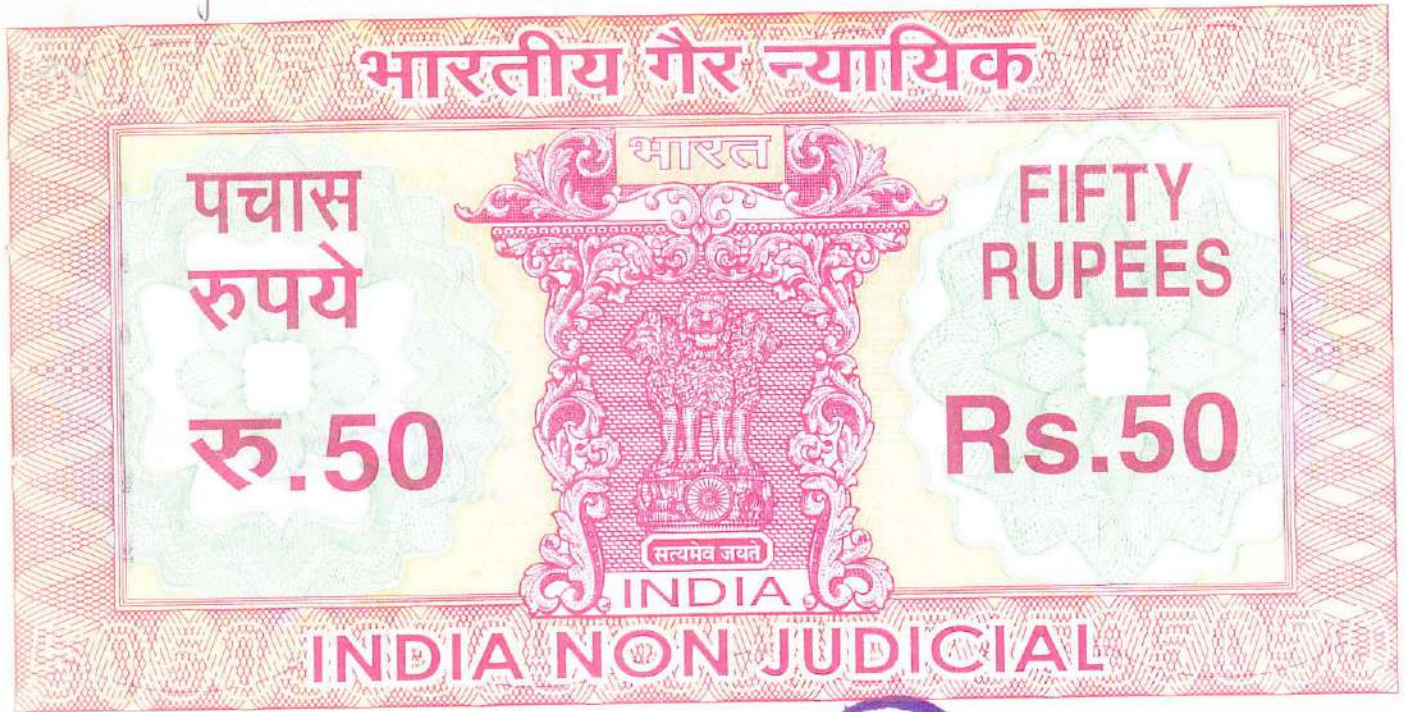


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11/07 पश्चिम बंगाल WEST BENGAL
7/07



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17/10/08
ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

पश्चिम बंगाल राज्य सरकार
पञ्चायत विभाग, कलकत्ता-700001
आम्रपाली, पश्चिम बंगाल
11/07/07

Garden Reach
907711, 7714, 7712, 7713
7.9.07
367500 + 405120 + (900000 x 2)
Not to be Paid as Definite Stamp Duty.

Amoy 239
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10/9/07
10/9/07

THIS INDENTURE OF CONVEYANCE

made this 7th day of September, 2007

BETWEEN

A) (Mrs) **RAJ KUMARI SAIN** aged about 83 years wife of Dr. Bhim Sain residing at Flat No. A503, Vardhman Apartments, Mayur Vihar, Phase-1, Extn. Delhi - 110091 represented by her daughter and constituted attorney namely Mrs.(Dr.) **GEETA TARA** aged about 49 years wife of Shri Pradeep Tara resident

g.s. R.L. & R.L. [Signature] [Signature] S. Seth P Gupta

6046

Sold to.....
Address.....
- 3 SEP 2007
Value.....
High Court Assn.

