

Stampable under Regn. rule 24
 duly stamped under the Indian
 Stamp Act 1899 as amended by
 Act III of 1922 and section 81
 of the Calcutta Improvement
 Act 1911 Schedule.
 No. 28
 Stamp Duty Paid to the
 Indian Stamp Act
 Amended in 1922 25956/-
 Additional duty 3600/-
 Calcutta Improvement Act 1911
 Rs. 3600/- Excess
 Total Rs. 29556/-

A - 1969/-
 H - 28/-
 2000 - 4/-
 2001/-

Sum
 83
 1,80,000

A 1969
 28
 4
 2001

25956
 3600
 29556

Calcutta
 Solicitor

THIS INDENTURE made this 9th day of
 March, One thousand nine hundred and eighty -
 eight 'BETWEEN' SM. SIBANI GANGULY wife of Dr.
 Nityananda Ganguly deceased, Hindu, Landholder,
 residing at No. 16B, Deshapriya park Road,
 Calcutta-26, with in Tollygunge police station
 in the District of 24-parganas, and SM. SANDH-
YARATI MUKHERJI wife of Sri Kapil Mukherji,
 Hindu, Landholder, residing at No. 71/1B, Bakul
 Bagan Road, Calcutta- 700025, within Showanipur

FOR RERA PURPOSE

For HI-RISE APARTMENT MAKERS PVT. LTD

Director



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Bhowanipur police station in the District of
24-parganas, hereinafter referred to as the VENDORS
(which term or expression unless excluded by or re-
pugnant to the subject or context shall include
their respective heirs, executors, administrators
representatives and assigns) of the ONE PART AND
TARUN & TAPAN SINHA son of Manindra kumar Sinha
deceased, Hindu Service holder, residing at No. 16A,
Deshapriya park Road, Calcutta- 700026, within police
station Tollygunge in the District of 24-parganas,
hereinafter referred to as the PURCHASER (which term

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[Signature]
Director

5000Rs.



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term or expression unless excluded by or repugnant to the subject or context shall include his heirs, executors, administrators and representatives and assigns) of the OTHER PART:

WHEREAS the said DR. NITYANANDA GANGULY who was a Hindu governed by the Bengal school of Hindu Law and Hindu succession Act, 1956 died intestate on the 7th day of February 1980 at No. 158, Deshpriya park Road, aforesaid leaving him surviving the vendor SM. SIBANI GANGULY as his sole widow and the vendor SM. SANDHYARATI MUKHERJI his only daughter

