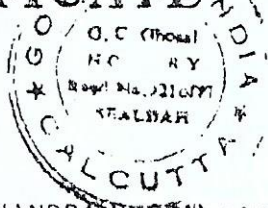


19710

NOTARIAL CERTIFICATE



TO ALL MEN THESE PRESENTS SHALL COME, I GOUR CHANDRA GHOSAL practising as a NOTARY in and throughout Calcutta of the State of West Bengal within the Union of India, do hereby declare that the paper writings collectively marked "A" annexed hereto hereinafter called the "Paper Writings A", are Presented before me by the executant (S)

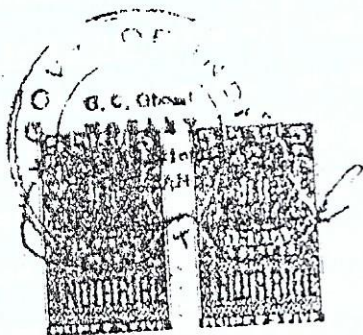
Smt. Sanku Roy
13/14 Park Road, Calcutta
near residence of B. Robinson St. Cal-17.
Smt. Gour Basu
4/A Park Road, Calcutta
Calcutta

16th day of June 1998
NOTARY
Regd. No. 921 of 1997

hereinafter referred to as the "executant (s)" on this the one thousand nine hundred and ninety eight

The "executant (s)" having admitted the execution of the "Paper Writings A" in respective hand(s), in the presence of the witness (es), who as subscribe(s) thereon, and, being satisfied as to the identity of the executant (s) and the said execution, I have authenticated, verified and attested the execution of the "paper writings A" and testify that the said execution is in the respective hand(s) of the executant(s).

AN ACT WHEREOF being required of a NOTARY, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may require.



Notarial stamp on original
Gour Chandra Ghosal
Notary.

IN FAITH AND TESTIMONY WHEREOF I, the said Notary, have hereto set and subscribed my hand and affixed my Notarial Seal of office at Room No. 101 sualdah Criminal Court, 1st Floor, Calcutta-700 014 in and throughout Calcutta on this the 16th day of June 1998

GOUR CHANDRA GHOSAL

Notary,

Regd. No. 921 of 1997

GOUR CHANDRA GHOSAL

NOTARY

REGD. NO. 921 OF 1997

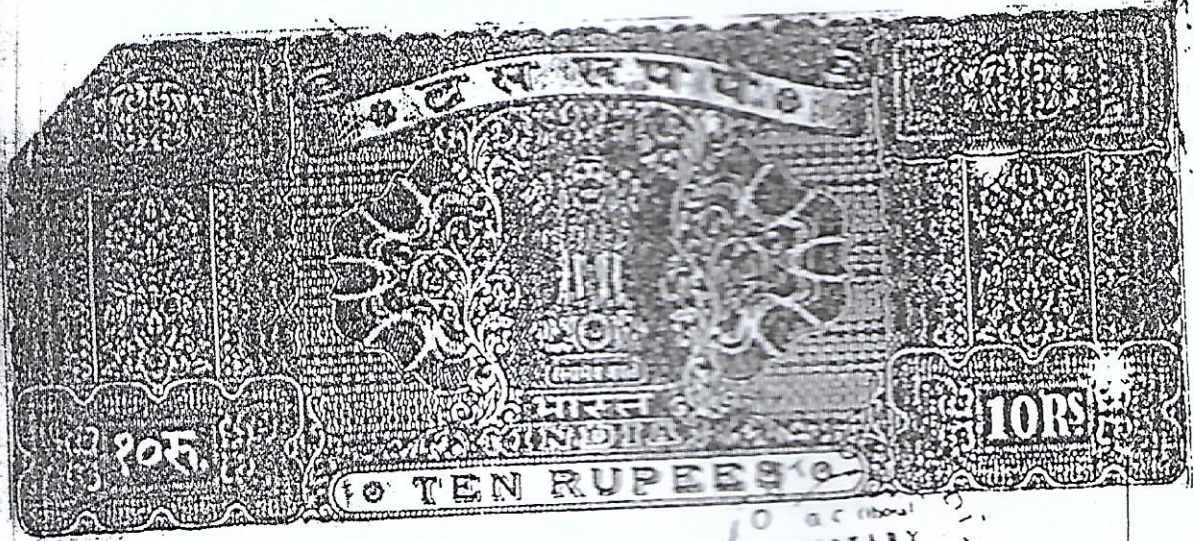
CALCUTTA

WEST BENGAL

INDIA

15/9/98 16.6.98

10RS.