ADALAN IS CO.
Advocate
0, Old Post Office St.
Kolkata-1

Presented For Registration
at Kolkata Registration Office

11.07 AM

on 11th days of Sept 07
Sanita Kogari

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

Sanita Kogari

27989

Sanita Kogari for sale
and as Constituent Attorney
for Rachna Narain

27978

Geeta Tara
as Constituted attorney
for Mrs Raj Kumari Saini

27971

Prithvi Kogari for self and as
constituted attorney for
Satya Sreen

Sanita Kogari

- 1) Sanita Kogari for self and
R. Kogari for self and
as Constituent Attorney
for Rachna Narain
Geeta Tara
Tara as and
at Raj
Kumar Saini
8703, N. Post, Hagan
Nihar, P.H. Etn
Kolkata. 1100P
2) Refresh Kogari for R.R.
Kogari of 8703, Nao
Alepin. 1103,

C.T.O

Sanita Kogari

PTO

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

11/9/07

of, Flat No. A503, Vardhman Apartments, Mayur Vihar, Phase-
1, Extn. Delhi - 110 091 presently temporarily residing at
P-753~~B~~ Block P, New Alipore, Kolkata - 700 053

vide Power of Attorney dated
31.07.2007 registered
with Registrar, Sub-Registrar
Delhi (19/2505/42-43/
4951/07)

B) (Mrs.) **SATYA SAREEN** aged about 81 years wife of Late Om

Prakash Sareen residing at P-753~~B~~ Block P, New Alipore,
Kolkata - 700 053 and ^{represented by her constituted Attorney RITESH LOGANI}
vide Power of Attorney dated 24.7.2007 registered
with Registrar of Business, Kolkata Book-IV, Series Lead
no. 4434 for the year 2007

C) (Mrs.) **SHANTI DEVI CHHABRA** aged about 79 years wife of

Maharaj Krishen Chhabra residing at P-753~~B~~ Block P, New
Alipore, Kolkata - 700 053, and ^{represented by her constituted Attorney PRAVIN CHHABRA}
CHHABRA vide Power of Attorney
dated 24.7.2007 registered with Registrar
of Business, Kolkata in Book-IV, Series
Lead no. 4433 dated for the year 2007

D) (Mr.) **RITESH LOGANI** aged about 34 years son of Late Rakesh

Logani residing at P-753~~B~~ Block P, New Alipore, Kolkata -
700 053 and

E) (Mr.) **RAJEEV DEWAN** aged about 51 years son of Late Ved

Prakash Dewan resident of 6B Ashoka Apartments, 7 Rajpur
Road, Civil Lines, Delhi - 110 054 presently temporarily
residing at P-753~~B~~ Block P, New Alipore, Kolkata - 700 053,
and

F) (Mr.) **VIVEK DEWAN** aged about 46 years son of Late Ved Prakash

Dewan resident of 6B Ashoka Apartments, 7 Rajpur Road, Civil
Lines, Delhi - 110054 presently temporarily residing at P-
753~~B~~ Block P, New Alipore, Kolkata - 700 053, and

G) (Mrs.) **SUDARSHAN SETH** aged about 73 years wife of Mr. D. K.

Seth residing at 5 Shilakunj, Rampur, Opp. M.P.E.B Hostel,
Jabalpur, M.P.- 482008 presently temporarily residing at P-
753~~B~~ Block P, New Alipore, Kolkata - 700 053, and

H) (Mrs.) **PRAMILA GUPTA** aged about 71 years wife of Dr. K. D.

Gupta residing at 407A, Beverly Park, Part-1, DLF City,

27372

Geman
Pravin Chhabra as Constituted
attorney for Shanti Devi
Chhabra

27373

Rajiv Dewani

(RAJIV DEWANI)

27374

Vivek Dewani

(VIVEK DEWANI)

27375

Sudanshan Seth

27376

Pranika Gupta

27377

Usha Loghani

1) Rani Chhabra
2) Rani Chhabra
3) Rani Chhabra
4) Rani Chhabra
5) Rani Chhabra

Rajiv Dewani & Co
v. P. Dewani & Co
7 R. Rd. Connaught
Place, Delhi 110, 111

6) Vivek Dewani & Co
v. P. Dewani & Co
Deewar Road

7) Sudanshan Seth & Co
v. P. Dewani & Co
Siddhanta Group
Jabot Road, Delhi

8) Pranika Gupta & Co
v. P. Dewani & Co
407A B Park
Old I. Gurgaon
Haryana 122001

9) Usha Loghani & Co
v. P. Dewani & Co
27373 New Delhi
Delhi 110, 111

10) Ritesh Loghani & Co
v. P. Dewani & Co
New Delhi 110, 111

Rani Chhabra & Co
v. P. Dewani & Co
100 P. O. St.
Delhi 110, 111

These are for self and
as constituted attorney for
Sunita Devi

Rani Chhabra & Co
100 P. O. St.
Delhi 110, 111

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Phase-II, Gurgaon, Haryana - 122 001 presently temporarily residing at P-753~~B~~, Block P, New Alipore, Kolkata - 700 053, and

I) (Miss) **USHA LOGANI** aged about 67 years daughter of Late Sundar Das Loghani residing at 168, Karishma Apartments, 27, I P Extension, Partapgunje, Delhi - 110092 presently temporarily residing at P-753~~B~~, Block P, New Alipore, Kolkata - 700 053, and

J) (Mrs.) **SAVITA LOGANI** aged about 56 years wife of Late Rakesh Logani residing at P-753~~B~~, Block P, New Alipore, Kolkata - 700 053, and


hereafter collectively called '**the Vendors**' (which include their respective pre-deceaseor/s-in-interest as well as their successor/s-in-interest and/or assigns) of the ONE PART,

