



03DD 024712

53

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

...Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

TRANSWY7 ENCLAVE PVT. LTD.

No. 456/12

4TH FLOOR

Sold to..... 15, BRABOURNE ROAD,
KOLKATA-700001.

of.....

Kolkata Collectorate,
Treasury


Treasurer

Dated 17.3.2005

66	————	1600000/-
1	————	5000/-
3	————	3000/-
2	————	200/-
		<hr/>
		1608200/-



RECEIVED OF TRANSFER



Secretary to the Government of West Bengal
Kolkata



03DD 024713

54

BETWEEN

MI/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

... Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

Sl. No. 456/2 TRANSFEREE VE ENCLAVE PVT. LTD.
4TH FLOOR
Sold to.....15, 5 ABOURNE ROAD,
of.....KOLKATA-700001,

Kolkata Collectorate,
Treasury


Treasurer

Date-d 17/3/2005.

64 ————— 160000/-
1 ————— 5000/-
3 ————— 3000/-
2 ————— 200/-
160800/-



OFFICE OF THE TREASURER





03DD 024714

55

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

...Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

TRANSPORT INVEST LTD.
4TH FLOOR
15, ABOURNE ROAD,
KOLKATA-700001.

Sr. No. 454/12

Paid to _____
of _____

Kolkata Collectorate,
Treasury


Treasurer

Dated 17/3/2005.

64	————	1600000/-
1	————	5000/-
3	————	3000/-
2	————	200/-
		<hr/>
		1608700/-





03DD 024715

56

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

... Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

Sl. No. 45412

TRANSNATS ENCLAVE PVT. LTD.

Sold to..... ATM. F. QOR.....

of..... 15, DEARBOURNE ROAD,
KOLKATA-700001.

Kolkata Collectorate,
Treasury


Treasurer

Dated 17/3/2005.

64	—————	1600000/-
1	—————	5000/-
3	—————	3000/-
2	—————	200/-
		<hr/>
		1608200/-



RECEIVED

Signature of the Treasurer
Kolkata



03DD 024716

57

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

...Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

Sl. No. 45412

TRANSMYS ENCLAVE PVT. LTD.

Sold to 4TH FLOOR.....

of 15 DEARBOURNE ROAD, KOLKATA-700007.....

Kolkata Collectorate,
Treasury

M
Treasurer

Dated 17/3/2005.

64	————	1600000/-
1	————	5000/-
3	————	3000/-
2	————	200/-
		<u>1608200/-</u>



3



03DD 024717

58

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

...Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

SL No 45412 TRANSFER TO ENCLAVE PVT. LTD.
Sold to 4th FLOOR
of 151 BRADOURNE ROAD,
KOLKATA-700001.

Kolkata Collectorate,
Treasury

Pr
Treasurer

Dated 12/3/2005.

64 ——— 160000/-
1 ——— 5000/-
3 ——— 3000/-
2 ——— 200/-
—————
1608200/-



Pr
Treasurer



03DD 024718

59

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

...Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

Sl. No. 45412 TRANSWAYS ENCLAVE PVT LTD.
4TH FLOOR
Sold to..... 15, E. ABOURNE ROAD,
of..... KOLKATA-700001.....

Kolkata Collectorate,
Treasury


Treasurer

Dated 17/3/2005.

66	—————	1600000/-
1	—————	5000/-
3	—————	3000/-
2	—————	200/-
		<hr/>
		1608200/-



3



03DD 024719

60

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

...Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

SL No 45412

Sold to TRANSWYTH HOLDINGS PVT. LTD.

of 4th Floor

15, B. ABOURNE ROAD,
KOLKATA-700001.

Kolkata Collectorate,
Treasury


Treasurer

Dated 17/3/2005

64 ————— 160000/-

1 ————— 5000/-

3 ————— 3000/-

2 ————— 200/-

—————
1608200/-



Handwritten text at the bottom, possibly a date or reference number.



03DD 024720

61

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

... Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

Sl. No. 45412

TRANSMAYS ENCLAVE PVT. LTD.
4TH FLOOR

Sold to 15, D. ABOURNE ROAD,
of KOLKATA-700001.

