

1976

I

I 1762

3000Rs.



*[Handwritten signature]*

REGISTRAR OF ASSURANCE  
CALCUTTA

82483

70470

9200

79670

DATE THIS 24<sup>th</sup> DAY OF February 1993.

70470

9200

51534

SRI NIBAR RAMSAY GHOSH... Vendor.

AND

MESSRS GREENWAYS APARTMENTS PRIVATE LTD... Purchaser.

*[Handwritten signature]*  
x J. T. 2  
Buckingham

A. Solig-  
221-  
55-  
95-  
41-  
51534

A 2049  
E 2049  
2049  
51534

INDENTURE OF CONVEYANCE

Sale & Agree + ...  
4.60.000

*[Handwritten signature]*





=====

DATED THIS 25<sup>th</sup> DAY OF February 1993.

=====

BETWEEN

SRI NRIHAR RAJESH CHOSH... Vendor.

AND

MESSRS GREENWAY APARTMENTS PRIVATE LTD... Purchaser.

=====

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of February 1993.

=====

18637

A. K. JAIN

10, K. B. S. Road,  
Calcutta

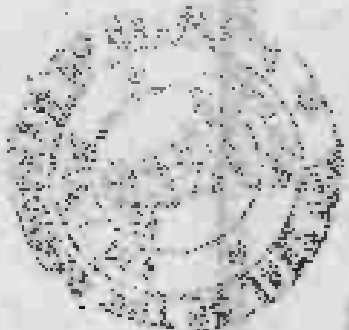
12-12

76C/200

7/1/50

12/12

12/12



POSTER OF ASSURANCE  
CALCUTTA

3000RS



DATED THIS 25th DAY OF February 1993.  
 SIGNED AND DELIVERED BY THE PURCHASER

1

**BETWEEN**

SRI NHAIR RAMJAN CHOBI, ... Vendor.

AND

MILKMS GREENWAYS APARTMENTS PRIVATE LTD. ... Purchaser.

THE INSTRUMENTS OF CONVEYANCE AND  
 THE PURCHASE AGREEMENTS  
 REGISTERED AT THE  
 REGISTRAR OF COURTS, ...

18608

18671

87 JAN

THE ASSURANCE CO. OF AMERICA  
INCORPORATED IN THE STATE OF CALIFORNIA  
CALIFORNIA - 1

Wm. H. ...

Wm. H. ...

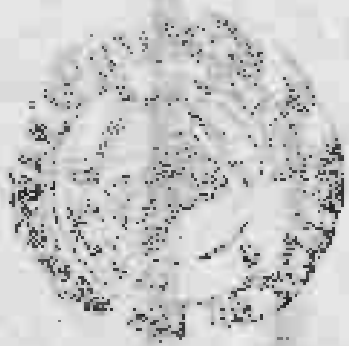
18671

18671

18671

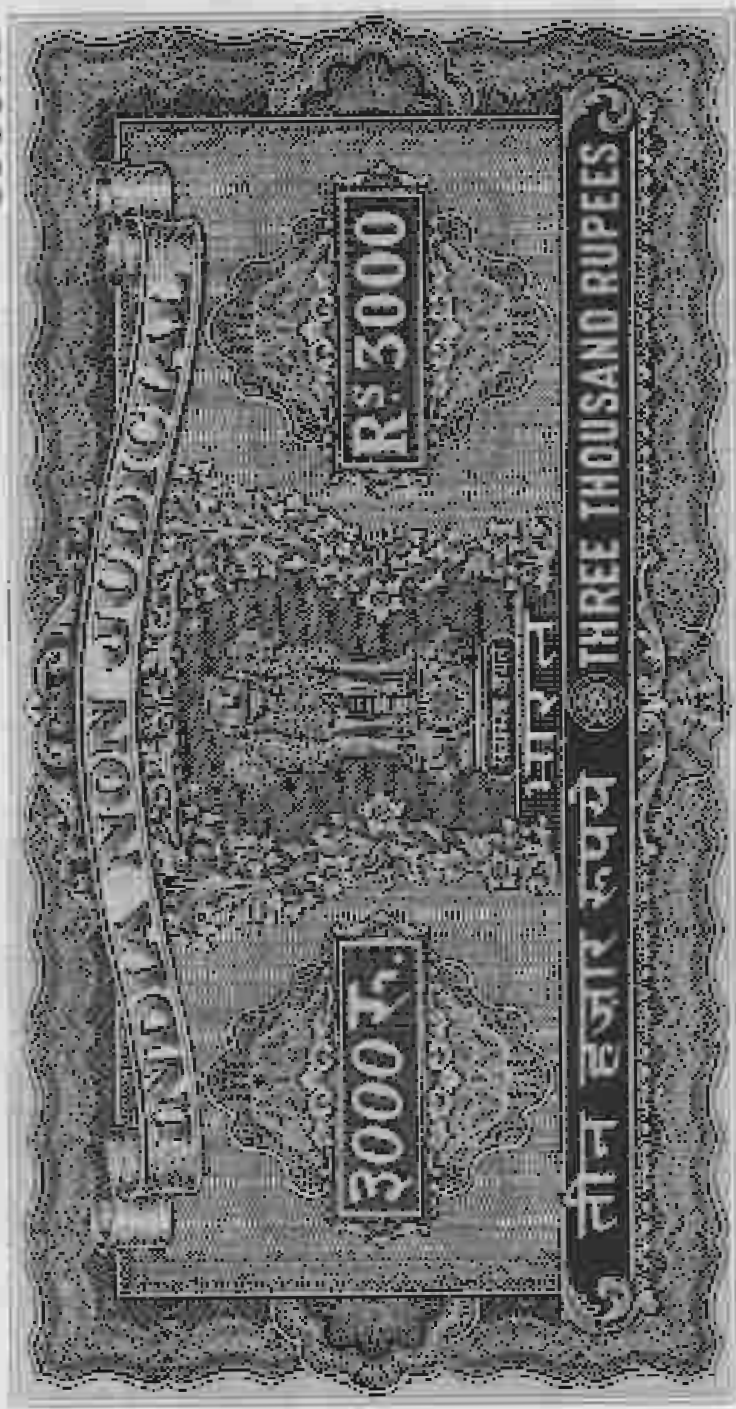
18671

18671



ASSURANCE CO. OF AMERICA  
CALIFORNIA

3000 Rs.



भारत सरकार द्वारा जारी किया गया है  
 DATED THIS 25th DAY OF February 1997.  
 भारतीय रिज़र्व बैंक द्वारा जारी किया गया है

भारत

श्री हिरारंजन चोपड़ा, Vendor.