AND

A) (Mrs) **SWARAJ NANDA** aged about 77 years wife of Dr. Satya Pal Nanda of 7653 Hunter Lane, Pinellas Park, Florida-33782, USA represented by her constituted attorney namely Mr. RITESH LOGANI aged about 34 son of Late Rakesh Logani temporarily residing at P-753~~B~~, Block P, New Alipore, Kolkata - 700 053, and

B) (Mr.) **RITESH LOGANI** aged about 34 years son of Late Rakesh Logani presently residing at P-753~~B~~, Block P, New Alipore, Kolkata - 700 053, and

C) (Mrs.) **RACHNA NARAIN** aged about 32 years wife of Rahul Narain and daughter of Late Rakesh Logani residing at 4 Rajni Sen Road, Kolkata-700 026 represented by her constituted attorney (Mrs.) SAVITA LOGANI aged about 56 years wife of Late Rakesh

g.S. P.L.  3  S. Sen Pampa



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Logani residing at P-753^B, Block P, New Alipore, Kolkata -
700 053;

hereafter collectively called '*the Confirming Parties*' (which include its successor/s-in-interest, nominee/s and/or assigns) of the OTHER PART:

AND

CALCUTTA VYAPAAR PRIVATE LIMITED a Company having its Registered Office at 27 Barabourne Road, Kolkata-700 001 hereafter called '*the Purchaser*' (which include its successor/s-in-interest, nominee/s and/or assigns) of the OTHER PART:

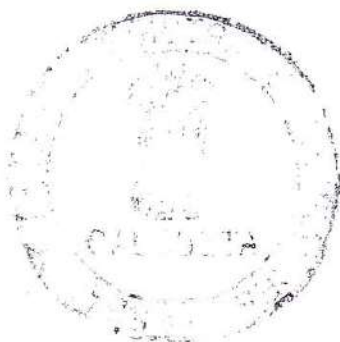
W H E R E A S :

A) The Vendors do and each of them doth hereby confirm, declare, guarantee, state and say as follows:-

- a) By an Indenture of Conveyance dated 18.4.1956 registered with the Sub-Registrar at Alipore in Book no.1, Volume no.42, Pages 244 to 251, Being no.3213 for the year 1956, one Biwanath Khandelwal and Premnath Khandelwal as joint receiver appointed in Suit no.1380 of 1954 (Smt.Mohan Debi -vs- Gomati Devi Khandelwal & ors.) at Calcutta High Court of the One Part, and (1) Brijnath Khandelwal, (2) Biswanath Khandelwal, (3) Gomti Devi Khandelwal, (4) Satish Kumar Khandelwal, (5) Harish Kumar Khandelwal, (6) Girish Kumar Khandelwal, (7) Dilip Kumar Khandelwal, (8) Mohan Debi (alias Mohini Debi) all (1) to (8) as the parties of the 2nd Part have sold transferred and coveyed unto and in favour of one SUNDER DAS KUNDAN DEVI TRUST ESTATE (hereafter called '*the Trust*') ALL THAT Premises no.4 Rajani Sen Road, Kolkata more fully described in the 1st

SCHEDULE hereto (hereafter called '*the Premises*');

g.f. R.L. J. Raman 4 Vijay S. Seth Pang
R.L.



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

b) BENEFICIARIES of the Trust aforesaid :-

- 1) The author of the Trust aforesaid had eight daughters (1) Smt. Raj Kumari Sain, (2) Smt. Satya Sareen, (3) Smt. Shanti Devi Chhabra, (4) Smt. Swaraj Nanda, (5) Smt. Rashmi Dewan, (6) Miss Sudarshan Loghani, (7) Miss Pramila Loghani and (8) Miss Usha Loghani, all of them were made beneficiaries under the Trust;
- 2) One of the aforesaid daughters namely (Smt.) Satya Sareen became widow at very young age and thereupon the author of Trust adopted her only son Rakesh Sareen (now Logani) then a minor and thus the author of the Trust also made provision for the said master Rakesh (son of his daughter Smt. Satya Sareen and Late Om Preakash) aged about 9 years at the time of the creation of the trust and was made one of the beneficiaries of the trust along with his eight daughters;
- 3) Thus the original beneficiaries of the aforesaid Trust were (1) Smt. Raj Kumari Sain, (2) Smt. Satya Sareen, (3) Smt. Shanti Devi Chhabra, (4) Smt. Swaraj Nanda, (5) Smt. Rashmi Dewan, (6) Miss Sudarshan Loghani, (7) Miss Pramila Loghani and (8) Miss Usha Loghani and (9) Rakesh Logani;
- 4) Smt. Swaraj Nanda one of the beneficiaries of the aforesaid trust executed a gift deed dated 12th July, 2007 by which she gifted all her interest, right and title in the aforesaid trust and trust property including the Premises aforesaid exclusively in favour of Mr Ritesh Logani son of Late Rakesh Logani and by a Power of Attorney

G.J. R.L.
S.L.

