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THIS INSTRUMENT OF CONVEYANCE

BETWEEN 11499

STAMP AFFIXED BY

MRS. DEENA DEVA

STAMP 31773  
CALCUTTA COLLECTORATE

AND

CAMAC ENCLAVES PRIVATE LIMITED

12-8-93

CAMAC ENCLAVES PVT. LTD.

J. N. Mukherjee  
Director

Handwritten notes and signatures in the bottom left corner:

- 12/11/29
- 12/20/29
- 12/21/29
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- 13/31/30



THIS INDENTURE OF CONVEYANCE

BETWEEN

MRS. BEENA DEVA

AND

CAMAC ENCLAVES PRIVATE LIMITED

STAMP AFFIXED BY

*H*  
21/7/92  
STAMP'S SUPERVISOR,  
CALCUTTA COLLECTORATE

CAMAC ENCLAVES PVT. LTD.  
*P. K. Mukherjee*  
Director



BETWEEN  
MRS. BEENA DEBA  
AND  
CAMAC ENCLAVES PRIVATE LIMITED

STAMP AFFIXED BY  
 H 21/7/93  
 RAJESH K. SINGH  
 CALCUTTA COLLEPORATE

CAMAC ENCLAVES PVT. LTD.  
 Director



BETWEEN

MRS. DEBNA DEBA

AND

CMLAC ENCLAVES PRIVATE LIMITED

STAMP OBTAINED BY

DATE: 21/11/2019  
CALCUTTA COMMERCIAL BANK

CMLAC ENCLAVES PRIVATE LIMITED  
P.K. Senapati



BETWEEN

MRS. BEENA DEVA

AND

CAMAC ENCLAVES PRIVATE LIMITED

STAMP AFFIXED BY

*H2*  
JMS,  
CALCUTTA CORPORATION

CAMAC ENCLAVES PVT. LTD.

*S.K. Mukherjee*  
Director



STAMP VERIFIED BY  
[Signature]  
[Date]