AND

हिरारंजन चोपड़ा एजेंट्स प्राइवेट लि., Purchaser.

भारत सरकार द्वारा जारी किया गया है  
 THE INDIAN RESERVE BANK  
 भारतीय रिज़र्व बैंक द्वारा जारी किया गया है

18.6.71

**B. K. JAIN**

SOLICITOR & ADVISOR  
KIRAN SINGH ROY ROAD  
CALCUTTA-1

ad 12-973

McDon

18780

18780  
18780  
18780  
18780



MINERAL ASSOCIATION  
CALCUTTA



3000 Rs.



MADE THIS 28th DAY OF February 1993.

WITNESSE

SHRI. NRIJAN JIJAN CHAKRA Vendor.

AND

MAHARAJA COMPANYAL SEALING AND PRIVATE LTD. Purchaser.

FOR THE SIGNATURE OF PURCHASER  
 THE TREASURER OF COMPANYAL SEALING AND PRIVATE LTD.  
 No. 8/1, Sector 10, Gurgaon, Haryana - 122002

18677

P. K. JAIN

~~...~~  
~~...~~  
~~...~~  
Calcutta

~~12/1938~~

53

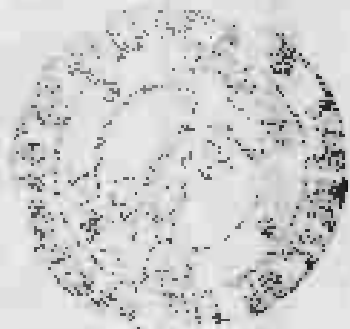
McGraw

78256

~~18677~~

~~100~~

~~1952~~



ASSOCIATED  
CALCUTTA



DATED THIS 25<sup>th</sup> DAY OF February 1993.  
 =o

BETWEEN

SRI NIKAR RANJAN GHOSH..Vendor.

AND

MESERS GREENWAYS APARTMENTS PRIVATE LTD.  
 ..Purchaser.

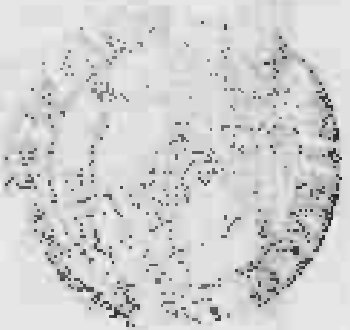
||| INDENTURE OF CONVEYANCE |||

1871

B. K. JAIN

The undersigned hereby certifies that  
 the above named person is a  
 member of the firm  
 and is entitled to the  
 share of profits and  
 interest in the  
 business of the firm  
 as shown in the  
 following statement  
 of accounts  
 for the year ending  
 on the 31st day of  
 1871

W. C. JAIN  
 W. C. JAIN  
 W. C. JAIN  
 W. C. JAIN  
 W. C. JAIN



GENERAL MANAGERS  
 CALCUTTA



DATED THIS 5<sup>th</sup> DAY OF February 1993.

BETWEEN

SHY NINAN BANJAN CHOCH...Vendor.

AND

MESSRS GREENWAYS APARTMENTS PRIVATE LTD.  
...Purchaser.

INDENTURE OF CONVEYANCE

1867-1

**P. K. JAIN**

Secretary & Agent

General Manager, Calcutta

Calcutta

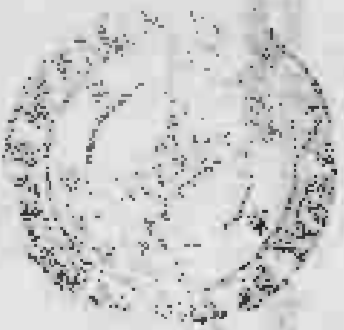
Calcutta

83

McGowan

1867-1

*[Handwritten signature]*



OFFICE OF ASSURANCE  
CALCUTTA

3000 Rs.



DATED THIS 27<sup>th</sup> DAY OF February 1993.  
 २७-२७०१०२००२००२००२०२००२०२००२००२००२००२००२

WITNES

PT. HILAL RAMAN SIKHI..Vendor.

AND

MESRS GURHWAYS APARTMENTS PRIVATE LTD.  
..Purchaser.

THE INSTRUMENT OF CONVEYANCE IS

POSTAGE

1863/1

**B. K. JAIN**

SHREE 400  
W. E. Road, Calcutta-1

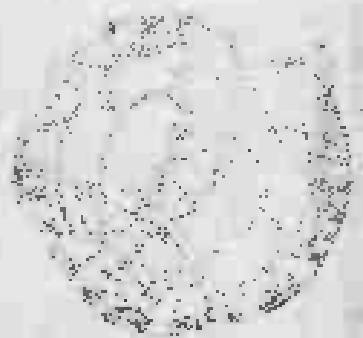
1863/1

1863/1

McGowan

1863/1

*[Handwritten signature]*



SHREE 400  
W. E. Road, Calcutta-1





PROVIDE

1867

B. KINGMAN

I hereby certify that the above named person  
 is a member of the Association of  
 the State of California  
 and is entitled to the same  
 rights and privileges as  
 other members of the  
 Association.

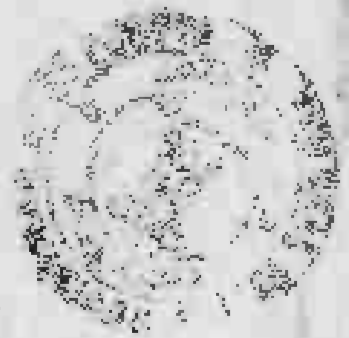
of 2 1867

5

W.C. Brown

1867

W.C. Brown  
 Secretary  
 of the Association



NATIONAL ASSOCIATION  
 OF  
 CALIFORNIA

3000RS.