Dr

Ramesh
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H

Vijay

S. Seth P Gupta



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

dated 12.7.2007 duly authenticated by the Notary Public of the State of Florida namely Jill D. Morris as on 12.7.2007 (written on the document in the date format of 7/12/07 [M/D/Y]) and confirmed by the office of Consulate General of India Houston (USA) through Vice Consul (PS) namely N.K.Karir the said Smt. Swaraj Nanda has appointed the said Mr.Ritesh Logani as her constituted attorney inter-alia authorizing the said Mr.Ritesh Logani inter-alia to sell her share in the aforesaid Trust and the Trust Property which includes the Premises aforesaid and to accept payments, sign money receipts, etc. and such power is still valid and subsisting;

- 5) Smt. Rashmi Dewan (alias Santosh Kumari) one of the beneficiaries of the aforesaid trust died intestate on 20th November, 2002 and on her demise her beneficial interest in the aforesaid trust devolved upon her two sons Mr. Rajeev Dewan and Mr. Vivek Dewan, in equal shares being the only legal heirs;
- 6) Shri Rakesh Logani one of the beneficiaries of the aforesaid trust died intestate on 11th July, 1999 and on his demise his beneficial interest in the aforesaid trust devolved upon his legal heirs, wife Smt. Savita Logani, son Mr. Ritesh Logani and married daughter Mrs. Rachna Narain, in equal shares;
- 7) Mr. Ritesh Logani and Mrs. Rachna Narain have sworn individual affidavits dated 14th August, 2007 by which they have relinquished their inherited beneficial interest from their father

g.J. R.L. & Rachna
DL
Vivek
S. Sern P Gupta



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Late Rakesh Logani, in the aforesaid trust in favour of their mother Smt. Savita Logani in pursuance whereof the Smt.Savita Logani is entitled to all payments that be received from sale of such share in the Premises aforesaid and apart from the above Mrs.Rachna Narain has also executed Power of Attorney dated 14.8.2007 registered with the Registrar or Assurances, Kolkata in Book no.IV being Deed no.4527 of 2007 in favour of the said Smt.Savita Logani inter-alia authorizing to sell her share in the aforesaid Trust and the Trust Property which includes the Premises aforesaid and to accept payments, sign money receipts, etc. and such power is still valid and subsisting;

- 8) The last beneficiaries of the Trust aforesaid and their respective beneficial interest of the Trust have been as follows (hereafter called '**the Beneficiaries**') :-

i)	Smt. Satya Sareen	:25%
ii)	Smt. Raj Kumari Sain	:9.375%
iii)	Smt. Shanti Devi Chhabra	:9.375%
iv)	Mr. Ritesh Logani	:9.375%
v)	Mr. Rajeev Dewan	:4.687%
vi)	Mr. Vivek Dewan	:4.688%
vii)	Smt. Sudarshan Seth (Nee Loghani)	:9.375%
viii)	Smt. Pramila Gupta (Nee Loghani)	:9.375%
ix)	Miss Usha Loghani	:9.375%
x)	Smt. Savita Logani	:9.375%

c) TRUSTEES of the Trust aforesaid :-

- 1) The original Trustees of the Trust aforesaid were
(1) Sundardas Loghani son of late Sohnamal

g.j. A.L. H. ~~Rachna~~ V. S. Seth ~~Pran~~



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Loghani, (2) (Smt.) Kundan Devi Loghani wife of
Sri Sundardas Loghani (3) Maharaj Krishen Chhabra
son of Sri Behary Lal Chhabra and (4) (Smt.) Satya
Sareen widow of Om Prakash Sareen;

- 2) The said Sunderdas Logani the author and the original trustee died on 22nd February, 1975 and upon his death Rakesh Logani was inducted as a trustee in place of the said Sunderdas Logani;
- 3) The said Rakesh Logani died on 11th July, 1999 and upon his death his wife (Smt.) Savita Logani was inducted as a trustee who is still continuing to be the one of the Trustee of the aforesaid Trust;
- 4) The said Smt. Kundan Devi Loghani, one of the original trustees died on 22nd February, 1978 and upon her death, her son-in-law Bhim Sain (husband of her daughter Smt. Raj Kumari Sain daughter of the author of the trust) was inducted as a trustee of the aforesaid Trust in place of the said Smt. Kundan Devi Loghani;
- 5) The said Bhim Sain died on 5th January, 1997 and upon his death his brother-in-law D.K.Seth (husband of Smt. Sudarshan Seth daughter of the author of the trust) was inducted as a trustee who is still continuing to be the one of the Trustee of the aforesaid Trust;
- 6) The last Trustees of the Trust aforesaid were (hereafter called '**the last Trustees**') -
 - i) (Sri) Maharaj Krishen Chhabra;
 - ii) (Smt.) Satya Sareen
 - iii) (Smt.) Savita Logani
 - iv) (Sri) D.K. Seth

G.J.