BETWEEN  
MRS. BEENA DEVA  
AND  
CAMAC ENCLAVES PRIVATE LIMITED

**CAMAC ENCLAVES PVT. LTD**  
[Signature]  
Director



STAMP OBTAINED BY  
H2  
R.A.M.  
21/1/1960  
CALCUTTA

BETWEEN  
MRS. BEENA DEVA  
AND  
CAMAC ENCLAVES PRIVATE LIMITED

**CAMAC ENCLAVES PVT. LTD.**  
J.K. Dey  
Director



STAMP ISSUED BY  
*H2*  
21/1/79  
DIRECTOR

BETWEEN  
MRS. BEENA D. VA  
AND  
CAMAC ENCLAVES PRIVATE LIMITED

CAMAC ENCLAVES PVT. LTD  
*Director*  
Director



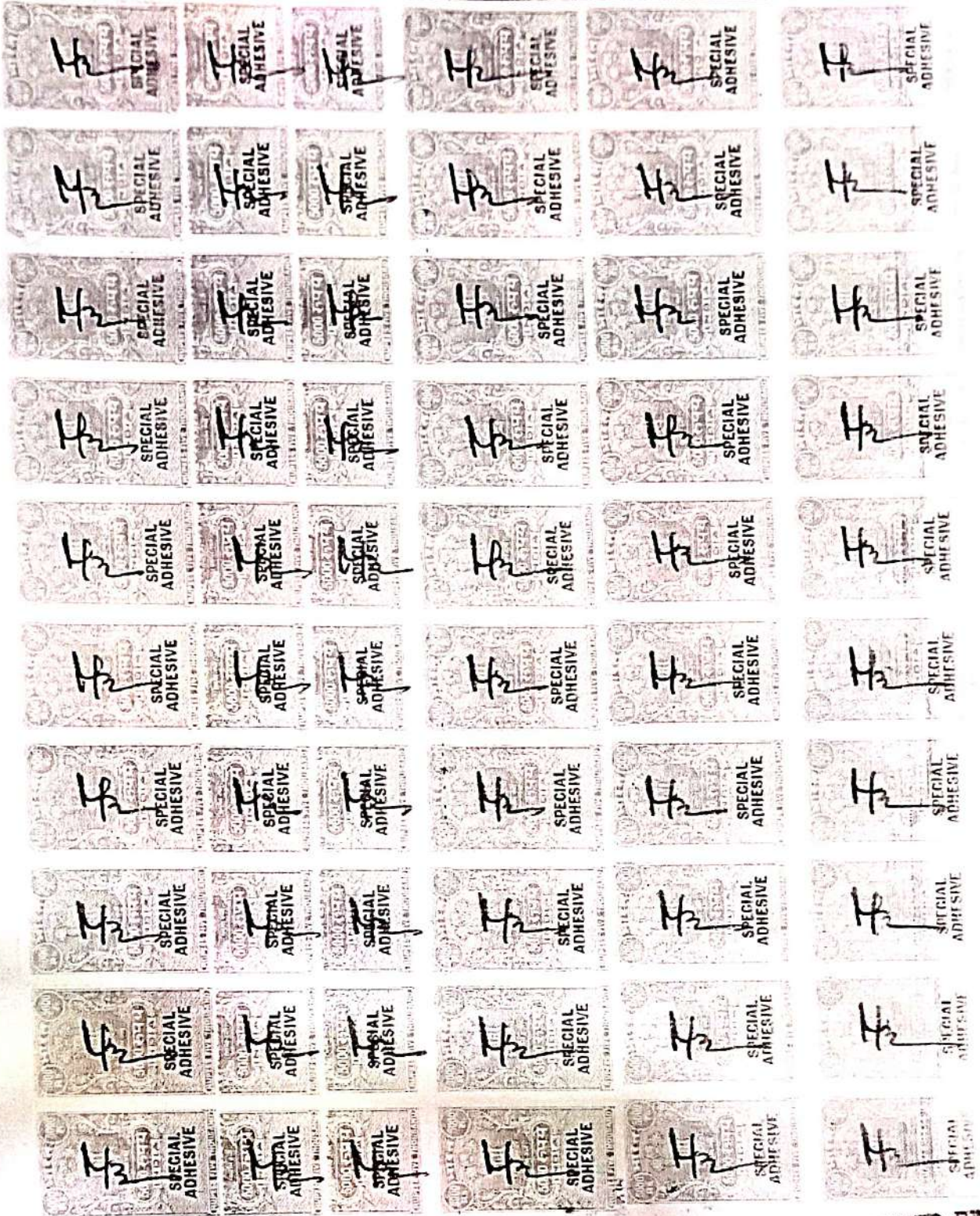


STAMP RECEIVED BY  
4021779  
MRS. BEENA DEVA  
CALCUTTA COLLECTORATE

BETWEEN  
MRS. BEENA DEVA  
AND  
CAMAC ENCLAVES PRIVATE LIMITED

CAMAC ENCLAVES PVT. LTD.