MY SEAL

NOTARY PUBLIC
CALCUTTA

Gour Bose

Santi De

THIS AGREEMENT made this the Sixteenth day of June
One Thousand Nine Hundred and Ninety Eight BETWEEN
✓ SMT. SANTI DE wife of Late Gadsdhar De, by faith Hindu by
occupation Housewife, previously residing at 13, Trishna Lane,
Calcutta- 700 001, and at present residing at 3, Robinson
street, Calcutta- 700 017, hereinafter called the "VENDOR"
(which expression shall unless excluded by repugnant to the
context be deemed to include her heirs, executors, administrators
legal representatives and assigns) of the ONE PART.

✓ SRI GOUR BOSE A. N. D son of Late Amulya Kumar Bose, by faith
Hindu

ANANDRA GHOSAL
NOTARY
GOVT. OF INDIA
MAGISTRATE GENERAL COURT
1ST FLOOR

16 JUN 1998



Banhi De,

Hindu, by occupation Business, residing at 33/1/1, Post Office Road, P.S. Dum Dum, Calcutta-700 028, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators legal representatives and assigns) of the OTHER PART.

WHEREAS the Vendor by a registered Deed of Conveyance dated 25.5.1944 registered at the office of Registrar of Assurances, Calcutta recorded in Book No.1, Volume No. 52 pages 51 to 60 Being No. 1565 for the year 1944 purchased from one Rajkumar Dutta, Banik and others 1 Acre 38 decimals of land at Dag No. 398 and 25 decimals of Tank at Dag No. 397, Khatlan No. 276 and 712 totally measuring an area of 1 Acre 63 decimals more or less (equivalent to four Bighas Sixteen Cottahs and two chittacks) more or less at Mouza Digla, P. S. Dum Dum and having Municipal Holding No. 189, P.K. Guha Road, Calcutta-700 028 and before that 23, P.K. Guha Road and absolutely seized possessed and sufficiently entitled to the said premises in District North 24 Parganas particularly describes in the Schedule hereunder written and called the said premises.

B. 16k 2ck.

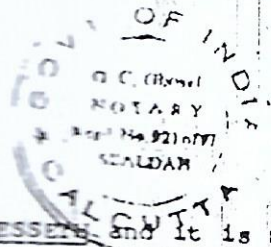
AND WHEREAS the Vendor is in urgent need of funds and has offered to sell the said premises to the Purchaser.

AND WHEREAS the Purchaser approached the Vendor for permission to develop the said premises and divide the said land in the premises into several plots and to sell it to the intending purchasers against valuable consideration and to such proposal of the purchaser the Vendor agrees.

NOW

16 JUN 1998

CHANDRO GHOSAL
NOTARY
GOVT. OF INDIA
CALCUTTA CRIMINAL COURT
ROOM NO. 101, 1ST FLOOR
CALCUTTA-700011



Santi Be

NOW THIS AGREEMENT WITNESSED and it is mutually agreed as follows :-

Gan...
3

1. That in response to the purchaser's request the Vendor authorizes the purchaser to develop the said premises and divide the said premises into several plots to sell it to different intending purchasers and arrange for their inspection of the premises.
2. The Vendor agrees to sell the said premises to the purchaser or his nominee or at or for the consideration of Rs. 65,000/- (Rupees Sixty five thousand) only per cottah and such aforesaid rate the said purchaser has offered to the Vendor and the Vendor accept such offer.
3. The purchaser with the execution of this agreement has paid a sum of Rs. 2,00,000/- (Rupees Two lakhs) only as Advance, out of the total consideration money payable to the Vendor at or for the rate of Rs. 65,000/- per cottah the receipt of which the Vendor do hereby admit and acknowledge.
4. That the remaining outstanding balance consideration money will be paid by the purchaser to the Vendor within 6 (six) months from the date of obtaining urban Land Ceiling Clearance from the competent authority and the aforesaid sale shall be completed within the aforesaid 6 (six) months or earlier which ever is applicable. Time is the essence of this contract.
5. The purchaser shall procure the intending purchasers for the said plots on the said premises.