Kolkata Collectorate,
Treasury

[Signature]
Treasurer

Dated 17/3/2005.

64	—————	160000/-
1	—————	5000/-
3	—————	3000/-
2	—————	200/-
		<hr/>
		1608200/-



Registrar of Companies
Kolkata





03DD 024721

62

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

...Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

SL No 45412 TRANSMY ENCLAVE PVT LTD.

Sold to..... 4TH FLOOR.....
of..... 15, E APOURNE ROAD,
KOLKATA-700001.....

Kolkata Collectorate,
Treasury


Treasurer

Dated 17/3/2005.

64	————	160000/-
1	————	5000/-
3	————	3000/-
2	————	200/-
		<hr/>
		1608200/-



Registrar of Companies
Kolkata



03DD 024722

63

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

... Transferors

AND

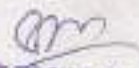
TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees

DEED OF TRANSFER

Sl. No. 45412
Sold to TRANSWAYS ENCLAVE PVT. LTD.
of 15, B. H. ROURNE, ROAD,
KOLKATA-700001.

Kolkata Collectorate,
Treasury


Treasurer

Dated 17/3/2005

64 ——— 1600000/-
1 ——— 5000/-
3 ——— 3000/-
2 ——— 200/-
—————
1608200/-



STAMP OF TRANSFER

Collector



03DD 024723

64

THIS DEED OF TRANSFER is made and executed at Kolkata this *21st* Day of March, 2005, **BETWEEN AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED**, a company with limited liability incorporated under provisions of the Companies Act, 1956 and having its registered office at 6/2, Jessore Road, near Dum Dum Airport, Kolkata – 700 028 by the hands of **Mr. A.K. Poddar**, Director in the Office of the Custodian appointed under the Special Court (TORTS) Act, 1992 having his office at 3rd floor, Bank of Baroda

Sl. No. 45418

Sold to..... **TRANSWAY ENCLAVE PVT. LTD.**
4TH FLOOR

of **15, BRAZOURNE ROAD,**
KOLKATA-700001.

Kolkata Collectorate,
Treasury


Treasurer

Dated 17.3.2005

64	—————	1600000/-
1	—————	5000/-
3	—————	3000/-
2	—————	200/-
	—————	<u>1608200/-</u>







Bhawan, 16, Parliament Street, New Delhi – 110 001 authorized by the Custodian appointed under the said Act. Pursuant to the Orders dated 14th February 2003, 3rd December, 2003, 22nd December 2004 and 2nd February 2005 passed by the Hon'ble Special Court in Execution Application No. 98 to 105 of 2001 and Miscellaneous Application No. 82 and 131 of 2003, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include

SL. No 45412

Sold to TRANSWAY ENCLAVE PVT. LTD.
4th FLOOR
of 15, BRABOURNE ROAD,
KOLKATA-700001


Kolkata Collectorate,
Treasury


Treasurer

Dated 17/3/2005.

64	—————	160000/-
1	—————	5000/-
3	—————	3000/-
2	—————	200/-
		<hr/>
		1608200/-



Registrar of Companies




its successor or successors) of the **ONE PART AND (1) TRANSWAYS ENCLAVE PRIVATE LIMITED** having its registered office at 15, Brabourne Road, Kolkata - 700 001, **(2) NAGREEKA SYNTHETICS PRIVATE LIMITED** having its registered office at 7, Kala Bhawan, 3, Mathew Road, Mumbai - 400 004 **(3) NAGREEKA FABRICS PRIVATE LIMITED** having its registered office at 7, Kala Bhawan, 3, Mathew Road, Mumbai - 400 004 **(4) INDIAN OVERSEAS EXPORTS PRIVATE LIMITED** having its registered

SL No 454/2 TRADING ENCLAVE PVT. LTD.
Sold to 4TH FLOOR
of 15, BRABOURNE ROAD,
..... KOLKATA-700001

Kolkata Collectorate,
Treasury


Treasurer

Date-d 17/3/2005

64	—————	160000/-
1	—————	5000/-
3	—————	3000/-
2	—————	200/-
	—————	1608200/-




Registrar of Companies



office at 6th floor, 18, R. N. Mukherjee Road, Kolkata - 700 001 (5) **TRANSWAYS (AGENTS) LIMITED** having its registered office at 15, Brabourne Road, Kolkata - 700 001 (6) **SMITA PROPERTIES AND INVESTMENTS PRIVATE LIMITED** having its registered office at Suite No. 610, 224, AJC Bose Road, Kolkata - 700 017 AND (7) **RANISATI PROPERTIES LIMITED** having its registered office at 23A, Netaji Subhas