*S. K. Sanyal*  
Director



STAMPED BY  
H. S. ...  
21/1/72

BETWEEN  
MRS. DEBNA DEVI  
AND  
CAMAQ ENCLAVES PRIVATE LIMITED

CAMAQ ENCLAVES PVT. LTD.  
Director



BETWEEN

MRS. BEENA DEVA

AND

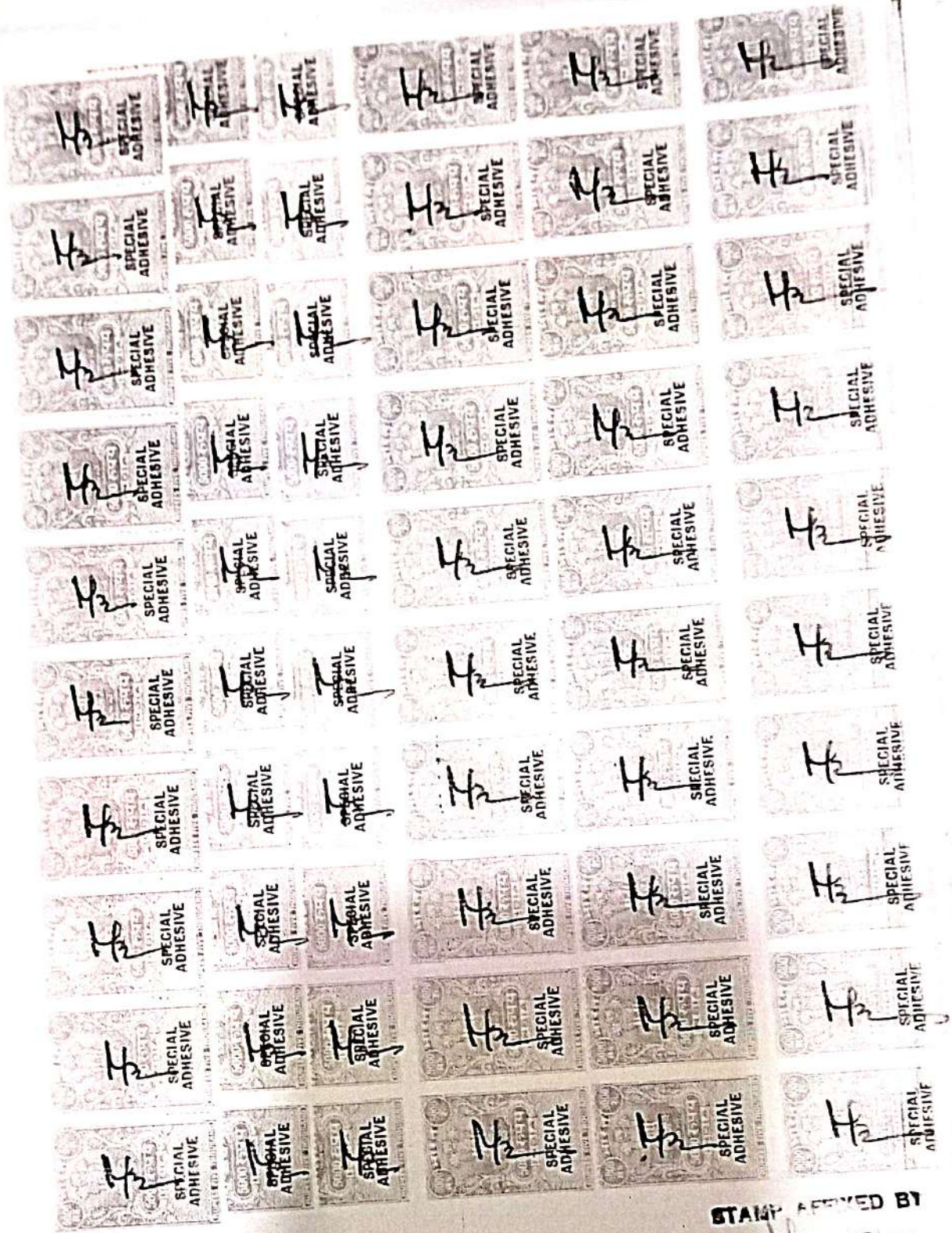
CAMAC ENCLAVES PRIVATE LIMITED

STAMP APPLIED BY

STAMP APPLIED BY

**CAMAC ENCLAVES PVT. LTD.**

*S. K. ...*  
Director



STAMP RECEIVED BY  
H2 21/7/93  
STAMP  
EXECUTIVE

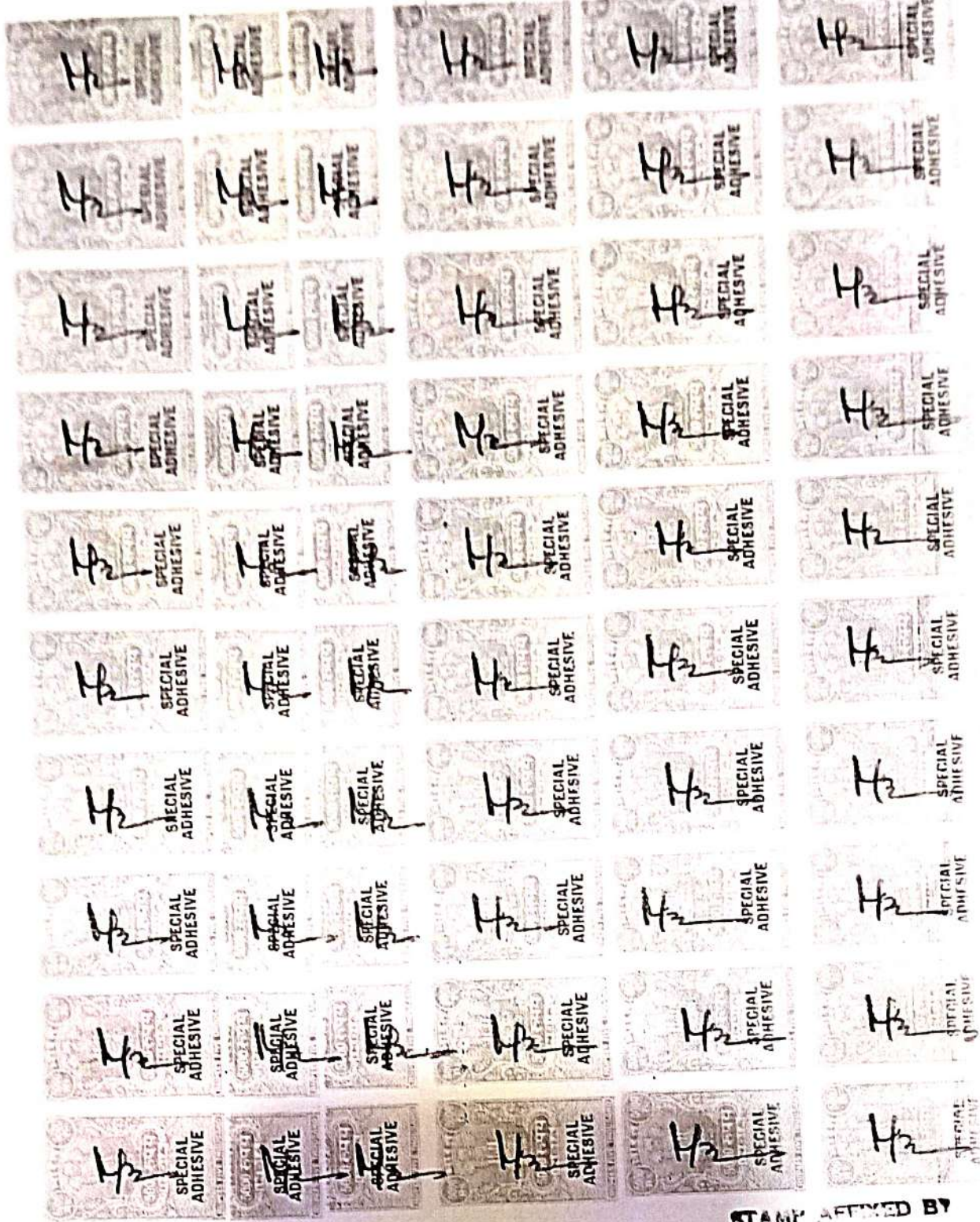
BETWEEN

MRS. BEENA DEVA

AND

CAMAC ENCLAVES PRIVATE LIMITED

CAMAC ENCLAVES PVT. LTD.  
P. Venkatesh  
DIRECTOR



STAMP AFFIXED BY

*H2*  
21/1/73  
CALCUTTA COMMERCIAL

BETWEEN  
MRS BEENA DEVA

AND

GALAC ENCLAVES PRIVATE LIMITED.