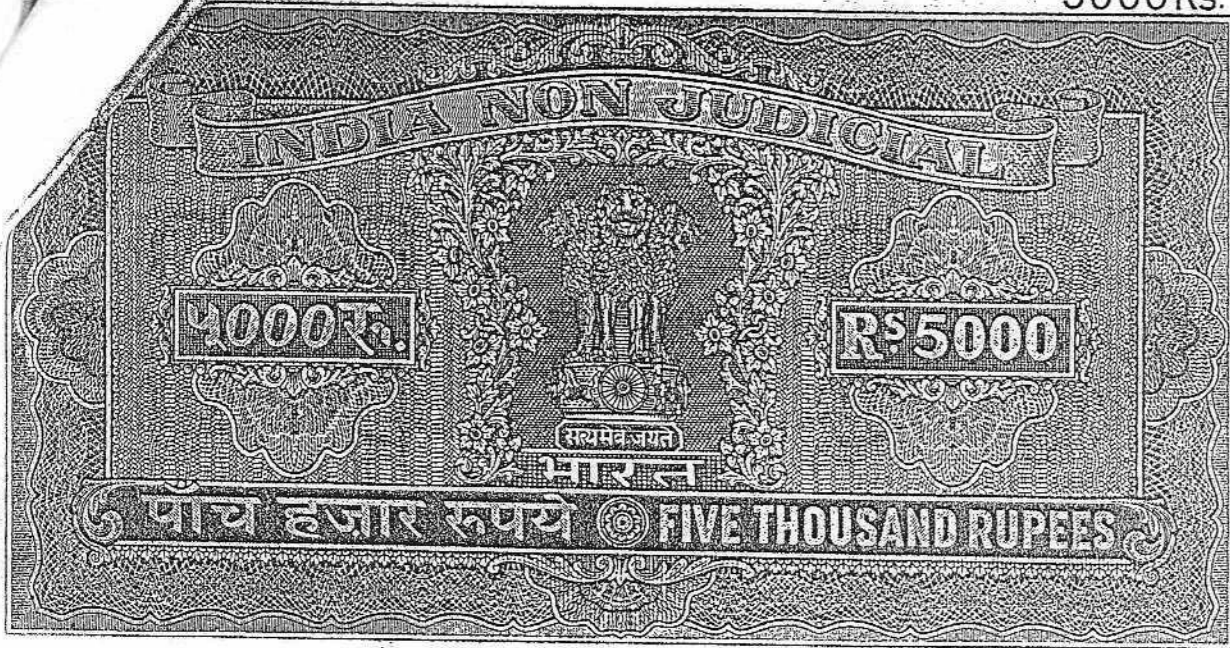
FOR RERA PURPOSE

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Sahaib

For HI-RISE APARTMENT MAKERS PVT. LTD.

Director

5000Rs.



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daughter as his only heirs and legal representatives and being seized and possessed of inter alia the said partly one storeyed, partly two storeyed and partly three storeyed brick-built messuage tenement or dwelling house no. 16A, Deshapriya park Road, in the first schedule hereunder fully set forth and described situate to the adjacent east of the said hereditaments and premises no. 16B, Deshapriya park Road, also owned by him the said Dr. Nityananda Ganguly and separated by a common wall running from south to north as delineated in the map or plan hereto annexed.

AND WHEREAS the VENDORS are now seized and

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Solicitor

For HI-RISE APARTMENT MAKERS PVT. LTD.

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Director



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and possessed of or otherwise well and sufficiently entitled to the said brick built messuage tenement or dwelling house, land, hereditaments and premises no. 16A, Deshapriya park, Road, in the first schedule hereunder fully set forth and described and delineated in the map or plan hereto annexed and therein shown within RED borders.

AND WHEREAS the purchaser is and has been a monthly tenant in respect of the said hereditaments and premises for the last several years and the vendors are his present landlords.