Sl. No. 45412 **TRANSMAYE ENCLAVE PVT. LTD.**
 Sold to 4TH FLOOR
 of 15, BRABOURNE ROAD,
 KOLKATA-700001.


Kolkata Collectorate,
 Treasury


 Treasurer

Dated 17/3/2005

64	—	160000/-
1	—	5000/-
3	—	3000/-
2	—	200/-
		<hr/>
		1608200/-



REGISTRY OF 
 Kolkata



Road, 1st floor, Room No. 9, Kolkata – 700 001 all incorporated under Companies Act, 1956 hereinafter referred to as “**THE TRANSFEREES**” (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successor or successors and assigns) of the **OTHER PART** :

Sl. No 45412
Sold to TRANSWAYS ENCLAVE PVT LTD.
of 1TH FLOOR
15, D'ARBOURNE ROAD,
KOLKATA-700001.


Kolkata Collectorate,
Treasury


Treasurer

Dated 17/3/2005.

64	————	160000/-
1	————	5000/-
3	————	3000/-
2	————	200/-
	————	<u>1608200/-</u>




Registrar of Companies



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 180867

WHEREAS:

(i) By a Notification No. 5/92 dated 5th August, 1992 issued by the Custodian appointed by the Central Government under the Special Court (Trial of Offences Relating to Transactions in Securities) Ordinance 1992 ("The Ordinance") (which ordinance was later replaced by an act of the Parliament, the Act No. 27 of 1992 on 18th August 1992) M/s. Dhanraj Mills Private Limited of whom the Transferor herein is a Judgement Debtor was notified and all their properties whether movable or immovable stood attached simultaneously with the issue of the notification and/or vested in the Custodian.

SL No. 45412

Sold to

of..... **TRANSWAY ENCLAVE** ...

..... **4TH. FLOOR**

..... **15, B. ABOURNE ROAD,**

Kolkata Collectorate,

Treasury


Treasurer

Dated 17/3/2005.

64	————	1600000/-
1	————	5000/-
3	————	3000/-
2	————	200/-
		<hr/>
		1608200/-



Joint Registrar of Assurance
Kolkata



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 180868

(ii) Thereafter by Orders dated 14th February 2003 and 3rd December 2003 passed by the Hon'ble Special Court in Execution Application No. 98 to 105 of 2001 and Misc. Application No. 82 and 131 of 2003 taken out by the Custodian Seeking Orders of the Court for sale of the properties belonging to the Judgement Debtors of M/s. Dhanraj Mills Private Limited a notified party the Special Court in exercise of its powers under Section 3(4) of the said Act directed the Custodian (Special Court) to sell the properties belonging to the Judgement Debtors of M/s. Dhanraj Mills Private Limited by Public Auction, Pursuant thereof offers were invited by the Office of the Custodian by issuing Public Notice in the Newspapers dated 24th/25th November, 2004.

SL No 45412

Sold to TRANSWAY ENCLAVE PVT LTD.

of 4TH FLOOR

15, R. ABOURNE ROAD,

KOLKATA-700001.

Kolkata Collectorate,

Treasury

tm
Treasurer

Dated 17/3/2005.

64 - 1600000/-

1 - 50000/-

3 - 30000/-

2 - 2000/-

16,08,200/-



1001, Registrar of Assurances
Kolkata

(iii) M/s. Transways Enclave Pvt. LtdP. of Kolkata was one of the bidders who submitted their offers for purchase of the said Company Premises No. 6/2, Jessore Road, Kolkata on 'As it is where it is' basis subject to the Terms and Conditions of the Auction sale and made payment of Rs.10,00,000/- (Rupees Ten lakhs only) by Demand Draft bearing No. 003138 dated 17th December, 2004 drawn on State Bank of Saurashtra, Mumbai Service Branch in favour of the Custodian, Special Court (TORTS), Mumbai being an Earnest Money Deposit for participating in the said Auction for the purchase of the said premises.