**GALAC ENCLAVES PVT. LTD.**

*S. K. Ghosh*  
Director



STAMP TESTED BY  
*H2*  
DATE  
REMARKS

BETWEEN

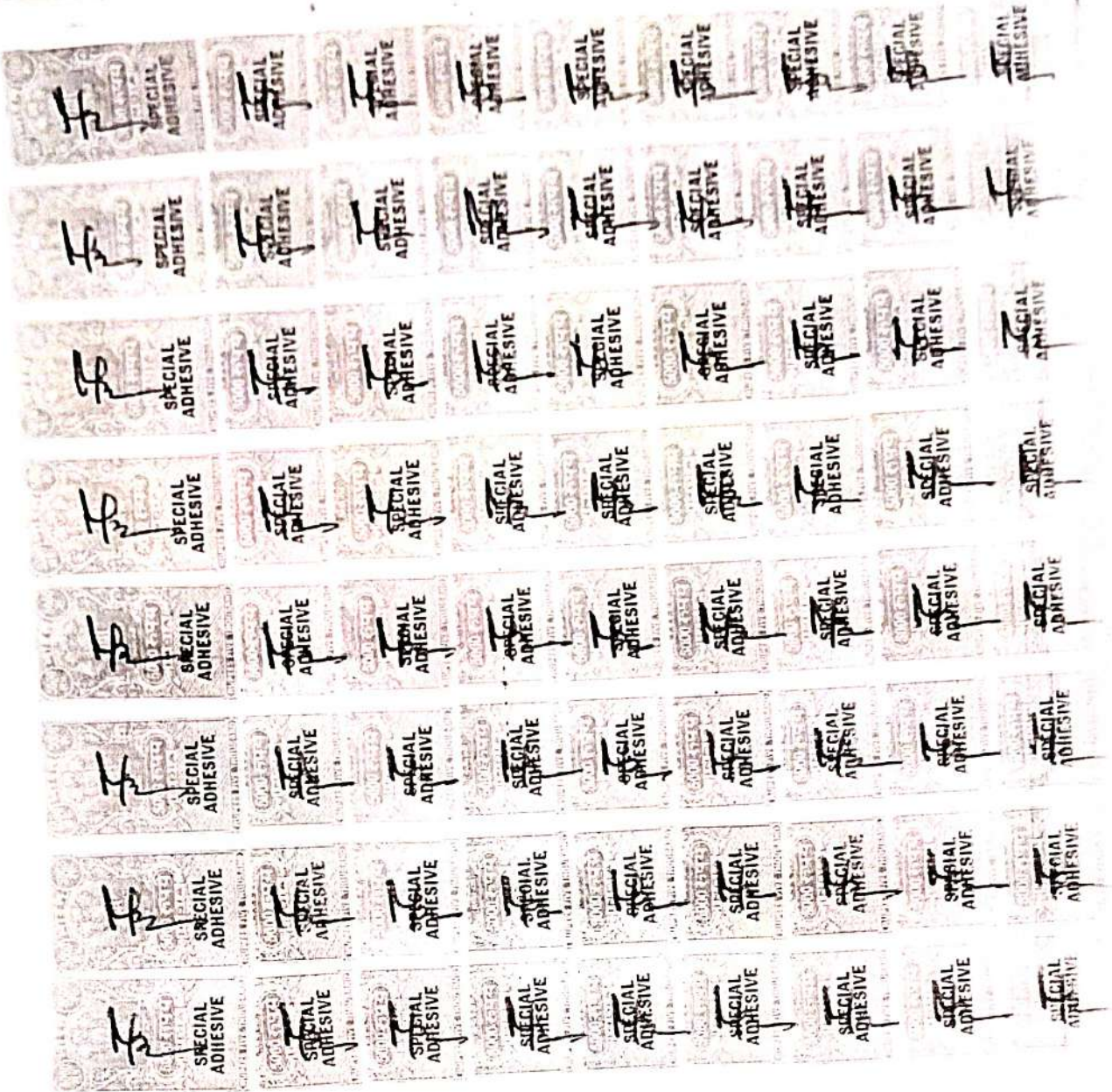
MRS. FELNA DEV.

AND

CAMAC ENCLAVES PRIVATE LIMITED.

CAMAC ENCLAVES PVT. LTD.