AND WHEREAS the VENDORS have agreed with the

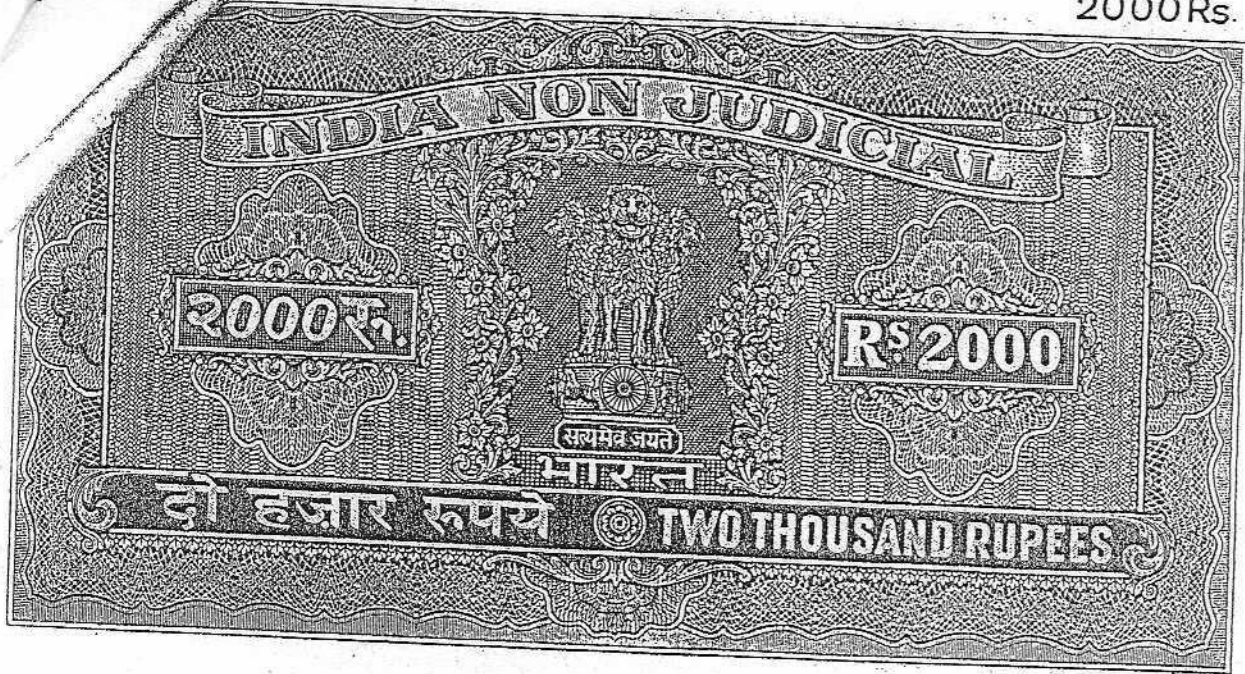
S. S. S. S.
Solicitor

FOR RERA PURPOSE

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]
Director

2000Rs.



- 6 -

with the purchaser for absolute sale to the purchaser of the message tenement or dwelling house land hereditaments and premises no. 16A, Deshapriya park Road, in the First schedule hereunder fully set forth and described together with the right of construction all along and attached to the hereinbefore mentioned common wall separating the respective hereditaments and premises no. 16A, & 16B, Deshapriya park Road, subject to the Calcutta Municipal corporation Building rules in force and prior sanction of the Corporation and also without causing any basic damage to the wall lying common in between the two premises, free from all encumbrances,

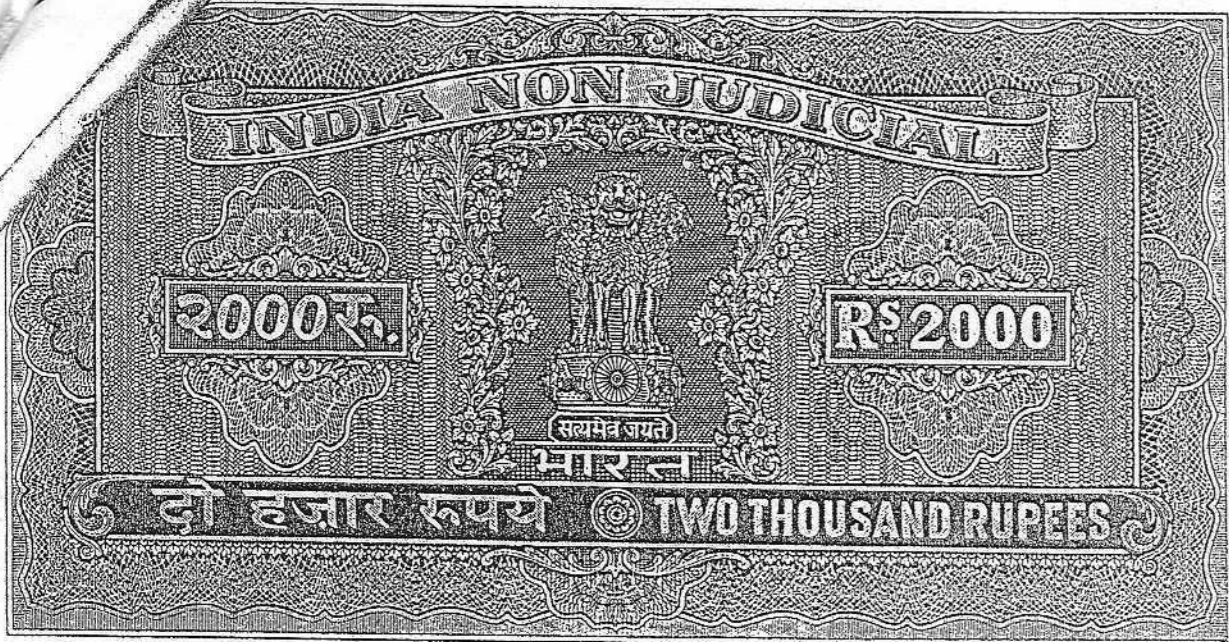
S. S. Saha
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FOR RERA PURPOSE

For HI-RISE APARTMENT MAKERS PVT. LTD.