The Vendor shall execute and register the deed of conveyance in favour of the purchaser or his nominee after the

Vendor

16 JUN 1958

SHANMUKA GIN...
NOTARY
MADRAS
MADRAS PRINCIPAL COURT
MADRAS



Bar. K. D. De

Vendor has received the respective balance consideration money on several dates by several deed of conveyances but the sale deed is to be executed within the stipulated period of six months as mentioned in paragraph -4.

7. The purchaser shall pay to the vendor at the rate of Rs. 65,000/- per cotta only as the consideration money for all the plots of land within the said premises. Any amount in excess of the said Rs. 65,000/- per cotta shall be appropriated by the Purchaser as development cost and other necessary expenses and the vendor shall have no demand on it.

8. The purchaser is also authorised to negotiate for sale and enter into agreement for sale with different intending purchasers and fix any price which he think fit, in respect of all the plots within the premises.

9. The purchaser is authorised to receive advances and balance consideration money from the intending purchasers.

10. That all the costs and expenses is to be incurred by the Vendor herself in respect of the land ceiling clearance from the competent authority.

11. If there is any obstruction or impediment to fill up the tank from Government or other authority or other persons arise the purchaser shall overcome the obstruction or impediment. The Vendor shall sign all necessary papers in connection with filling up of tank and shall render all help for the purpose of filling up tank.

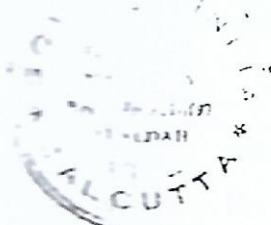
12. If the Vendor fails to execute the registered deed of conveyance in favour of the purchaser or his nominee then the purchaser

GOV. CHANDRA GHOSAL
NOTARY
GOVT. OF INDIA
SEALDAH CRIMINAL COURT
ROOM NO. 101, 102, 103, 104
C. D. 10/11

6 JUN 1994



5.



Santika

purchaser who is ready with the balance outstanding consideration money shall ^{have} ~~be allowed~~ to enforce through court specific performance of contract by depositing the balance consideration money in ^{RESPONDENT} ~~request~~ of all the plots in the premises in favour of the Vendor within the aforesaid stipulated period of six months.

13. If the purchaser fails to complete the purchase within stipulated period of 6 (six) months and fails to pay the balance consideration money in request ^{all} of the plots in the premises within the said six months then the vendor shall have the option and the liberty to sell out the premises to any other intending purchaser and also take appropriate legal action against the purchaser in the competent court of law and the vendor shall also have the liberty to forfeit the Advance of Rs. 2,00,000/- (Rupees Two lakhs) paid by the purchaser to the Vendor.

14. That the Vendor will deliver all the copies of papers documents relating to the title and ownership of the aforesaid premises at the time of execution of the final deed of sale.

15. The Vendor shall provide a clear and marketable title in respect of the said premises.

16. The Vendor shall furnish with the necessary papers documents in respect of the said premises and answer all reasonable requisition on title made by the purchaser.

17. That the purchaser hereby agrees that all the intending Purchasers brought by the aforesaid purchaser shall have no monetary claim and or any other form of claim or any demand against the vendor in respect of the all the plots within the said premises and the purchaser undertakes full and exclusive responsibility for meeting such ~~monetary~~ monetary claim of other intending

G...

...

MINORA GHOSAL
NOTARY
GOVT OF INDIA
CHANDERNAGH COURT
1st FLOOR



Santi D.

Guru Rai

18. If the Vendor fail to execute the registered deed of conveyance in favour of the nominee of the purchaser, the purchaser shall have the option to enforce specific performance of contract.