DATED THIS 8th DAY OF February 1993.  
 (Signature)

RECEIVED

SHRI. HEMAL KUMAR. SINGH. Vendor.

AND

REDDY GREENWAYS APARTMENTS PRIVATE LTD.  
 .. Purchaser ..

THE MANUFACTURE OF COPIES IS PROHIBITED

PROOF

1877H

J. K. JAIN

General & Associate  
4, Kailash Street, Bally Road,  
CHENNAI - 1.

*Handwritten signature*

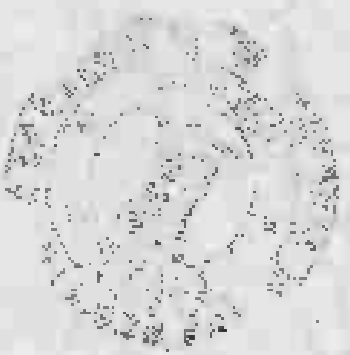
*Handwritten mark*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*



CENTRAL ASSURANCE  
CORPORATION  
CALCUTTA

*Handwritten signature*

3000Rs.



DATED THIS 8<sup>th</sup> DAY OF February 1993.  
 =o

BETWEEN

SRI NIHAR RAMJAN GHOSH...Vendor.

AND

MESSE GREENWAYS APARTMENTS PVT. LTD.  
 ...Purchaser.

INDENTURE OF CONVEYANCE  
 =o=o=o=o=o=o=o=o=o=o=o=o=o=o=o=o=o

PRIDONK

1877

B. K. JAIN

SHRI B. K. JAIN  
A. K. JAIN

1877

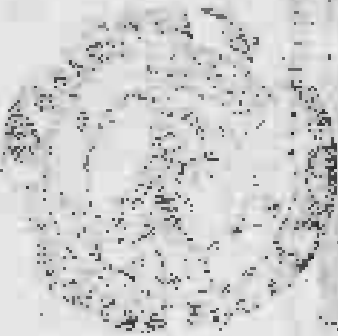
1877

1877

1877

1877

1877



SHRI B. K. JAIN  
A. K. JAIN

3000Rs.



DATED THIS 8<sup>th</sup> DAY OF February 1993.  
 ८-०२-१९९३

व्यवहार

श्री हिमाल बस्नार प्रिवेट लि. वरिष्ठ.

AND

हिमाल ग्रुपमिया अकाउन्टिस प्रिवेट लि.  
 ..पुर्चसे.

THE INSTITUTE OF CERTIFICATES INC

८-०२-१९९३

ENCLICH

1863

PAINT

General Insurance

1863

B

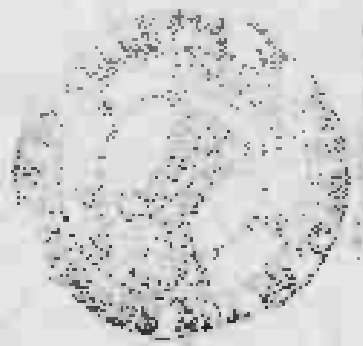
McGee

1863

1863

1863

1863



GENERAL INSURANCE  
CALCUTTA

Handwritten signature or initials.





DATED THIS 8<sup>th</sup> DAY OF February 1993.  
 ~~~~~

BETWEEN  
 SRI NIKAR RANJAN GHOSH, ...Vendor,  
 AND  
 MESSRS GREENWAYS APARTMENTS PVT. LTD.  
 ...Purchaser.

INDENTURE OF CONVEYANCE  
 ~~~~~

18/07/04

1867/1000

B. P. JAIN

Special Ray

1867/1000

53

McGraw

1867/1000

*[Handwritten signature]*



LIBRARY OF ASSURANCE  
CALCUTTA

*[Handwritten mark]*

3000Rs



DATED THIS 8th DAY OF February 1993.  
 श्री नरेश चंद्र प्रसाद शर्मा

3

BETWEEN

SRI NINAR RANJAN GOSH... Vendor.

AND

MESSRS GERRARDS ASSURANCE COY. LTD.  
 ...Purchaser.