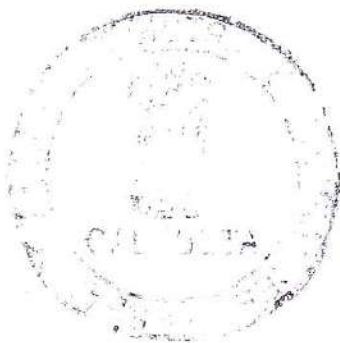
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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

- d) By a Deed of Dissolution of Trust dated 3.9.2007 registered with Addl. Registrar of Assurance-I, Kolkata, in Book no.-I, being IGR No.865665, Sl. No.12997 (P) dated 3/4.9.2007 for the year 2007, the Last Trustees of the Trust aforesaid dissolved the Trust and transferred and conveyed all assets and properties of the Trust including the Premises aforesaid unto and in favour of the Beneficiaries aforesaid i.e. the Vendors herein absolutely and forever;
- e) Thus the Vendors herein jointly as the sole and absolute owners are seized and possessed of or otherwise well and sufficiently entitled to All That the Premises free from all encumbrances and/or alienations whatsoever save that the Premises is occupied by various persons as mentioned in the 2nd SCHEDULE hereto (hereafter called "**the Occupants**");
- f) The Premises is free from all charges, claims, mortgages, liens, dispendences, attachments, acquisitions, requisitions, agreements, arrangements, Debittars, Estate, Trust or any other encumbrances and/or alienation whatsoever as stated above;
- g) The Vendors and the Confirming Parties have not in any way dealt with the Premises whereby their right, title and interest as to the ownership, use and enjoyment of the Premises, is or may be affected in any manner whatsoever
- h) The Vendors and the Confirming Parties and their respective predecessor/s-in-interest have not entered into any agreement and/or arrangement and/or have not

g.T.
R.L. Sh. Ram 9. Wendy S. Sem PGup 15
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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

done any act, deed or thing whereby the Vendors' free and clear title in respect of the Premises may get alienated and/or encumbered and/or may get affected in any manner whatsoever;

- i) The entirety of the Premises save those occupied by the Occupants have been in the vacant and khas possession of the Vendors and the Vendors are holding, using and enjoying the same without any interruption, hindrance, claim and/or demand from any person whosoever and further that no person or persons other than the Vendors have any right of ownership, occupancy, easement or otherwise on the Premises or any part thereof;
- j) There are no suit/s and/or proceeding/s and/or litigation/s pending in respect of the Premises or any part thereof;
- k) No person other than the Vendors have any right, title and/or interest, of any nature whatsoever, in the Premises or any part thereof;
- l) The right, title and interest of the Vendors in the Premises aforesaid is free from all encumbrances and/or alienation whatsoever and the Vendors have a good and marketable title thereto;
- m) The Premises or any part thereof is at present not affected by any requisition or any acquisition of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors;

Q.S.

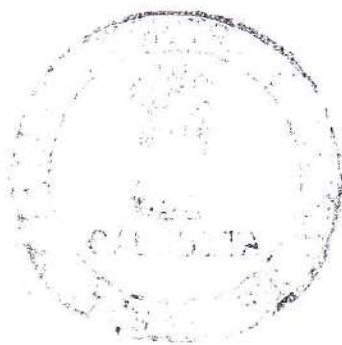
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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

- n) Neither the Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand;
- o) There is no statutory, judicial and/or quasi-judicial and/or departmental order and/or restrictions which may prevent the Vendors from entering into any agreement for sale and/or in transferring the Premises in its entirety to the Purchaser and/or the nominee/s of the Purchaser free from all encumbrances whatsoever;
- p) Upon completion of purchase either directly or through the Attorney, the Purchaser and/or transferee/s or nominee/s of the Purchaser as the case may be, shall acquire a clear and marketable title to the Premises and each and every part thereof;
- q) The contents of the foregoing paragraphs (hereafter collectively called '**the Said Representations**') are true to the knowledge and belief of the Vendors, Assignor and the Confirming Parties;
- B) Relying on the said Representations and confirmation of the Vendors and also on the covenant of the Vendors as mentioned in these presents, the Purchaser has agreed to purchase and acquire and the Vendors have agreed to sell, transfer and convey All That the Premises aforesaid more fully described in the 1st SCHEDULE hereto together with rights, properties and easements appurtenant thereto in its entirety free from all encumbrances and/or alienation whatsoever;

G.J.

R.L.

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Rosen

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V. A. Day

S. Sern

Harold

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

NOW THIS INDENTURE WITNESSETH as follows:

I. In the Premises aforesaid and in consideration of a sum of **Rs.3,67,50,000/-** (Rupees **Three crores sixty seven lacs fifty thousand**) only paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and doth hereby and also by the memo hereunder admit and acknowledge and of and from the payment of the same forever release, discharge, acquit and exonerate the Purchaser and the Properties hereby transferred and conveyed) the Vendors do and each of them doth hereby grant, sell, transfer, convey, assign and assure and the Confirming Parties do and doth hereby confirm, concur, assign and assure unto and in favour of the Purchaser aforesaid All That the Premises aforesaid more fully described in the 1ST SCHEDULE hereto OR HOWSOEVER OTHERWISE the Premises now is or at any time heretofore was situate, butted, bounded, called, known, numbered, described and distinguished together with all buildings, structures, trees, bushes, water, water courses, all pits, areas, sewers, drains, ways, paths, passage, water, courses, areas, facilities, amenities and installations, rights, sanctions, permissions, liberties and/or any other benefits, privileges, easements, appurtenances belong or be appurtenant to the aforesaid or known as part, parcel and/or attributable thereto i.e. to the premises aforesaid AND all reversion or reversions, remainder or remainders, un-received income or realizables in respect of the Premises AND all the estate right title interest inheritance property, use, trust, possession claims and demand whatsoever both at law and in equity of the Vendors into or upon the Premises and the rents, issues and profits thereof and each and every part thereof And all deeds, pattas, muniments of title whatsoever relating to the Premises aforesaid (hereafter collectively called '**the said Property**') free from all encumbrances and/or

g.s.