Pay

Director



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encumbrances, attachments liens and dispendens, whatsoever, at or for price of Rs. 1,80,000/-

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 1,80,000/- (Rupees one lakh and eighty thousands) only, paid to the VENDORS by the purchaser at or before execution of these presents (receipt whereof the VENDORS do and each of them doth hereby as well as by the memo of consideration hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit release the purchaser

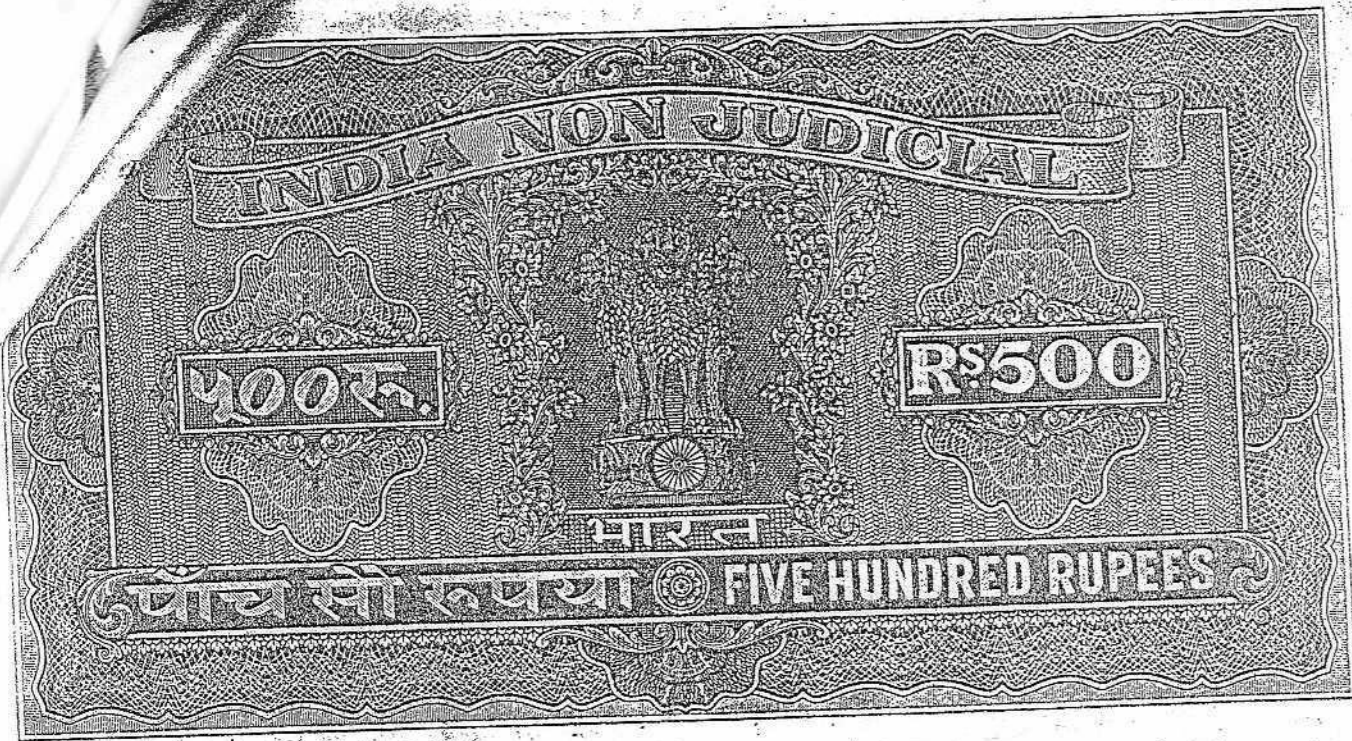
S. S. S. S.
Solicitor

FOR RERA PURPOSE

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]