SEE INSTRUMENTS OF CONVEYANCE RE:  
 श्री नरेश चंद्र प्रसाद शर्मा

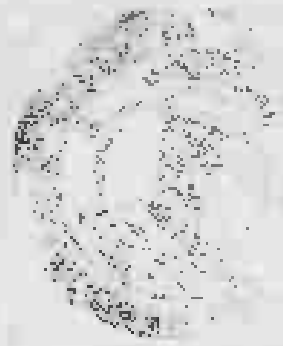
BRIDGE

1862

THE BRIDGE COMPANY  
No. 100 Broadway  
New York

1862

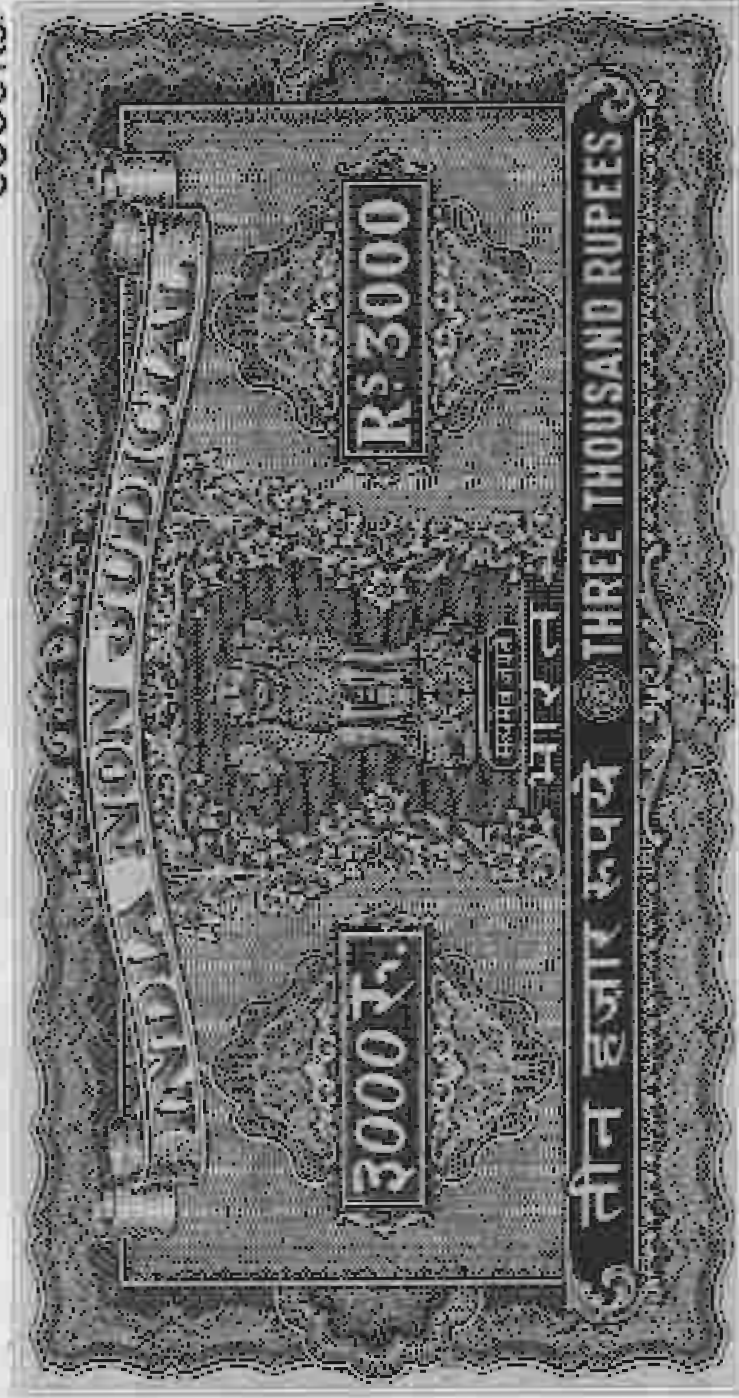
Wm. C. C. Co.  
1862



OFFICE OF ASSURANCE  
CALCUTTA

*[Handwritten signature]*

3000Rs.



DATED THIS 25th DAY OF February 1999.

RECEIVED

THE HONORABLE MEMBER IN CHARGE

CPW

INDIAN OVERSEAS BANKING CORP. LTD.  
...Purchaser.

THE HONORABLE MEMBER IN CHARGE

INDIAN OVERSEAS BANKING CORP. LTD.

AMOUNT

1887

**S. K. JAIN**

1011-1012  
A. K. Jain & Co. Ltd.  
B. K. Jain & Co. Ltd.  
D. K. Jain & Co. Ltd.

1-2-93

87

McGraw  
1887  
1888  
1889  
1890  
1891  
1892  
1893



1887

SECURITIES ASSURANCE  
ACQUISITION

3000RS.



PAID THIS 8th DAY OF February 1992.  
 भारतीय रिज़र्व बैंक

भारत  
 भारतीय रिज़र्व बैंक, वेन्डर,  
 एण्ड  
 भारतीय रिज़र्व बैंक प्राइवेट लि., लिड.  
 ...पुर्चसेर.

भारतीय रिज़र्व बैंक  
 भारतीय रिज़र्व बैंक प्राइवेट लि.

