By Profession : Others
7. Doli Bhattacharjee, wife of Mukul Bhattacharjee , 25, S N Roy Road, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700034, By Caste Hindu, By Profession : Others
8. Uday Bhattacharjee, son of Kamala Kanta Bhattacharjee , 205/1, Prince Anwar Shah Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
9. Kalyan Bhattacharjee, son of Kamala Kanta Bhattacharjee , 205/1, Prince Anwar Shah Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others

(Sadhan Chandra Das |
DISTRICT SUB-REGISTRAR-II





Government Of West Bengal
Office Of the D.S.R-II SOUTH 24-PARGANAS
District-South 24-Parganas

Endorsement For Deed Number : I - 08762 of 2010
(Serial No. 08225 of 2010)

10. Alope Bhattacharjee, son of Kamala Kanta Bhattacharjee, 205/1, Prince Anwar Shah Road, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
11. Karshan Bhattacharjee, son of Kamala Kanta Bhattacharjee, 205/1, Prince Anwar Shah Road, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
12. Minaskhi Mukherjee, wife of Prasanta Mukherjee, 10 A, Phakir Halder Lane, Thana-Kalighat, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026, By Caste Hindu, By Profession : House wife
13. Bijali Bhattacharjee, wife of Iswari Prasad Bhattacharjee, 62/31, Haripada Dutta Lane, Thana-Jadavpur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
14. Ranjan Bhattacharjee, son of Iswari Prasad Bhattacharjee, 62/31, Haripada Dutta Lane, Thana-Jadavpur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
15. Joydev Bhattacharjee, son of Iswari Prasad Bhattacharjee, 62/31, Haripada Dutta Lane, Thana-Jadavpur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
16. Abhijit Bhattacharjee, son of Iswari Prasad Bhattacharjee, 62/31, Haripada Dutta Lane, Thana-Jadavpur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Others
17. Urmila Banerjee, wife of Sachindranath Banerjee, 35, Avenue South, Santoshpur, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075, By Caste Hindu, By Profession : Others
18. Kalyan Kumar Shroff
Director, Orbit Towers Pvt. Ltd., 3 B, Camac Street, District-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016
By Profession : Business
Identified By Debashis Bhattacharjee, son of K. Bhattacharjee, 1 No. Kalabagan Lane, Thana-Tollygunge, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Hindu, By Profession : Service.

Executed by Attorney

Execution by

1. Rame Prasad Bhattacharjee, son of Pashupati Bhattacharjee, 1, Kalabagan Lane, Thana-Tollygunge, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Charnali Mukherjee 2. Dipa Banerjee is admitted by him.

(Sudhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

Endorsement Page 2 of 4





Government Of West Bengal
Office Of the D.S.R.-II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08732 of 2010
(Serial No. 08225 of 2010)

- Indranil Bhattacharjee, son of Seliendra Prasad Bhattacharjee, 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By Profession: Others, as the constituted attorney of Prabhat Kumar Bhattacharjee is admitted by him.
3. Bibhu Prasad Bhattacharjee, son of Prabhat Kumar Bhattacharjee, 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By Profession: Others, as the constituted attorney of Jaya Ghoshal is admitted by him.
4. Abhijit Bhattacharjee, son of Iswari Prasad Bhattacharjee, 62/31, Haripada Dutta Lane, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Sukla Banerjee 2. Shubhra Chakraborty is admitted by him.
- Identified By Debashis Bhattacharjee, son of K. Bhattacharjee, 1 No. Kalibagan Lane, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste: Hindu, By Profession: Service.

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

On 26/08/2010

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration R. ls, 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) = 1025794/-, E = 12/-, H = 28/-, M(b) = 4/- on 26/08/2010

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. -93254936/-

Certified that the required stamp duty of this document is Rs. - 6527865 /- and the Stamp duty paid as Impressive Rs. - 5000/-

Deficit stamp duty

Deficit stamp duty

- Rs. 800/- is paid, by the Bankers cheque number 480636, Bankers Cheque Date 25/08/2010, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 26/08/2010
- Rs. 6522100/- is paid, by the Bankers cheque number 954998, Bankers Cheque Date 25/08/2010, Bank Name State Bank of India, INDUSTRIAL FINANCE KOLKATA, received on 26/08/2010