*S. K. Mehta*  
Director



MARKED BY  
11793  
21  
10

THIS INDENTURE OF CONVEYANCE made this  
day of One thousand Nine hundred Ninety-three BETWEEN  
MRS. BEENA DEVA wife of Narendra Deva, residing at No. 8, Little  
Russel Street, Calcutta-700071, by creed Hindu, by occupation  
Housewife, the Sole Trustee of the Trust created by an Indenture  
of Conveyance and Trust dated the 10th June, 1940 and made  
between the Right Honourable Aroon Kumar Baron Sinha and another  
of the one part and the said Right Honourable Aroon Kumar Baron  
Sinha and another of the other part, hereinafter referred to as  
the "VENDOR" (which expression shall unless excluded by or  
repugnant to the subject or context mean and include the Trustee  
or...

CAMAC ENCLAVES (PVT.) LTD.  
*Signature*

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21/7/93  
STAMP OFFICE, CALCUTTA COLLECTORATE.

- 2 -

or Trustees for the time being of the said Trust and her or their respective successor or successors in office) of the ONE PART A N D CAMAC ENCLAVES PRIVATE LIMITED a company incorporated under the Companies Act, 1956 and having its registered office at No. 51B, Park Street, Calcutta-700016, hereinafter referred to as the "PURCHASER" ( which expression shall unless excluded by or repugnant to the subject or context mean and include its successor or successors in office and assigns) or the OTHER PART

W H E R E A S :

A. By an Indenture of Conveyance and Trust dated 10th June, 1940, made between the Right Honourable Aron Kumar Baron Sinha and the Hon'ble Sushil Kumar Sinha as Trustees, under the Deed of Settlement dated 15th April, 1923, made between the Right Honourable Satyendra Prasanna Baron Sinha of Raipur of the one part and the Right Honourable Aron Kumar Baron Sinha and the Honourable Sushil Kumar Sinha of the other part, therein described as the Vendors of the One Part and the said Right Honourable Aron Kumar Baron Sinha and Lady Nirupama Sinha in their capacity as Trustees as therein mentioned and therein referred to as the Purchasers of the Other Part and registered at the Calcutta Registration Office in Book No. I, volume No. 44, Pages 238 to 244, Being No. 1792 for the year 1940, the said Right Honourable Aron Kumar Baron Sinha and another as vendors for the consideration therein mentioned sold, granted, transferred and conveyed unto the said Right Honourable Aron Kumar Baron Sinha and another as purchasers All That two storeyed brick built messuage tenement and dwelling house...

CAMAC ENCLAVES PVT. LTD.

J. K. Sinha.  
Director





- 3 -

STAMP AFFIXED BY

12/18/93

STAMP OFFICER, STANDEN, CALCUTTA COLLECTORATE

house together with the piece or parcel of land thereunto belonging being premises No.8, Little Russel Street, in the town of Calcutta and more particularly described in the Schedule thereunder written To have and to hold the said message, tenement and dwelling house land hereditaments and premises unto the purchasers as Trustees upon the trust for their daughter, the Honourable Beena Sinha now known as Mrs. Beena Deva, the Vendor herein, for and during the term of her natural life without impeachment for waste and from and after her death upon such trust and such condition as are therein expressed.

B. By the said Indenture of Conveyance and Trust dated 10th June, 1940 the said Right Honourable Aroon Kumar Baron Sinha and his wife Lady Nirupama Sinha were declared to be the First Trustees of the said Trust during their respective lives and upon the death of the survivor of them the said Honourable Beena Sinha now known as Mrs. Beena Deva, was to be the sole Trustee with power to appoint other trustee or trustees to act in her place or jointly with her.

C. By a Deed of Appointment dated 24th March, 1964 and registered at the office of Sub-Registrar of Assurances at Calcutta in Book No. I volume No. 62, Pages 277 to 281, Being No. 1629 for the year 1964, the said Lady Nirupama Sinha retired from the Trusteeship and the said Mrs. Beena Deva, the Vendor herein, was appointed as a Trustee in her place to act jointly with the said Right Honourable Aroon Kumar Baron Sinha.

D...

GAMAC ENCLAVES PVT. LTD.

*P. N. Sen*  
Director

D. By another Deed of Appointment dated 12th March, 1965 registered with the Office of the Registrar of Assurances at Calcutta in Book No. I Volume No. 50, Pages 220 to 224 Being No. 1665 for the year 1965, the said Right Honourable Aroon Kumar Baron Sinha retired from and relinquished the Trusteeship of the said Trust and appointed the said Mrs. Beena Deva, the Vendor herein, as the Sole Trustee of the said Trust with power to her to appoint another trustee or trustees to act in her place or jointly with her.

E. By the said Indenture of Conveyance and Trust dated the 10th June, 1940, the Trustee or Trustees were authorised to sell the trust property at such price and upon such conditions as he or they shall at their absolute discretion think fit and proper and to invest the nett sale proceeds of the trust property after deducting therefrom the costs and expenses of such sale in such properties and/or securities as may be approved by any law for the time being in force and from time to time to vary and transpose such investments.

F. Thus the Vendor herein as Sole Trustee as aforesaid is absolutely seized and possessed of the said premises No. 8, Little Russel Street, Calcutta together with buildings, structures and godowns situated therein.