(iv) The Custodian submitted a report dated 20th December 2004 before the Special Court relating to the Sale of the said Premises and the offers received in view of the advertisement issued in respect thereof.

(v) On 22nd December 2004, M/s. Transways Enclave Private Ltd. one of the bidders, personally appeared in the Special Court and offered a better bid compared to the highest offer of Rs. 1,77,00,000/- received by the Special Court, Mumbai and His Lordship The Hon'ble Justice D.K. Deshmukh, Special Court, passed an Order dated 22nd December 2004 accepting the highest offer of Rs. 2,01,00,000/- (Rupees Two Crore one lakh only) made before the Special Court by the Transferee i.e. Transways Enclave Private Ltd. being the highest bid given by or on behalf of the Transferee for purchase of the said Company Premises No. 6/2, Jessore Road, Kolkata on 'As it is where it is' basis subject to the Terms and Conditions of Auction Sale. Hereto annexed as Annexure-I is the xerox copy of the said Order dated 22nd December, 2004.

(vi) Transways Enclave Pvt. Ltd. one of the Transferees here earlier made the payment of Rs. 10,00,000/- (Rupees Ten lakhs) only by Demand Draft drawn in favour of the Custodian, Special Court (TORTS) Act, 1992 Mumbai being Earnest Money Deposit for participating in the said Auction for the purchase of the said premises and in as much as the said price offered by the transferee i.e. Transways Enclave Pvt. Ltd. was above the valuation price of Rs. 1,32,00,000/- (Rupees One Crore and Thirty Two lakhs) only and was found to be highest, the Hon'ble Judge accepted the bid of the Transferee, being highest bid and directed the Custodian to effect the sale of the said premises in favour of M/s. Transways Enclave Private Limited.

(vii) In pursuance of the said order, the Transferee herein on 9th February, 2005 paid the balance consideration of Rs. 1,91,00,000/- (Rupees One Crore and Ninety One lakhs only) to the Custodian and requested the Custodian to execute these presents, which the Custodian has agreed to do by authorizing Mr. A. K. Poddar, Director in his New Delhi Office, in the manner set out hereinafter.

(viii) By an Order dated 2nd February 2005 passed by the Hon'ble Special Court, Mumbai in the said Execution Application, the Custodian was directed to execute the sale Deed in respect of the said property in the name of the Highest Bidder and/or in favour of any person or persons nominated by the Highest Bidder. Hereto annexed as Annexure-II is the Xerox copy of the said Order dated 2nd February, 2005.

(ix) In pursuant to the said Order the said Transways Enclave Pvt. Ltd. has now nominated **(1) Nagreeka Synthetics Private Limited** having its registered office at 7, Kala Bhawan, 3, Mathew Road, Mumbai - 400 004, **(2) Nagreeka Fabrics Private Limited** having its registered office at 7, Kala Bhawan, 3, Mathew Road, Mumbai - 400 004, **(3) Indian Overseas Exports Private Limited** having its registered office at 6th floor, 18, R.N. Mukherjee Road, Kolkata - 700 001, **(4) Transways (Agents) Limited** having its registered office at 15, Brabourne Road, Kolkata - 700 001, **(5) Smita Properties and Investments Private Limited** having its registered office at Suite No. 610, 224 A/C Bose Road, Kolkata - 700 017 and **(6) Ranisati Properties Limited** having its registered office at 23A, Netaji Subhas Road, Kolkata - 700 001 for acquiring the said property in the joint names of the said Transferees.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