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II
Endorsement Page 3 of 4

26/08/2010 16:46:03





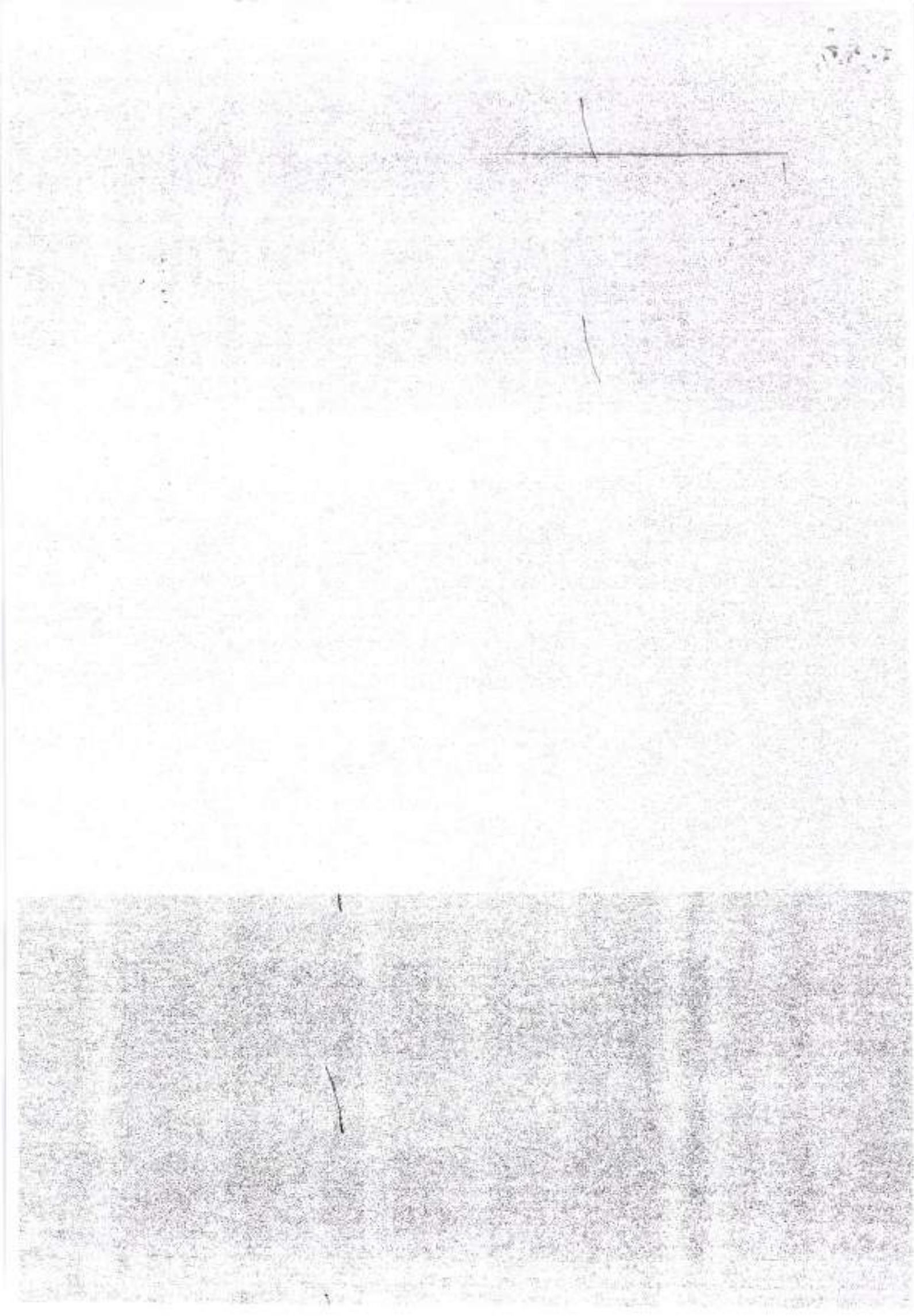
Government Of West Bengal
Office Of the D.S.R.-II SOUTH 24-PARGANAS
District: South 24-Parganas

Endorsement For Deed Number : I - 08762 of 2010
(Serial No. 08225 of 2010)

1. Rs. 1025705/- is paid, by the Bankers cheque number 985002, Bankers Cheque Date 23/08/2010, Bank Name State Bank of India, INDUSTRIAL FINANCE KOLKATA, received on 26/08/2010
2. Rs. 135/- is paid, by the Bankers cheque number 480639, Bankers Cheque Date 25/08/2010, Bank Name State Bank of India, ALIPORE COURT TREASURY BF, received on 26/08/2010

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II
Endorsement Page 4 of 4



DATED THIS 23RD DAY OF AUGUST 2010

BETWEEN

SAIENDRA PRASAD BHATTACHARJEE &
ORS.

--- VENDORS

AND

ORBIT TOWERS PRIVATE LIMITED

--- PURCHASER

AND

SRI URMILA BANERJEE

--- CONFIRMING PARTY

CONVEYANCE



PANKAJ SHROFF & COMPANY
Advocates
4 GOVERNMENT PLACE (NORTH),
8TH FLOOR,
KOLKATA-700031.