487005

1804  
B. K. JAIN

Secretary, Government of India  
Rushy Street, New Delhi

1804

26/9/01  
1804  
1804  
1804  
1804  
1804

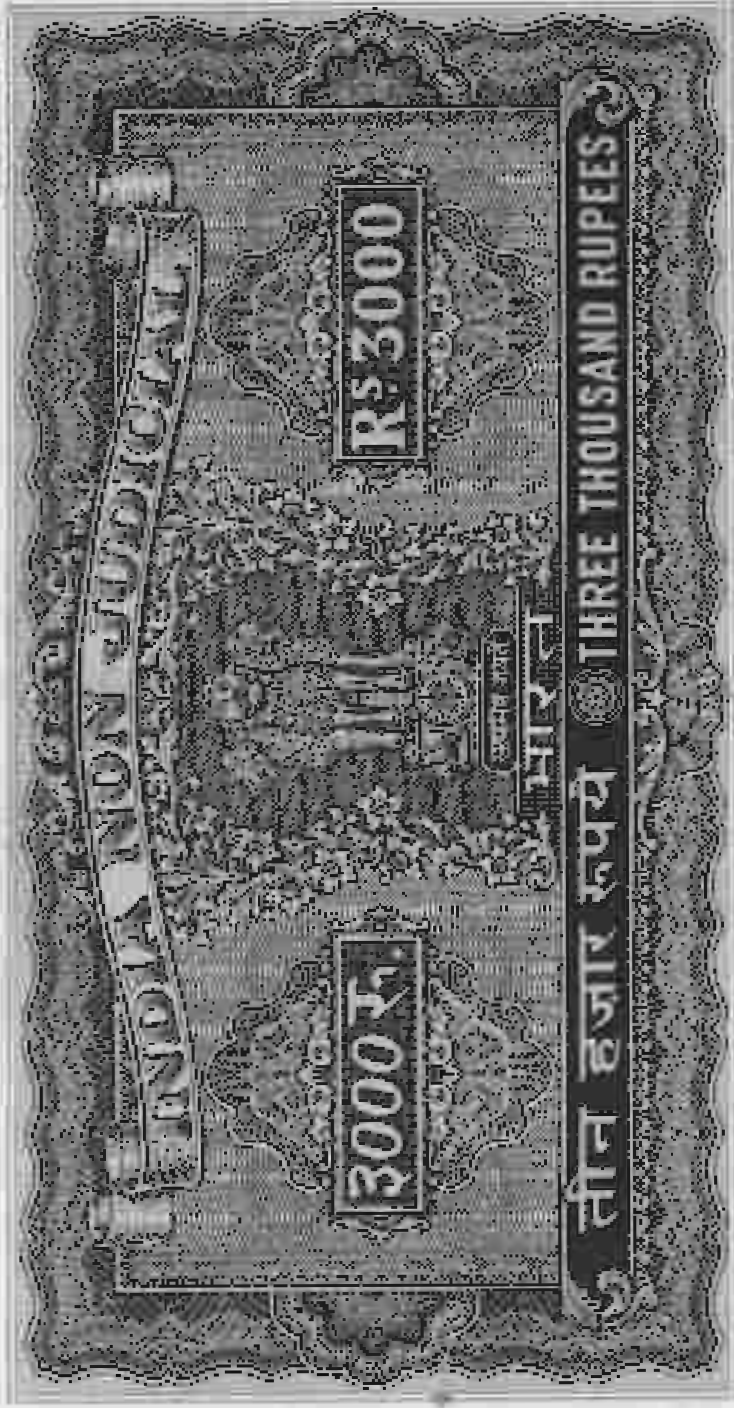


MINISTRY OF ASSURANCE  
CALCUTTA

*[Handwritten signature]*



3000RS.



DATED THIS *5th* DAY OF *February* 1992.

BY

THE MANAGER GENERAL, Vendor.

AND

THE MANAGER GENERAL, PAYEE, LTD.

RECEIVED

THE MANAGER GENERAL, PAYEE, LTD.

15087

P. K. JAIN

Suburban & Alameda

4, Khati Road, W. of B. Road

Calcutta - 1.

1953

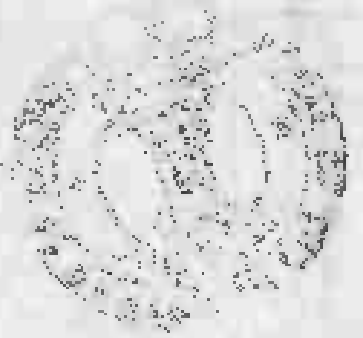
52

26/03/53

1953

1953

1953



BOARD OF ASSURANCE  
CALCUTTA



DATED THIS *8th* DAY OF *February* 1993.  
 =O=

BETWEEN

SRI NIHAR RAMJAN GHOSH..Vendor.

AND

MESSRS GREENWAYS APARTMENTS PVT. LTD.,..Purchaser.  
 -----

||| INDENTURE OF CONVEYANCE |||  
 =O=

1867

**B. K. SAHAY**

Sub-Inspector, Government

Police Station, Rajahmundry

Coastal - 1

5/2

1867

McCorm

1867

1867



REGISTRAR OF ASSURANCES  
CALCUTTA

*[Handwritten signature]*



DATED THIS *25th* DAY OF *February* 1993.  
 =-o-

BETWEEN

SRI NIKHAR RANJAN GHOSH...Vendor.

AND

MESSRS GREENWAYS APARTMENTS PVT. LTD...Purchaser.

INWENTURE OF CONVEYANCE  
 =-o-

43000L

18651

**B. K. JAIN**

Solicitor & Advocate

1, Kanta, Market, P. O. Box

Calcutta-1.

53

*[Handwritten signature]*

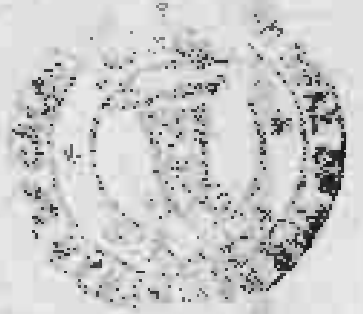
*[Handwritten signature]*

78780

78780

78780

*[Handwritten signature]*



*[Handwritten initials]*

REGISTRAR OF ASSURANCES  
CALCUTTA

3000RS.



DAIED THIS 8<sup>th</sup> DAY OF February 1993.  
 श्री गुरुकुल प्रवासी संस्थान, कोयंबूर, महाराष्ट्र.

BETWEEN

SRI KUNAL RASTAN GHOSH... Vendor,

AND

MESSRS GREENWAYS APARTMENTS PVT. LTD....Purchaser.

THE ADVENTURE OF COMPANY  
 श्री गुरुकुल प्रवासी संस्थान, कोयंबूर, महाराष्ट्र.

1889/1

B. K. JAIN

211, 1st Avenue

9, Keshavnagar, Bombay

Calcutta-1.

5/20

1889/1

McGraw Hill

1889/1

1889/1

1889/1



WESTERN ASSURANCE CO. LTD. CALCUTTA



3000Rs.



40727/23

DATED THIS 5<sup>th</sup> DAY of February 1999.  
 मसुदा नं० ४०७२७/२३ दिनांक ०५ फरवरी १९९९

3

बिक्रेता

श्री. एस. इ. पाटिल, एम.ए.ए. वेंडर,

AND

श्री. एम्. एस. अर्जुन रेड्डी एम.ए.ए. बिक्रेता

श्री. एम्. एस. अर्जुन रेड्डी एम.ए.ए.  
 श्री. एम्. एस. अर्जुन रेड्डी एम.ए.ए.