G. By an Agreement dated 28th December 1992 entered into between the parties hereto, the Vendor has agreed to sell and the Purchaser has agreed to purchase the divided and demarcated portion of the said premises No. 8, Little Russel Street now known as 8A, Mandalal Basu Sarani Calcutta together with piece or parcel of revenue free land thereunto belonging and measuring 1 Bigha 2 sq. ft. more or less, more fully and particularly described in the First

Schedule..

GANAG ENCLAVES PVT. LTD

*Signature*

Schedule hereunder written and hereinafter for the sake of brevity referred to as " the said Premises" for and at a consideration of Rs.1,90,00,000/- (Rupees one crore ninety lacs) only free from all mortgages charges liens, lispens attachments and encumbrances whatsoever.

H. By an order dated 8th February, 1993 passed by the appropriate Authority under the Income Tax Act, 1961 the appropriate Authority granted permission for sale and transfer by the Vendor of the said Premises unto and in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH as follows:

I. In pursuance of the said agreement and in consideration of the said sum of Rs.1,90,00,000/- ( Rupees one core ninety lacs) only of good and lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendor at or before the execution of these presents ( the receipt whereof the Vendor as such sole Trustee as aforesaid doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit release and for ever discharge the purchaser and the portion of the said premises hereby intended to be sold and transferred) SHE the vendor as the sole Trustee of the Trust created by the herein before recited Indenture of Conveyance and Trust dated 10th June, 1940, doth hereby sell grant transfer convey assign and assure unto the Purchaser ALL THAT the piece or parcel of revenue free land together with buildings structures and godowns standing thereon or on part thereof containing an area of 1 Bigha 2 Sq. ft. situate lying at and being divided and demarcated portion of premises No.8, Little Russel Street, now known as 8A, Nandalal Basu Sarani Calcutta, more fully

GAMAG ENCLAVES PVT. LTD.  
P. K. Chatterjee  
Director

fully and particularly described in the First Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered " RED" ( hereinafter for the sake of brevity referred to as " the said Premises") OR HOWSOEVER OTHERWISE the said Premises now are or is or at any time or times heretofore were or was situate butted bounded called known numbered described and distinguished TOGETHER WITH areas sewers drains ditches paths passages water water-courses and all manner of ancient and other lights rights liberties easements privileges advantages emoluments appendages and appurtenances whatsoever standing and being in and upon or belonging thereto or any and every part thereof with which the same now are or is or at any time or times heretofore were or was held and occupied enjoyed accepted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto AND all the reversion or reversions remainder or remainders and the rents issues and profits thereof and every part thereof AND all the estate right title interest claim use inheritance trust possession property and demand whatsoever of the Vendor as such Sole Trustee as aforesaid both at law or in equity into or upon or in respect of the said Premises TOGETHER WITH all deeds pattahs muniments writings and other evidences of title exclusively relating to the said Premises or any part thereof which now are or is or at any time or times heretofore shall or may be in the possession power custody or control of the Vendor or any other person or persons from whom the Vendor can procure the same without any suit or action at law or in equity TO HAVE AND TO HOLD the said Premises hereby sold granted transferred and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever..

forever and discharged from all trusts created by the herein-  
before recited Indenture of Conveyance and Trust dated 10th  
June, 1940.

II. The Vendor doth hereby covenant with the Purchaser as  
follows:-

(a) That notwithstanding any act deed or thing whatsoever  
by the Vendor done executed or knowingly suffered to  
the contrary the Vendor is now lawfully rightfully  
and absolutely seized and possessed of or otherwise  
well and sufficiently entitled to the said Premises  
hereby sold granted transferred and conveyed or expressed  
or intended so to be and every part thereof for a  
perfect and indefeasible estate of inheritance without  
any manner or condition whatsoever to alter defeat  
encumber or make void the same.

(b) That the Vendor now hath in herself good right full  
power and absolute authority to sell grant transfer  
and convey the said Premises hereby sold granted transferred  
and conveyed or expressed or intended so to be unto and  
to the use of the Purchaser in manner aforesaid.

(c) That the Purchaser its successors and assigns shall  
and may at all times hereafter peaceably and quietly  
possess and enjoy the said Premises and receive the rents  
issues and profits thereof without any lawful eviction  
interruption claim or demand whatsoever from or by the  
Vendor or any person or persons lawfully or equitably  
claiming from under or in trust for her and that free and  
clear and freely and clearly and absolutely acquitted  
exonerated..

GAMAG ENCLAVES P. LTD.  
P. N. K. S. S.  
Director

exonerated and forever discharged or otherwise well and sufficiently saved harmless and kept indemnified the said Premises of from and against all estates and encumbrances whatsoever created by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for her.

(d) That the Vendor and all person or persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said Premises or any part thereof from under or in trust for the Vendor 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 whatsoever for further better and more perfectly assuring the said Premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

(e) That the Vendor shall and will unless prevented by fire or other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser or any person or persons lawfully and equitably claiming through the Purchaser any estate right title or interest in the said Premises more particularly described in the First Schedule hereunder written produce or cause to be produced at such times in such places and before such person or authorities as the Purchaser shall require all or any of the deeds and writings mentioned in the Second Schedule hereunder written for the proof defence and support of the estate title...