In pursuance of the hereinbefore recited Order dated 22nd December, 2004 and also Order dated 2nd February 2005 passed by the Hon'ble Special Court, Mumbai in Execution Application No. 98 to 105 of 2001 and M.A. Nos. 82 and 131 of 2003 and in consideration a sum of Rs.2,01,00,000/- (Rupees Two Crore One lakh) only paid by the Transferee to the Transferor on or before the execution hereof in the manner recited hereinabove (the receipt whereof the Transferor and the Custodian both hereby admit and acknowledge and of and from the same and every part thereof both hereby acquit release and discharge the Transferees forever). The Transferor doth hereby convey, grant, transfer, assign and assure unto the Transferees the said premises and all the rights, title

and interest of the Transferor in the premises No. 6/2, Jessore Road, near Dum Dum Airport, Kolkata together with all structures building structures more particularly described in the schedule hereunder written on 'As is where is' basis and also all installations including electrical, sanitary and other installations **TO HAVE AND TO HOLD** all and singular the said premises hereby granted, transferred, assigned and assured and intended or expressed so to be with every member and appurtenances thereto unto and to the use and benefit of the transferee forever subject to payments of all rates, cess, taxes, assessment dues and duties now chargeable upon the same or hereafter to become payable to the Government or to the Municipality of Dum Dum/Kolkata or any public body in respect thereof and the transferor both hereby for itself hereby **COVENANT** with Transferee that's the Transferor had not done or omitted to do or been party or privy to act deed or thing whereby they the transferor have in any way been prevented from granting, transferring and assigning the said premises hereby granted, transferred and assigned in favour of the transferee in the manner aforesaid.

AND THIS INDENTURE FURTHER WITNESSETH and the Transferees hereby covenants that all the amounts that may become payable for transfer of the said premises under any head towards transfer fees shall be borne and paid by the Transferees and the Transferees shall get the said premises transferred to its name at its own costs, charges and expenses and it is further agreed that the stamp duty and registration charges payable on this document and all other documents to be executed by the Transferor relating to the said premises shall be borne and paid by the Transferees alone.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT two storeyed brick built messuage tenement building or dwelling house, storage sheds, garages, staff quarters, guard shed together with a piece and parcel of revenue free land containing on actual measurement an area of 48.17 Cottahs or 34,682 sq. feet or 3223.27 sq. metre or say 2.41 Bigha more or less situate lying in Mouza Dum Dum Cantonment and being a portion of Municipal Holding No. 6/2 (formerly no. 6, 7A, 7B) Jessore Road, Calcutta – 700 028 and comprised within Dag No. 2300 and 2298 J. L. No. 13 R. S. No. 177 Touzi No. 3194 in Police Station Dum Dum Sub Registry Cossipore, Dum Dum in District 24 - Parganas under Dum Dum Municipality Together With the Buildings, Quarters, Offices, Store Rooms, Garages and Parking Areas etc. appertaining to the said Premises and butted and bounded in the manner hereinafter appearing.

BOUNDARIES OF 6/2, JESSORE ROAD

ON THE NORTH WEST	: By Jessore Road.
ON THE NORTH EAST	: By premises No.6/1, Jessore Road.
ON THE SOUTH EAST	: By premises No. 7/6, Jessore Road and 5/3/1, Jessore Road.
ON THE SOUTH AND SOUTH - WEST	: By Shiv Kali Mandir Road and 9 and 9/1, Jessore Road.

IN WITNESS WHEREOF the Transferor has hereunto set and subscribed his hand and seal and the Common seals of the Transferees have been hereunto affixed, the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED BY the withinnamed TRANSFEROR AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED by the hands of MR. A. K. PODDAR, Director in the Office of the Custodian, special Court in the presence of:

A. K. Poddar

A. K. PODDAR
Director
Office of the Custodian
Special Court (TORTS) Act, 1992
(Banking Division)
Ministry of Finance
Government of India

1. Durgamodhas MITTA
Manager, Law
Punjab National Bank
Aparajay House
15 Park Street, Kolkata - 700016
2. Saadrip Sengupta.
Advocate
High Court Calcutta
(29, M.P. Road Cal-29)

SIGNED SEALED AND DELIVERED BY the withinnamed TRANSFEREES (1) TRANSWAYS ENCLAVE PVT. LTD. (2) NAGREEKA SYNTHETICS PVT. LTD. (3) NAGREEKA FABRICS PVT. LTD. (4) INDIAN OVERSEAS EXPORTS PVT. LTD. (5) TRANSWAYS (AGENTS) LTD. (6) SMITA PROPERTIES & INVESTMENT PVT. LTD. (7) RANISATI PROPERTIES LTD. in the presence of:

1. Adarsh Paramanbe
Advocate
High Court, Calcutta

2. Kamal Rao
122, M.G. Road
Kolkata - 700082

1) TRANSWAYS ENCLAVE PVT. LTD.