R.L. S. Ramesh
R.L.

Vijay S. Sem Pampl
V.L.



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

alienation whatsoever with vacant and absolute physical possession of the portions of the Premises which have been with the Vendors and with possession by attornment and/or symbolic possession of the portions of the Premises being occupied by the Occupants aforesaid TO HAVE AND TO HOLD the said Property including the Premises aforesaid and the Rights and Properties appurtenant and attributable thereto unto and to the use of the Purchaser absolutely and forever;

II. THE VENDORS AND THE CONFIRMING PARTIES DO AND DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- i) THAT the interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign, confirm, concur and assure unto the Purchaser the Said Property and the Rights and Properties appurtenant thereto in the manner aforesaid;
- ii) AND THAT the Vendors have not at any time done or executed any deeds, documents or writing whereby the Said Property and the Rights and Properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title;
- iii) AND THAT The Vendors as the sole and absolute Owner are peacefully seized and possessed of or well and sufficiently entitled to the Said Property and the rights and properties appurtenant thereto and have been enjoying quiet, peaceful and absolute physical possession of the Said Property without any disturbance, hindrance and obstruction from any person/s whatsoever before delivering it to ;

G.S.

R.L.

[Signature]

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[Signature]



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

- iv) AND THAT the Said Property and the rights and properties appurtenant thereto is free from all charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, litigations, lis pendens, covenants, uses, debuttar, trusts made or suffered by the Vendors or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust of the Vendors;
- v) AND THAT the Said Property and the rights and properties appurtenant thereto is freely, clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendors and the Confirming Parties unto and in favour of the Purchaser;
- vi) AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into, hold, possess, use, own and enjoy the Said Property and the rights and properties appurtenant thereto and every part thereof and receive the rents, issues and profits therefrom without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendors ;
- vii) AND THAT the Vendors and the Confirming Parties and all people having or lawfully, rightfully or equitably claiming any estate or interest in the Said Property and the rights and properties appurtenant thereto or any part thereof from under or in trust of the Vendors and the Confirming Parties shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, make, do and execute and cause

g.f.
n.b.

J. Rose
m

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Vijay S. Sern Pamp
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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the Said Property and the rights and properties appurtenant thereto and every part thereof as shall or may be reasonably required by the Purchaser;

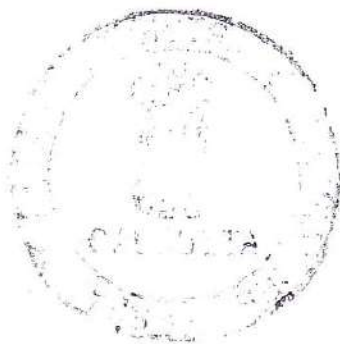
viii) The Vendors have already delivered to the Purchaser, all Documents, papers and writings (hereafter called '*the Documents*') which they had in respect of the Said Property and the Vendors do hereby undertake that if any other documents and/or writings relating to the Said Property are found in their possession later on then they will deliver the same to the Purchaser immediately;

ix) The Vendors hereby confirm that the Vendors have not created any mortgage, liens or any other charge over the Said Property;

x) On or before execution of these presents, the Vendors have also delivered vacant and khas possession of the Said Property in its entirety save those which are in physical possession of the Occupants aforesaid;

xi) The Vendors do hereby accord their consent to the Purchaser for mutation, separation and/or apportionment of the Said Property in the municipal records and all the records of the government and/or semi-government and/or other statutory body and/or authority;

xii) The Vendors hereby confirm that the Said Property has not been vested and/or is not vested under any act or statute and further confirms that the Said Property or any part or portion thereof has not been declared as



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ADDITIONAL REGISTRAR OF
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non-transferable land by any Government or any body or authority;

xiii) Notwithstanding and without prejudice to the aforesaid, the Vendors hereby undertake to keep the Purchaser saved, harmless and indemnified from and against all proceedings, costs, charges, losses, expenses and damages, if any of the aforesaid confirmation and/or guarantee turns out to be false, untrue or misleading;

1st SCHEDULE
(the Premises)

All That the messuage, tenement, hereditament, multi-storied building and structure containing a built up area of 14,000 sft. together with the piece or parcel of revenue free land containing an area of 8 cottahs 13 Chittacks 17 Sq. ft. (approx.) as per deed but a land area of 6662 sft. as per actual measurement situate, lying at and being Premises no.- 4 Rajani Sen Road, P.S. Tollygunge, Kolkata-700 026 (previously Plot no 204 of the surplus land in C.I.T. Sheet IV-A being plot No 20 of Sale No 23 formed out of portion of old Municipal Premises No 83 and 93 Russa Road South and old passage) being part of Holding Nos 19 and 18 respectively in Sub Div T, Div. VI, Dihi Panchannagram, Thana Tollygunge as shown in RED border on the map or plan hereto annexed and butted and bounded as follows :-

On the North : Municipal Road known as Rajani Sen Road.
On the East : 6, Rajani Sen Road.
On the South : 84, Russa Road.
On the West : 2/A , Rajani Sen Road.