Director



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the purchaser as well as the messuage tenement or dwelling house land hereditaments and premises hereby granted or expressed so to be) the VENDORS do and each of them doth hereby by these presents indefeasibly grant sell convey transfer assign and assure unto the purchaser ALL THAT the partly one storeyed, partly two storeyed and partly three storeyed brick built messuage tenement or dwelling house together with the roof thereon and the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing by admeasurement two (2) cattaahs 6 (six) chittaks and 29½ square feet be the same a little more or less situate lying at and being premises no. 16A, Deshapriya park Road, Calcutta-26, within Tollygunge police station with the sub-registry at Alipore of

For HI-RISE APARTMENT MAKERS PVT. LTD.

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Sinha*

Shyama

Director



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of 24-parganas fully set forth and described in the first schedule hereunder written and delineated in the map or plan annexed hereto and therein shown within R E D borders (hereinafter for the sake of brevity referred to as the said message tenement building land hereditaments and premises) or HOWSOEVER OTHERWISE the said message tenement land hereditaments and premises now are or is or heretofore were or was situate tenanted butted and bounded called, known numbered described or distinguished TOGETHER WITH all buildings the roof thereon fixtures yards court areas waters water courses sewers drains, paths, passages ways, common fences walls lights liberties privileges easements and appurtenances whatsoever to the said message tenement land hereditaments and

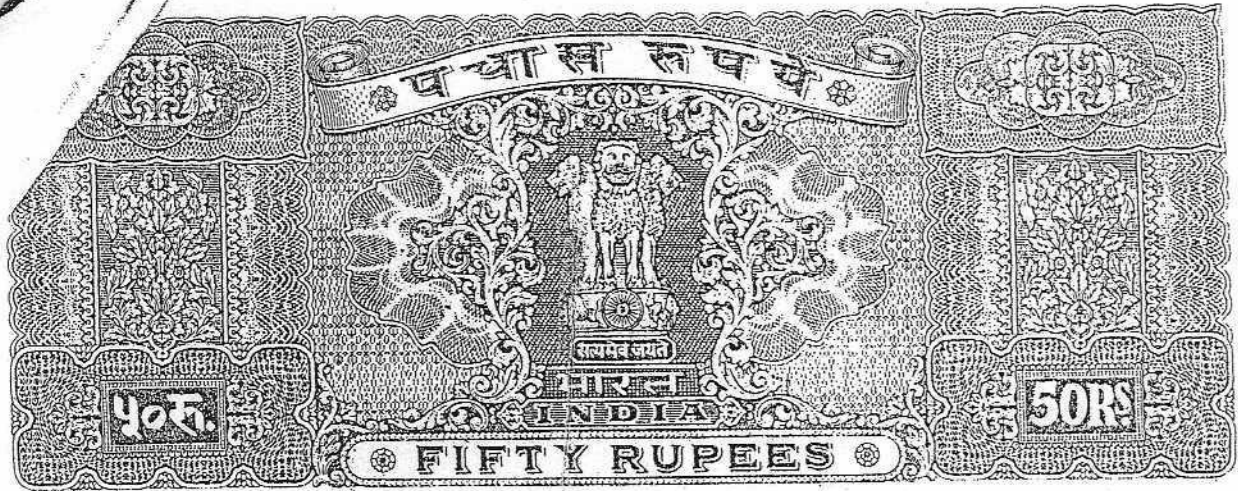
Sd/-
Solicitor

FOR RERA PURPOSE

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]

Director



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and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALSO TOGETHER WITH the right and authority to the purchaser to build and construct along and attached to the existing common wall coloured RED in the annexed plan separating the said message tenement, land hereditaments and premises from the said other hereditaments and premises no. 168, Deshapriya park Road, after making proper support by beams or R.C. concrete so that the existing common wall is not damaged by any excessive load considering the weak state of the wall, so as to enable the purchaser to undertake erection of additional Brick built rooms, sheds and other structures and make renovations on the said message tenement land hereditaments and premises and the