Tushar Jhonjhwala
Director

Tushar Jhonjhwala

AS CONSTITUTED ATTORNEY OF
2) NAGREEKA SYNTHETICS PVT. LTD.
3) NAGREEKA FABRICS PVT. LTD.
4) INDIAN OVERSEAS EXPORTS PVT. LTD.
5) TRANSWAYS (AGENTS) LTD.

6) SMITA PROPERTIES & INVESTMENT PVT. LTD.

Tushar Jhonjhwala

Director

Tushar Jhonjhwala

AS CONSTITUTED ATTORNEY OF
7) RANISATI PROPERTIES LTD.
(TUSHAR JHONJHWALA)

MEMO OF CONSIDERATION

RECEIVED of and from the within named transferees the within mentioned consideration sum of Rs. 2,01,00,000/- (Rupees Two Crores one lac) only as per the memo hereunder written.

Rs. 2,01,00,000.00Rs. 2,01,00,000.00MEMORANDUM

- | | |
|---|--------------------|
| 1. By Demand Draft bearing No. 003138 dated 17.12.2004 drawn on State Bank of Saurashtra, Mumbai. | Rs. 10,00,000.00 |
| 2. By 20 several Demand Drafts bearing Nos. 206619 to 206638 dated 09.02.2005 drawn on Bharat Overseas Bank Ltd., Ballygunge Branch, Kolkata. (20 X Rs. 9,55,000/-) | Rs. 1,91,00,000.00 |
| | Rs. 2,01,00,000.00 |

(Rupees Two Crores one lac) only

Witnesses :

1. *Durgamdas Mir*
Kolkata

2. *Sandip Sengupta*
Advocate
High Court, Calcutta.

A. K. FODDAR
A. K. FODDAR
Director
Office of the Custodian
Special Court (FORS) Act, 1971
(Banking Division)
Ministry of Finance
Government of India

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
	<i>Zohar Shmuni</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little

IN THE SPECIAL COURT (TRIAL OF OFFENCES RELATING TO TRANSACTIONS IN SECURITIES) AT BOMBAY

ORDER ON THE REPORT OF THE COMMITTEE DT. 20.12.2004 FOR SALE OF PROPERTY 6/2, JESSORE ROAD, KOLKATA-700028 BELONGING TO M/S. AIR SURVEY COMPANY OF INDIA PVT. LTD. OF M/S. KILLICK NIXON LIMITED GROUP.

Mr. Milind Jadhav i/b. M/s. P.M. & Mithi & Co. for the Custodian/Applicant.

Mr. S.D. Gulhane i/b. Malvi Ranchoddas for Dhanraj Mills-Notified party.

Ms. Jyoti Kapadia i/b. Pandya Gandhi & Co. for Judgment Debtors-M/s. Killick Nixon.

Bidder Major S.K. Roy, brother of Bijoykumar Roy present.

Mr. Yogesh Bajaj, Highest Bidder i.e. for Transways Enclave (P) Ltd. present.

CORAM: D.K. DESHMUKH, J.

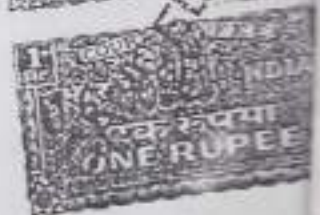
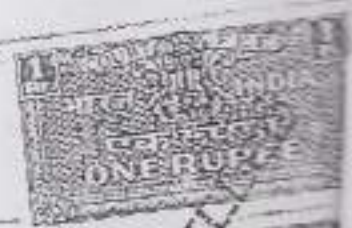
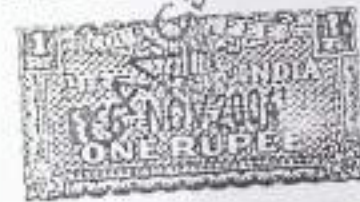
DATED: 22nd December, 2004.