2nd SCHEDULE
(the Occupants)

- 1) (Mrs.) Nirmala Chajjar of Flat No.1st Floor, North, 4, Rajani Sen Road, Kolkata - 700 026.



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- 2) (Mrs.) Ved Kumari Dheer of Flat No. 2nd Floor, North, 4,
Rajani Sen Road, Kolkata - 700 026.

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

EXECUTED AND DELIVERED by the
VENDORS at Kolkata in the presence
of:

1. BRIJ CHATRATH
17, DOVER ROAD
KOLKATA-700019
2. Banwari Chakraborty
10, old post office street
KOLKATA - 700001

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

1. BRIJ CHATRATH
2. Banwari Chakraborty

EXECUTED AND DELIVERED by the
PURCHASER at Kolkata in the
presence of:

Raj Kumari Sain by the
pen of Geeta Tara.
as her constituted attorney

[^{Thiruk Logan} RITESH LOGANI] for self
and as constituted attorney
for SATIA SARKEN AND
~~SWARNI NANDA~~

SHANTI DEVI CHHABRA by the
pen of PRAVIN CHHABRA as her
constituted attorney
(RAJIV DEWAN)
(VIVEK DEWAN)

Sudarshan Seth
Pranila Gupta
Ashwini
(USHA LOGANI)
Savitri Logan
(SAVITA LOGANI)

Thiruk Logan for self
and as constituted attorney
for Swarni Nanda.

Rachna Narain by the pen
of Savita Logan as her
constituted attorney



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

RECEIPT

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of **Rs.3,67,50,000/-** (Rupees **Three crores sixty seven lacs fifty thousand**) only only towards the full consideration for sale of the Premises in the manner as detailed below:-

MEMO OF CONSIDERATION

- 1) By ~~Pay Order~~ /DD /Banker's Cheque no. 003677 dated 6.9.2007 drawn by KOTAK MAHINDRA BANK LTD., Brabourne Road Branch, Kolkata drawn in favour of (Mrs.) RAJ KUMARI SAIN;
: Rs. 34,45,313.00
- 2) By ~~Pay Order~~ /DD /Banker's Cheque no. 003686 dated 6.9.2007 drawn by KOTAK MAHINDRA BANK LTD., Brabourne Road Branch, Kolkata drawn in favour of (Mrs.) SATYA SAREEN;
: Rs. 71,87,500.00
- 3) By Govt. promissory Indian Currency Notes i.e. in Cash paid to (Mrs.) SATYA SAREEN;
: Rs. 20,00,000.00
- 4) By ~~Pay Order~~ /DD /Banker's Cheque no. 003678 dated 6.9.2007 drawn by KOTAK MAHINDRA BANK LTD., Brabourne Road Branch, Kolkata drawn in favour of (Mrs.) SHANTI DEVI CHHABRA;
: Rs. 34,45,313.00
- 5) By ~~Pay Order~~ /DD /Banker's Cheque no. 003679 dated 6.9.2007 drawn by KOTAK MAHINDRA BANK LTD., Brabourne Road Branch, Kolkata drawn in favour of (Mr.) RITESH LOGANI;
: Rs. 34,45,313.00
- 6) By ~~Pay Order~~ /DD /Banker's Cheque no. 003680 dated 6.9.2007 drawn by KOTAK MAHINDRA BANK LTD., Brabourne Road Branch, Kolkata drawn in favour of (Mr.) RAJIV DEWAN;
: Rs. 17,22,473.00
- 7) By ~~Pay Order~~ /DD /Banker's Cheque no. 003681 dated 6.9.2007 drawn by KOTAK MAHINDRA BANK LTD., Brabourne Road Branch, Kolkata drawn in favour of (Mr.) VIVEK DEWAN;
: Rs. 17,22,836.00
- 8) By ~~Pay Order~~ /DD /Banker's Cheque no. 003682 dated 6.9.2007 drawn by KOTAK MAHINDRA BANK LTD., Brabourne Road Branch, Kolkata drawn in favour of (Mrs.) SUDARSHAN SETH;
: Rs. 34,45,313.00
- 9) By ~~Pay Order~~ /DD /Banker's Cheque no. 003683 dated 6.9.2007 drawn by KOTAK MAHINDRA BANK LTD., Brabourne Road Branch, Kolkata drawn in favour of (Mrs.) PRAMILA GUPTA;
: Rs. 34,45,313.00



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

10) By ~~Pay Order / DD~~ /Banker's Cheque
no. 003684 dated 6.9.2007 drawn by
KOTAK MAHINDRA BANK LTD., Brabourne
Road Branch, Kolkata drawn in favour of
(Mrs.) USHA LOGANI SETH;

: Rs. 34,45,313.00

11) By ~~Pay Order / DD~~ /Banker's Cheque
no. 003685 dated 6.9.2007 drawn by
KOTAK MAHINDRA BANK LTD., Brabourne
Road Branch, Kolkata drawn in favour of
(Mrs.) SAVITA LOGANI;

: Rs. 34,45,313.00

TOTAL

:

Rs. 3,67,50,000.00

(Rupees Three crores sixty seven lacs fifty thousand) only

Witness:-

1. BRIT CHATRATH

2. Rajiv Chakrabarty

Raj Kumari Sain by the pen of
Geeta Tara as her constituted
attorney.