1883

1883

B. K. JAIN

Secretary to the Board

Calcutta

1883

9

K. C. M.

H. S. S.

M. S. S.

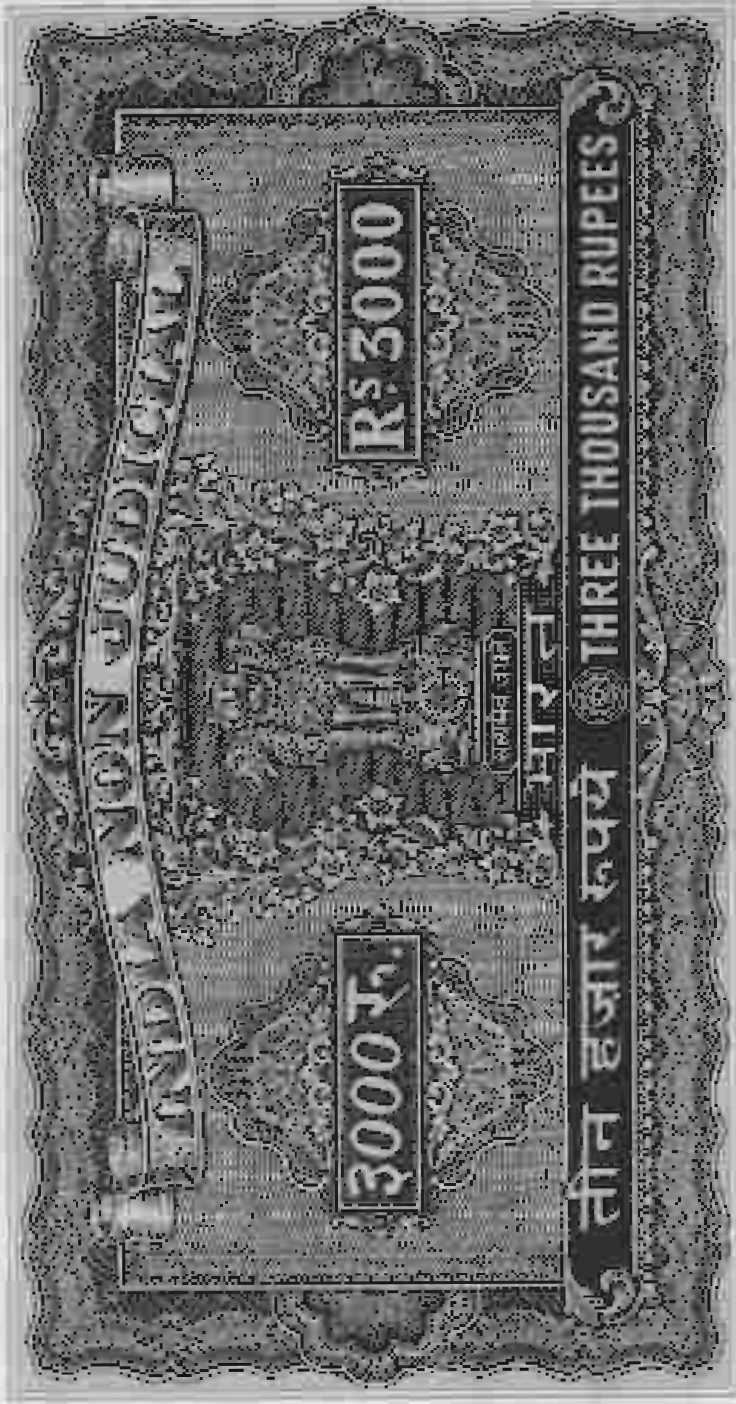
1883



INSURANCE DEPARTMENT  
CALCUTTA

1883

3000Rs.



DATE THIS 2<sup>th</sup> DAY OF February 1991.

BETWEEN

SRI SRI SRI BANIAN SHOM... Vendor.

AND

MUSBA CHAKRAVARTY APARTMENTS PVT. LTD.... Purchaser.

THE MANAGER OF COMMERCE BANK  
MUMBAI

15/11/1934

18/11/1934

**B. V. JAIN**

Advocate & Attorney  
& Extra Judicial Notary Public

Baroda - 1

18/11/34

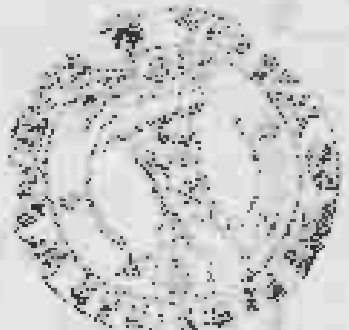
18/11/34

18/11/34

18/11/34

18/11/34

18/11/34



OFFICE OF THE  
SECRETARY OF GOVERNMENT  
CANTONMENT

18/11/34

3000Rs



DATE THIS DAY OF February 1999.  
 १९९९

१९९९

THE RESERVE BANK OF INDIA, VENDOR

AND

THE RESERVE BANK OF INDIA, PURCHASER

THE RESERVE BANK OF INDIA  
 १९९९

REVENUE

1867

P. K. JAIN

W. B. ...

...

78000  
10000

...



MINISTRY OF ASSURANCE  
CALCUTTA

...

3000Rs.



DATED THIS 8th DAY OF February 1993.  
 =O=

BETWEEN

SRI NIHAR RANJAN GHOSH,...Vendor.

AND

MESSRS GREENWAYS APARTMENTS PVT. LTD.,...Purchaser.

INDENTURE OF CONVEYANCE  
 =O=

1883

1883

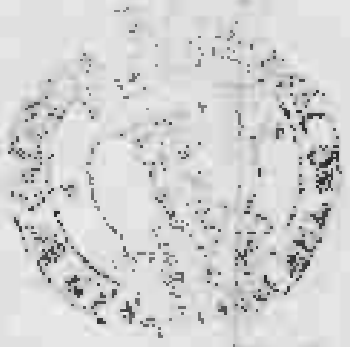
B. K. JAIN

SHREE GANESH MANDIR  
K. L. M. SOCIETY, P. O. BOX  
MUMBAI

1883

83

W. K. JAIN  
1883



MINISTRY OF ASSURANCE  
MUMBAI

1883



3000Rs




DATED THIS 8<sup>th</sup> DAY OF February 1993.  
 =0

BETWEEN

SRI NEHAR KANJAN CHOWI..Vendor.

AND

MESSRS CREDDINAYS APARTMENTS PVT. LTD...Purchaser.

 MINISTRY OF CONVICT AFFAIRS  
 =0

1887/1

1887/1

B. K. JAIN

Application of B. K. JAIN  
for the purpose of...

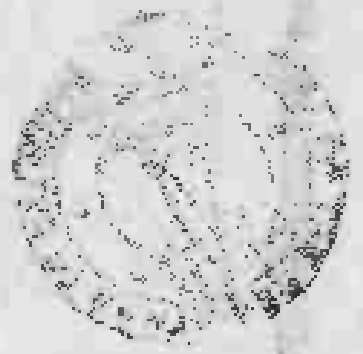
and...