P.C. :-

CANCELLED



1. The owner of the property is a Judgement debtor of the notified party - Dhanraj Mills Pvt. Ltd. According to the report of the committee, the highest offer was given by Mr. Bijoy Kumar Roy for Rs. 1,77,00,000/- (Rupees One crores Seventy Seven



lakhs only) One Transway Enclave (P) Ltd. 43, Braburne Road, 4th floor, Kolkata-1, was also offerer. In the Court, representative of Transway Enclave (P) Ltd. is present. Similarly, the representative of Bijoy Kumar Roy who is the highest bidder, is also present. As Transway Enclave (P) Ltd. is interested in increasing its bid, I permit it to give a fresh bid. The other bidders are absent. The owner of the property has not raised any objection. The bid is held between Transway Enclave (P) Ltd. and Bijoy Kumar Roy. The highest bid was given by Transway Enclave (P) Ltd. of Rs.2,01,00,000/- (Rupees two crores and one lakh only). As per the valuation report, the present market value of the property is Rs.1,32,00,000/- (Rupees One crore thirty two lakhs only). The highest bid of Transway Enclave (P) Ltd. is above the price mentioned in the valuation report. In my opinion, therefore, it would be appropriate to accept the highest bid of said Transway Enclave (P) Ltd. for the property i.e. Rs.2,01,00,000/- (Rupees Two Crores one lakh only). Accordingly, it is so ordered.



2. The custodian is directed to take further steps in accordance with the terms and conditions.

3. The earnest money deposited by the unsuccessful bidders, be returned to them.

22.12.2004

written on Silratou
 Pages (3)
 Examined by Mr. T. K. ...
 Compared with ...
 Issued on Silratou
 Delivered on Silratou



verified to be a true copy
[Signature]
 OFFICER IN CHARGE
 Office of the Special Court
 Bombay.

IN THE SPECIAL COURT (TRIAL OF OFFENCES RELATING TO TRANSACTIONS IN SECURITIES) AT BOMBAY

REPORT OF THE COMMITTEE DT. 20.12.2004 FOR SALE OF THE PROPERTY 6/2, JESSORE ROAD, KOLKATA-700028 BELONGING TO M/S. AIR SURVEY COMPANY OF INDIA PVT. LTD OF M/S. KILLICK NIXON LIMITED GROUP.

Ms. Divya Sanghavi for the Intervenor-Applicant.

Mr. Milind Jadhav i/b. M/s. P.M. & Mithi & Co. for the Custodian.

CORAM: D.K. DESHMUKH, J.

DATED: 2nd February, 2005.

P.C. :-

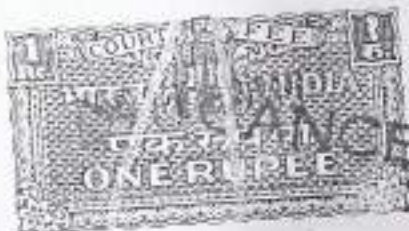
Further to the order dated 22.12.2004, it is directed that the Sale deed of the property either to be executed in favour of the highest bidder or in favour of any person or persons nominated by the highest bidder.

2.2.2005

Applied on 2/2/05
Page 1
Examined by Mr. Padelkar
Mr. Atekar
Compd by 8/2/05
Ready on 8/2/05
Well



Certified to be a true copy
8/2/05
OFFICER ON SPECIAL DUTY
Office of the Special Court
Bombay



CANCELLED

Registered to -

Book No. 1
Volume No. 1
Page No. 149
Serial No. 1825
For the year 2005

.....
DATED THIS 21st DAY OF MARCH, 2005
.....

BETWEEN

M/s. AIR SURVEY COMPANY OF INDIA PRIVATE LIMITED.

...Transferors

AND

TRANSWAYS ENCLAVE PRIVATE LIMITED & ORS.

.... Transferees



[Handwritten Signature]

Registrar of Assurances - Kolkata

519105



DEED OF TRANSFER

Registrar of Assurances - Kolkata

ADARSH PARASRAMKA
Advocate

4D, Garstin's Place, 2nd Floor,
Kolkata - 700001.