19. If the title is found not to be clear and marketable or any defect in title the Vendor shall forthwith on demand refund, the advance paid by the Purchaser to the vendor and shall also pay interest at the bank rate.

20. That the purchaser hereby agree that the intending purchasers brought by the aforesaid purchaser shall have no monetary claim against the vendor but the purchaser shall have full responsibility for meeting monetary claim of the intending purchasers.

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Mourashi Mokarari land with tank measuring 1 Acre 63 decimal more or less (equivalent to four bighas sixteen cottahs and 2 chittacks) with a structure standing thereon at Mouza Digla, P.S. Dum Dum, District North 24 Parganas Additional District Sub-Registration office at Cossipore Dum Dum comprising land in Dag No. 398 (1 Acre 38 decimals) and comprising Tank in Dag No. 397 (25 decimals) under Khatian No. 276 and 712 J.L. No. 18, R.S. No. 161, touzi No. 173 under South Dum Dum Municipality and formerly known as Premises No. 9, Nawpara Road at present bearing Municipal Holding No. 189, P.K. Guha Road, Calcutta-700028, and before that 23 P.K. Guha Road, Calcutta-700028, within Ward No. 1 together with all easement right, which is butted and bounded as follows :-

ON

G.C.
GOUR CHANDRA GHOSAL
NOTARY
GOVT. OF INDIA
SEALDAR PRINCIPAL COURT
ROOM NO. 9210/77, 1ST FLOOR

6 JUN 1998



ON THE NORTH BY P.K. Guha Road.

ON THE SOUTH BY Dag Nos. 412, and Dag No. 413.

ON THE EAST BY Dag Nos. 400, 403, and 411.

ON THE WEST BY Dag Nos. 394, 396 and 439.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of :

1. *Ben*
Biser. Guha Road
2. *Khandiram*
Cal-79.

Santi De
(Signature of the Vendor)

G. C. Ghosal
(Signature of the purchaser)

The executant *Smt Santi De* is *personally* known to me and identified by *G. GHOSAL* NOTARY. Also signed in my presence by *SATHI CHATTERJEE* Advocate & Identification Officer.

RECEIVED

GHANDRA GHOSAL
NOTARY
GOVT. OF INDIA
CRIMINAL COURT
101, 1st FLOOR

Sathi Chatterjee
SATHI CHATTERJEE
Advocate
SEALDAH COURT

G. C. Ghosal
Notary
Govt. of India
Regd. No. 9210/77
16 6 28
15 JUN

15 JUN 1959



RECEIVED of and from the within named Purchaser within mentioned sum of Rs. 2,00,000/- (Rupees two lakhs) only, as per memo given below :- being Advance representing first payment of the Total Purchase money fund. by the Purchaser to the vendor.

MEMO OF CONSIDERATION

60 (Sixty) Pieces G. C. Nolex Rs 500/- (Six hundred)	Rs. 30,000/-
1500 (one thousand; five hundred) G. C. Nolex Rs 100/- (one hundred)	Rs 1,50,000/-
400 (Four hundred) G. C. Nolex Rs 50/- (Fifty)	Rs 20,000/-
	<u>Rs 2,00,000/-</u>

Total Rupees : Two Lakhs only.



WITNESSES :

1. *Ran Krishna K.*
Advocate
Belm on 18/6/1978
2. *Biren Guakht.*
21. Khudiram Sarani
Cal-79.

Santi De,

{ signature of the Vendor }

Identified by me

(Sathi Chatterjee)
SATHI CHATTERJEE
M.A. B. Ed., L.L.B. Advocate
SEALDAH COURT

Deed prepared by me :

Ran Krishna K.
Advocate

16 JUN 1998

Typed by :
B. Sahoo.
B. Sahoo,
Dum Dum Road,
Calcutta-30.

Gour Chandra Ghosal
GOUR CHANDRA GHOSAL
NOTARY
GOVT OF INDIA
SEALDAH JUDICIAL COURT
ROOM NO. 102, SEALDAH

16.6.98

Signature attached in
Advocate's Identification

G.C. Ghosal
G. C. Ghosal.
Notary
Govt. of India
Regd. No. 921/71

16 JUN 1998