BY

26/1/1900

1887/1

*[Handwritten signature]*



GENERAL CP ASSURANCE  
CALCUTTA

*[Handwritten signature]*

3000 Rs.



DATED THIS 8th DAY OF February 1993.

BETWEEN

SH. HIRSH BAHADUR MISRA... Vendor.

AND

MESSRS. GREENHAYS APARTMENTS. PT. LTD.,... Purchaser.

THE SIGNATURE OF COMPTROLLER

RESERVE BANK OF INDIA

1877

1877

**B. K. JAIN**

Secretary & Adv. Com.  
B. K. Jain Institute of Soc. Sci.  
Calcutta

1-2-47

57

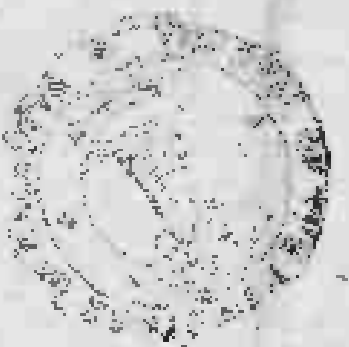
CCB

CCB

CCB

CCB

CCB



LIBRARY OF SSKRANG  
CALCUTTA

1877

1000RS.



PAID THIS 8th DAY OF February 1991.

RECEIVED

SRI SRI SRI BANKERS CHAIRMAN, Vendor.

AND

M/S. SRI SRI SRI APARTMENTS, VI, JED., Purchaser.

THE ASSISTANT COMPTROLLER

18471

**B. K. JAIN**

SOLICITOR & ADVOCATE

10, Kirti Street, Fort Road

Calcutta

29/12/57

19

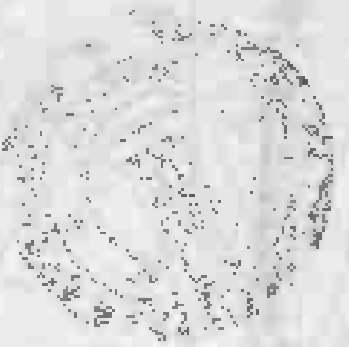
26/12/57

482002

1000

1000

*[Handwritten signature]*



REGISTRAR OF ASSURANCES  
CALCUTTA

500RS.



₹ 500/-

DATE THIS 8<sup>th</sup> DAY OF February 1992.

₹ 500/-

↓

₹ 500/-

₹ 500/-

AND

₹ 500/-

₹ 500/-

₹ 500/-

18171

**B. K. JAIN**

Solicitor & Advocate

6, Kurari Shastri Marg, Fort

CALCUTTA-1.

~~18171~~

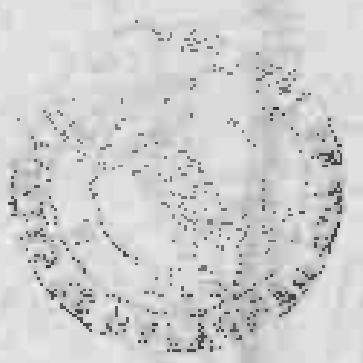
18171

26CC301

78CC301

18171

18171



REGISTRAR OF PROBATE  
CALCUTTA

18171



200Rs.



PAID THIS 8th DAY OF February 1991.  
 भारतीय रिज़र्व बैंक का मुद्रा प्रिंटिंग प्लांट, दिल्ली

10

भारत

भारतीय रिज़र्व बैंक का मुद्रा प्रिंटिंग प्लांट, दिल्ली

100

भारतीय रिज़र्व बैंक का मुद्रा प्रिंटिंग प्लांट, दिल्ली

भारतीय रिज़र्व बैंक का मुद्रा प्रिंटिंग प्लांट, दिल्ली

1867

**B. K. JAIN**

SON OF B. K. JAIN

Calcutta

1867

1867

1867

1867

1867

1867

1867

1867

1867



OFFICE OF THE SECRETARY  
CALCUTTA

1867

100 Rs.



DATE THIS *Get* DAY OF *February* 1933.  
 SIGNED BY THE JUDGE IN CHARGE OF THE COURT.

39

RECEIVED

BY THE JUDGE IN CHARGE OF THE COURT.

AND

BY THE JUDGE IN CHARGE OF THE COURT.

THE MINISTER OF COURTS IN  
 CHARGE OF THE COURT.

18671

**B. K. JAIN**

Solicitor & Advocate

1, Krishna Shikharu Bhai Road

Saligrama-1.