S. Datta
S. Datta

FOR RERA PURPOSE

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]

Director



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premises and the roof thereon or any part thereof from time to time as and when the purchaser might consider it necessary to do so, and for that purpose use the entire length and half of the width of the said common wall or such portion or portions thereof as the purchaser should think it fit and proper for the purpose of rest and support of such additional brick built rooms, sheds and other structures and construction so to be erected by the purchaser, provided that any such construction along and attached to the common wall shall be in conformity with the Calcutta Municipal corporation building rules in force and in accordance with sanctioned plan, and without causing any basic damage to the common wall;

AND ALL THE ESTATE right title interest claim and demand whatsoever of the VENDORS into or upon the said message tenement land hereditaments and premises TOGETHERWITH all deeds pathas and

S. Datta
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For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]
Director



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and muniments of title whatsoever exclusively relating to or concerning the said message tenement land hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession power or control of the vendors or any other person or persons from whom they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said message tenement land hereditaments and premises hereby granted or expressed so to be UNTO AND TO THE USE of the purchaser absolutely and for ever and the VENDORS do and each of them doth hereby covenant with the purchaser that notwithstanding any act deed or thing by the vendors done executed or knowingly suffered to the contrary, they the vendors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said message tenement land hereditaments

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Solicitor

FOR RERA PURPOSE

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]
Director

hereditaments and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible state of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT notwithstanding any such act deed or thing whatsoever as whatsoever as aforesaid the VENDORS have now in themselves good right full power and absolute authority to grant the said messuage tenement land hereditaments and premises hereby granted or expressed so to be unto AND TO the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage tenement land hereditaments and premises and receive the rents issues and profits thereof without any lawful interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for the or from or under any of their ancestors or predecessors in title and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and incumbrances created by the vendors or any person or persons lawfully and equitably claiming any estate or interest in the said messuage tenement land hereditaments and premises or any part thereof from or in trust for the vendors and further that the vendors 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 or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said messuage tenement land hereditaments and premises

S. S. S. S.
Solicitor

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]

Director

premises and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may be reasonably required AND THE VENDORS do hereby covenant with the purchaser that they will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the purchaser produce or cause to be produced to them or him or her or their or his or her solicitors and agents or at any trial commission examination or otherwise as occasion shall require all or any of the deeds or writings comprised in the second schedule hereto for the purpose of showing his or her or their title to the said message tenement land hereditaments and premises hereby conveyed or expressed so to be or any part thereof AND ALSO AT THE LIKE request and cost deliver or cause to be delivered unto the purchaser such attested or other copies of or extracts from the said deeds and writings or any of them as they may require and will in the meantime unless prevented as aforesaid keep the same deeds and writings safe unobliterated and uncanceled. And further more the vendors shall at all times hereafter indemnify and keep indemnified the purchaser against loss damages cost charges and expenses if any suffered by reason of any defect in the title of the vendors or any breach of the covenants hereunder contained.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the partly one storeyed, partly two storeyed and partly three storeyed brick built message tenement or dwelling house together with the roof thereon and the piece or parcel of land thereunto belonging whereon or on part

For HI-RISE APARTMENT MAKERS PVT. LTD.

S. S. S.
Solicitor

part where of the same is erected and built containing an area of two cottahs six chittacks and twenty nine and half square feet equivalent to ~~2.41 cottahs~~ ~~be the same~~ a little more or less situate lying at and being no. 16A, Deshapriya park Road, within Tollygange police station within the Municipal limits of the Calcutta municipal corporation being a portion of sub plot no. 200/6, formed out of plot no. 200 of the surplus lands in the improvement scheme no. XV B of the Calcutta Improvement trust formed out of revenue holding nos. 101, 103, 104, 105, /101, 106 and 107 in Division 6 sub-division Q Dehee panchanna gram in Registration sub-district of Alipore in the district of 24-parganas and butted and bounded in the manner following, that is to say :-

On the North by : premises no. 27, Park side Road,
On the East by : premises no. 14, Deshapriya park Road,
On the South by : 20' feet wide blind lane know as
Deshapriya park Road, and
On the West by : premises no. 16B, Deshapriya park Road.

and fully delineated in the map or plan annexed hereto and therein shown within RED borders.