CAMAC ENCLAVES PVT. LTD.

*S. K. Sanyal*  
Director

title and possession of the Purchaser or such other person or persons as aforesaid and also at the like request and cost deliver or cause to be delivered such attested and other copies of or extracts from all or any of the said deeds and writings as the Purchaser or such other person or persons as aforesaid may require and shall and will in the meantime keep the said deeds and writings safe unobliterated and uncancelled.

(f) That the entirety of the said Premises is presently under the occupation of the Vendor and no part of the said premises is in occupation of any tenant or any other person.

(g) That since the said Premises contains a building and other structures, there is no excess vacant land within the meaning of Urban Land (Ceiling & Regulation) Act, 1976

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the divided and demarcated portion of the piece and parcel of revenue free land containing an area of one high two square feet be the same a little more or less together with a building and outhouses standing thereon situate lying at and being portion of premises No.8 Little Russel Street, now known as 8A Nandalal Basu Sarani, comprised in Holding No.22 Block XIX of the South Division of the town of Calcutta and litted and bounded in the manner following, that is to say:

- On the NORTH : Premises No.2/2, Harrington Street, Calcutta.  
On the EAST : Partly by Little Russel Street and partly by portion of premises No.8, Little Russel Street, Calcutta.  
On the SOUTH : Partly by portion of premises No.8, Little Russel Street and partly by premises No. 9A, Little Russel Street, Calcutta.

On.

CAMAC ENCLAVES PVT. LTD

*J. K. Sarma*  
Director

On the WEST 1 By premises No.2, Harrington Street, Calcutta  
And delineated in the map or plan hereto  
annexed and thereon bordered "RED".

THE SECOND SCHEDULE ABOVE REFERRED TO:

1. Original Deed of settlement dated 15th April, 1923 between the Rt. Hon'ble Satyendra Prasanna Baron Sinha of Raipur of the one part and the Hon'ble Aroon Kumar Sinha & Anr. of the other part and registered at Calcutta Registration Office in Book No.I, Volume No.53, Pages 43 to 48, Being No.1740 for the year 1923.
2. Original Indenture of Conveyance and Trust dated 10th June, 1940 between the Rt. Hon'ble Aroon Kumar Baron Sinha & Anr. of the One Part and the Rt. Hon'ble Aroon Kumar Baron Sinha & Anr. of the Other Part and registered at the Calcutta Registration Office in Book No.I, Volume No.44, Pages 238 to 244 Being No.1792 for the year 1940.
3. Original Deed of Appointment dated 24th March, 1964 registered at the Calcutta Registration Office in Book No. 1 Volume No.62, Pages 277 to 281, Being No. 1629 for the year 1964.
4. Original Deed of Appointment dated 12th March, 1965 registered with the Calcutta Registration Office in Book No.I, Volume No.50 Pages 220 to 224, Being No. 1665 for the year 1965.

IN WITNESS WHEREOF the Vendor hereto has executed these presents the day month and year first above written.

SIGNED..

CAMAC ENCLAVES PVT. LTD.

J. K. Sen  
Director



SIGNED AND DELIVERED by the VENDOR at Calcutta in the presence of :

*Pallav K. Banerji*  
Advocate



RECEIVED of and from the withinnamed Purchaser the withinmentioned full consideration money of Rs.1,90,00,000/- (Rupees One crore ninety lacs) only as per memo below:

Rs.1,90,00,000/-

MEMO OF CONSIDERATION

By pay order No.033248 dated 28th December 1992 drawn in favour of the Vendor by ABNAMRO Bank N.V. for ..... Rs. 16,00,000.00

By pay order No.035249 dated 28th December 1992 drawn in favour of the Vendor by ABNAMRO Bank N.V. for ..... Rs. 17,00,000.00

By pay order No.035250 dated 28th December 1992 drawn in favour of the Vendor by ABNAMRO Bank N.V. for ..... Rs. 17,00,000.00

By pay Order No.037007 dated 20th February 1993 drawn in favour of the Vendor by ABNAMRO Bank N.V. for ..... Rs. 38,00,000.00

*BD.* By pay order No.074232 dated 11<sup>th</sup> August, 1993 drawn in favour of the Vendor by ABNAMRO Bank N.V. for ..... Rs. 48,00,000.00

*BD.* By pay order No.074234 dated 11<sup>th</sup> August, 1993 drawn in favour of the Vendor by ABNAMRO Bank N.V. for ..... Rs. 48,00,000.00

*BD.* By pay order No.074233 dated 11<sup>th</sup> August, 1993 drawn in favour of the Vendor by ABNAMRO Bank N.V. for ..... Rs. 6,00,000.00  
Rs. 1,90,00,000.00

(Rupees one crore Ninety lakhs only)