[Ritesh Logani] for self and as
constituted attorney for SATYA SAGAN
~~AND SUDARSHAN~~
SHANTI DEVI CHHABIA by the pen of
PRAVIN CHHABIA as her constituted
attorney

Rajendra
(RAJIV DEWAN)
Vendors

Vijay
(CHIVIK DEWAN)
Sudarshan Seth
Pravila Gupta
Usha Logani
(USHA LOGANI)
Savita Logani

Confirming Parties

Ritesh Logani for self and
as constituted attorney to
Swarn Nadi.

Rachna Narain by the pen
of Savita Logani as her
constituted Attorney.



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

FORM FOR PHOTOGRAPHS & FINGER PRINTS

 <p><i>Geeta Jais</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
LEFT HAND					
<p><i>Raj Kumar Sain</i></p>	 Thumb	 Fore	 Middle	 Ring	 Little
RIGHT HAND					
 <p><i>Rishabh Jais</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
LEFT HAND					
	 Thumb	 Fore	 Middle	 Ring	 Little
RIGHT HAND					
 <p><i>Pravin Chhabra</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
LEFT HAND					
<p><i>Pravin Chhabra</i></p>	 Thumb	 Fore	 Middle	 Ring	 Little
RIGHT HAND					
 <p><i>Rajiv Dewan</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
LEFT HAND					
<p><i>Rajiv Dewan</i></p>	 Thumb	 Fore	 Middle	 Ring	 Little
RIGHT HAND					



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

FORM FOR PHOTOGRAPHS & FINGER PRINTS












 <p>(VIVEK - DEWANI)</p>					
	LEFT HAND				
					
 <p>Sudarshan Sethi</p>					
	LEFT HAND				
					
 <p>Pranita Gupta</p>					
	LEFT HAND				
					
 <p>USHA LOGAN</p>					
	LEFT HAND				
					
RIGHT HAND					

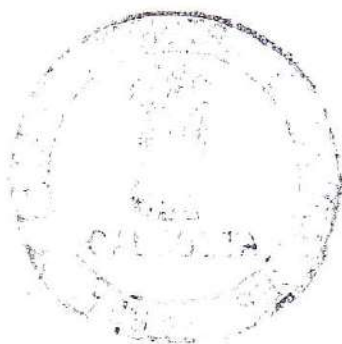


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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

FORM FOR PHOTOGRAPHS & FINGER PRINTS

 <p>101</p> <p>SAVITA LOGANI</p>					
	LEFT HAND				
					
	RIGHT HAND				
	<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
	LEFT HAND				
	<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
	RIGHT HAND				
	<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
	LEFT HAND				
	<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
	RIGHT HAND				



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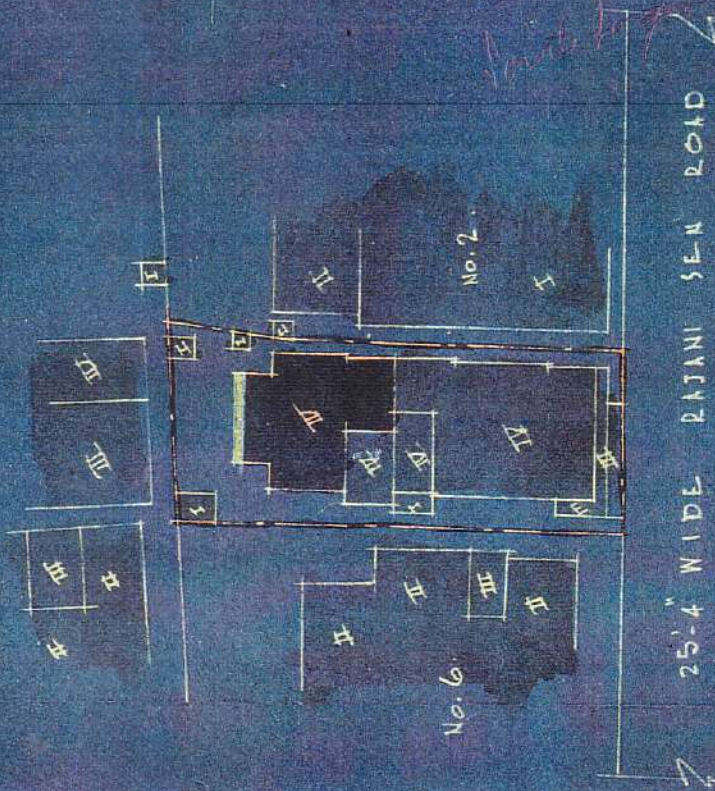
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

3

OWNER

Pay Gundersen

TOTAL AREA:- 6662' 0" sq.



SITE PLAN

SCALE :- 50'0" = 1"

RECEIVED BY THE OFFICE OF
THE SECRETARY OF THE TREASURY

6