SECOND SCHEDULE ABOVE REFERRED TO

1. Original deed of conveyance dated the 6th July 1932 between Jogendra Nath Sen, 1st party, Bibhas Chandra Dey, 2nd party and Nriya Gopal Banerjee and another, 3rd party and registered in Book no. 1, volume no. 42, at pages 185 to 194

being no. 2457 for the year 1932 in the office of the sadar sub-registrar of Assurances of Alipore in 24-parganas.

2. Original deed of conveyance dated the 30th November 1932 from Nriya Gopal Banerjee and another to Nityananda ganguly registered in book no. 1, volume no. 79, at pages 248 to 253 being no. 4151 for the year 1932 in the office of the district sub-registrar of Assurances of Alipore in 24-parganas.

IN WITNESS WHEREOF the vendors within named have hereunto set and subscribed their respective hands to these presents on the day and year first above written:-

SIGNED AND DELIVERED at

Calcutta in the presence of :-

Sibani ganguly

1. Kapil Mukerji
7/1-B, Bakul Bagan Road
Bhowanipur, Calcutta - 25.

Sandhyarati Mukerji

2. Prasanti Kumar Datta
22 Raja Lane,
Calcutta - 9.

VENDORS

FOR RERA PURPOSE.

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]
Director

[Signature]
Solicitor

RECEIVED of and from the within named purchaser the within mentioned sum of Rs. 1,80,000/- (rupees one lakh eighty thousand) only towards the agreed consideration money as per memo below :-

MEMO OF CONSIDERATION

By amount received this 9th day of March 1988

By cheque No. 135030 dt. 9th March, 1988

on State Bank of Mysore, Rash Behari Avenue, Calcutta drawn by the purchaser in favour of the vendors Rs. 1,80,000/-

(Rupees one lakh eighty thousand) only

WITNESSES :-

1. Kapil Mukerji

Sibani Ganguly.

Sandhyarati Mukerji.

2. Prasanta Kumar Datta

VENDORS

Drafted by me,

P. Datta
Solicitor
6, old Post Office Street
Calcutta-1

Typed by me,

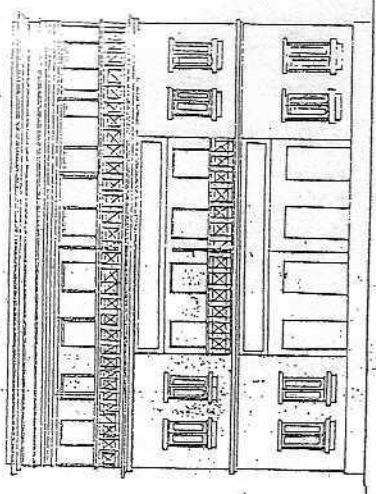
P. Banerjee
Alipore Police Court,

Calcutta- 700027.

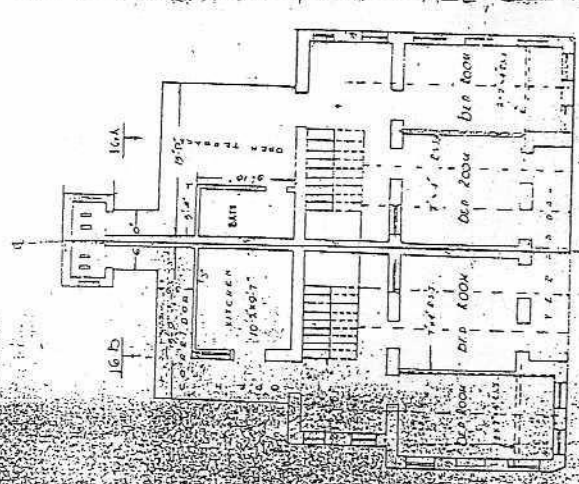
For HI-RISE APARTMENT MAKERS PVT. LTD.