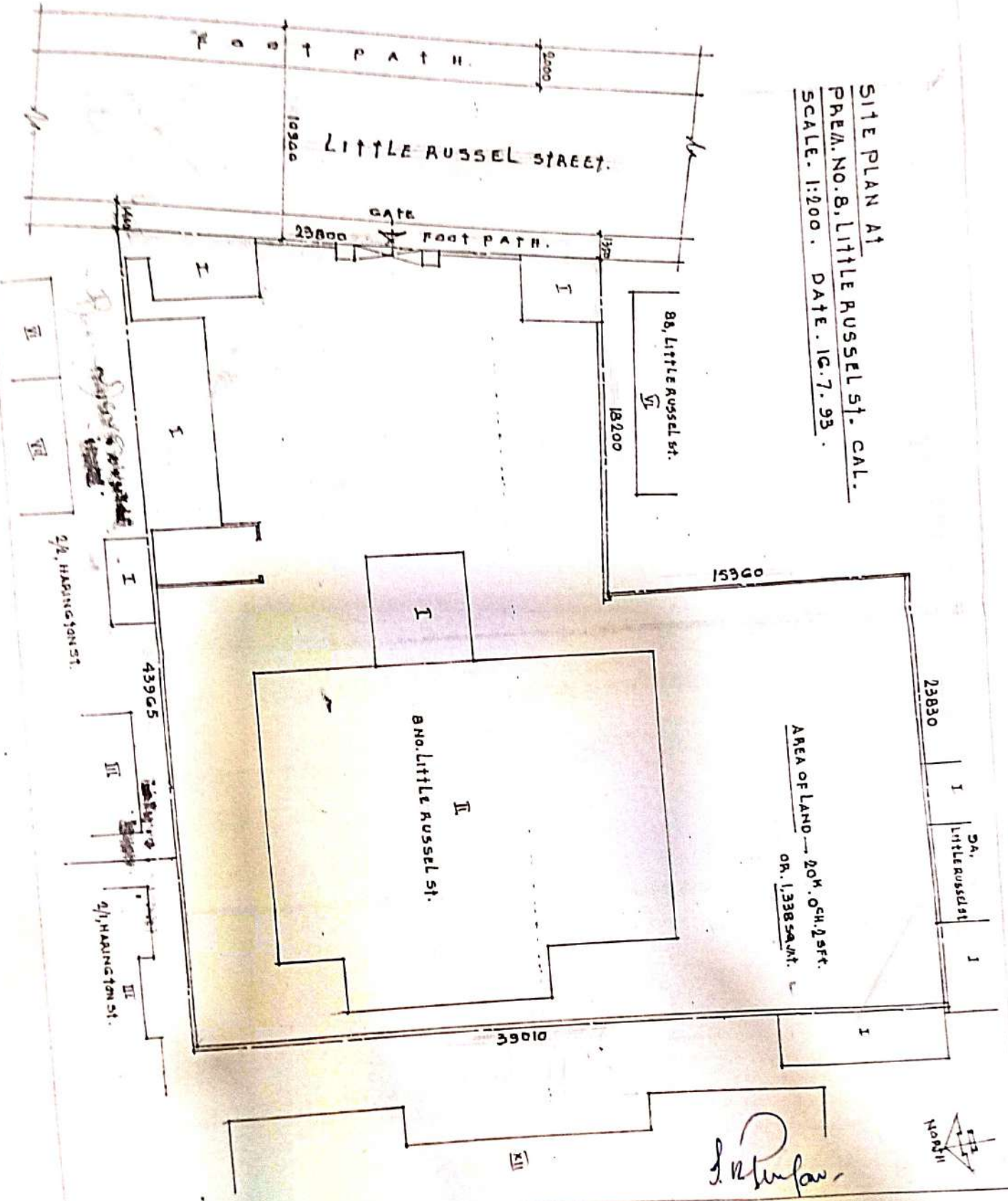
WITNESSES:

*Pallav K. Banerji*

*P. K. Banerji*  
DIRECTOR  
PUBLIC RELATIONS  
GOVERNMENT OF WEST BENGAL

Prepared by: *Pallav K. Banerji, Advocate*

SITE PLAN A1  
 PREM. NO. 8, LITTLE RUSSEL ST. CAL.  
 SCALE. 1:200. DATE. 10.7.93.



Registered in... 439  
BOOK No...  
Volume No...  
Pages... 1 to 36  
Being No...  
for the year... 1993

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1993



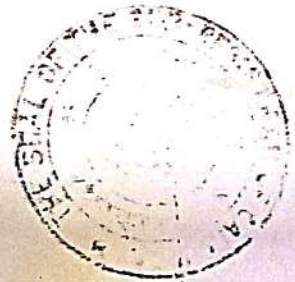
Registrar of Assurances  
Calcutta

15.12.94

BETWEEN  
MRS. BEENA DEVA.  
AND

CAMAC ENCLAVES PRIVATE LIMITED

2



CONVEYANCE

*[Handwritten signature]*

Registrar of Assurances  
Calcutta

CAMAC ENCLAVES PVT. LTD.  
*J. K. Jha*  
Director

T. BANERJI & CO.  
ADVOCATES  
6, Old Post Office Street  
Calcutta.

15/12/98

*[Handwritten signature]*