Jay L.
Director

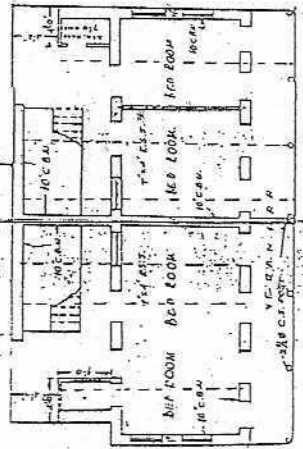
PLAN AND ELEVATION OF THE EXISTING BUILDINGS AT
 PREMISES NO. 10, 10A & 10B DELHIAPURA DAKR ROAD,
 CALCUTTA.
 SCALE - 1"=6'-0"



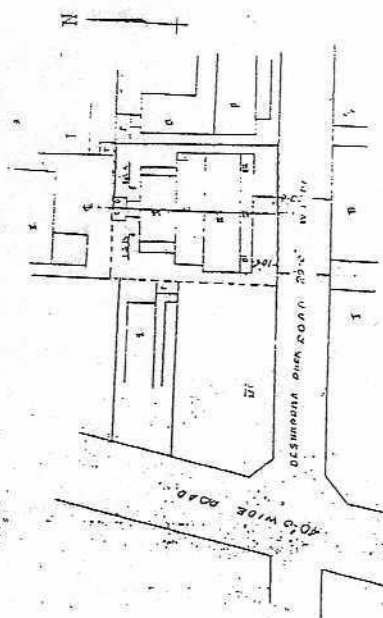
FRONT ELEVATION



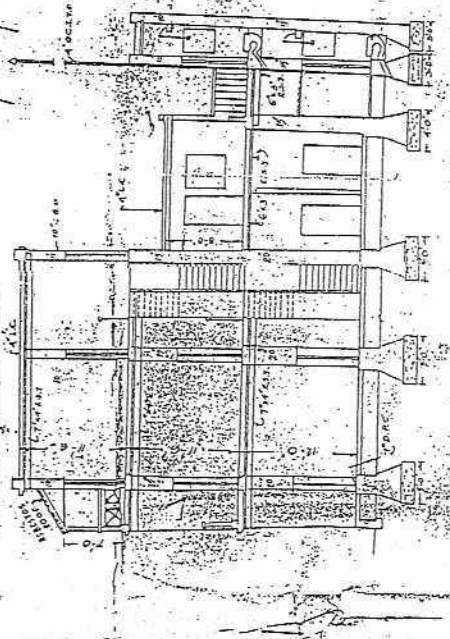
FIRST FLOOR PLAN



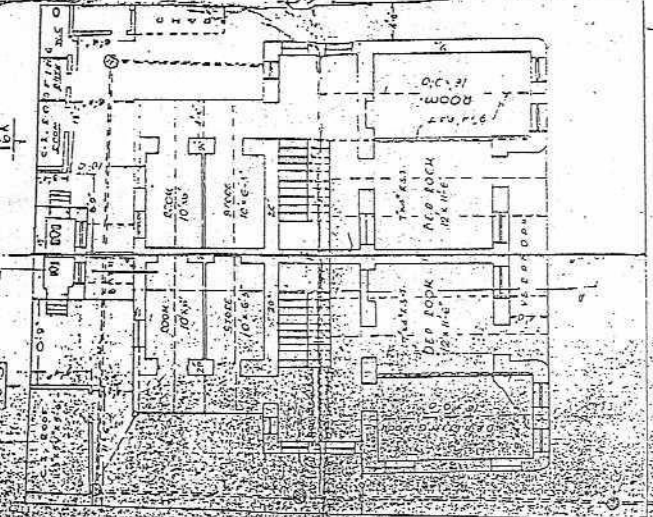
SECOND FLOOR PLAN



SITE PLAN
 SCALE - 1"=50'-0"



SECTION ON-A-B



GROUND FLOOR PLAN

FOR HI-RISE APARTMENT MAKERS PVT. LTD.
 Director

Signature
 P. S. ANAND
 ARCHT.
 LICENSED ENGINEER, CALCUTTA
 CONTRACTOR, W.P. No.