RECEIVED

20/11/55

55

26/3/55

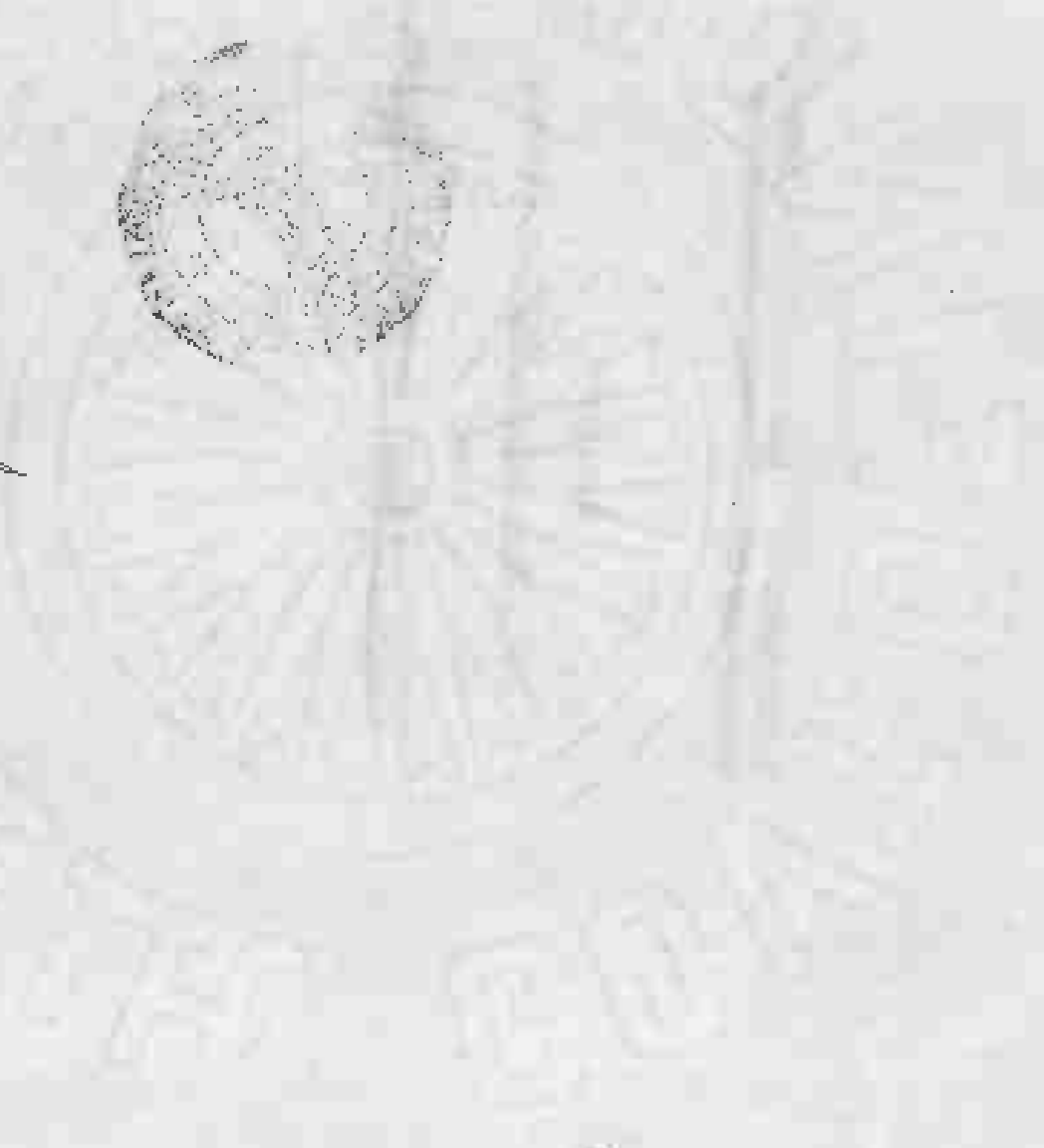
78.500

18.500

18.500

20.000

18.500



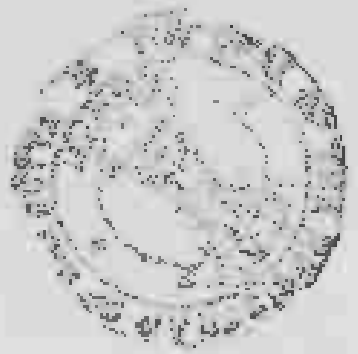
SECRETARY OF ASSOCIATION

Handwritten initials or mark.

THIS INDENTURE OF CONVEYANCE made this <sup>8th</sup> day of February, One thousand nine hundred and ninety - three B E T W E E N SRI NIKHAR NANJAN GHOSH, son of Late Jatinanath Ghosh, by faith - Hindu, by Occupation - Business, residing at No. 1, W. C. Ghosh Road, P.B. Budge Budge, District - South 24 - Parganas, hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART AND NEEDRE, GREENWAYS APARTMENTS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its Registered Office at No. 2, Russel Street, in the town of Calcutta, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors in office and/or assigns) of the OTHER PART :

Nikhayan Ghosh

SECRETAR OF ASSISTANCE  
CALCUTTA



WHEREAS One Shrimati Rama Devi Murarka Wife of Sri Saranlal Murarka was seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of ALL THAT piece or parcel or plot of land containing by measurement an area of 2 (two) Bighas, more or less, situate, lying at and comprised in Mouza - Sibpur, Touji No. 151, Plot No. 111 of Regent Estate in the District of 24 Parganas hereinafter referred to as the "said plot of land";

AND WHEREAS by an Indenture of Conveyance dated the 19th December, 1940 registered in Book No. 1 Volume No. 1, Pages 275 to 283, Being No. 10 for the year 1941 at the Office of the Alipore Sadar, the said Smt. Rama Devi Murarka sold, transferred and conveyed the "said plot of land" unto and in favour of one Shri Jatindra Kumar Mukherjee;

AND WHEREAS in the premises aforesaid, the said Shri Jatindra Kumar Mukherjee was seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of the "said plot of land";

AND WHEREAS subsequently, the "said plot of land" was numbered and known as premises No. 130, Netaji Subhas Chandra Bose Road, Calcutta;

AND WHEREAS the said Shri Jatindra Kumar Mukherjee out of his own self acquired funds duly erected a two storied brick built building and other structures in or upon portions of the "said plot of land";

AND WHEREAS by a Deed of Conveyance dated the 20th day of November, 1959 registered in Book No. 1, Volume No. 30, Pages 237 to 264, Being No. 3415 for the year 1959 at the Office of the Sub-Registrar Alipore, Behala, the said Sri Jatindra Kumar Mukherjee sold, transferred and conveyed unto and in favour of Sri Chitta Ranjan Ghosh, Sri Nihar Ranjan Ghosh, Sri Priti Ranjan Ghosh, Sri Probnat Ranjan Ghosh and Sri Amit Ranjan Ghosh all sons of Late Jatindranath Ghosh A.N.D. Sri Manas Ranjan Ghosh, Sri Nisik Ranjan Ghosh, Sri Ashoke Ranjan Ghosh, Sri Samir Ranjan Ghosh and Sri Madhup Ranjan Ghosh all sons of Late Manoranjan Ghosh hereinafter jointly referred to as the "CO-OWNERS", ALL THAT piece or parcel or Plot of revenue Redeemed land containing by measurement an area of 2 (two) bighas be the same a little more or less TOGETHER WITH two storied brick built building house, godowns, out-houses, servant quarters, durwan quarters, garages, boundary walls and other structures whatsoever lying erected and/or built thereon situate lying at and being Municipal premises No. 130, Netaji Subhas Chandra Bose Road, Tollygunge, (also known as premises No. 111, Regent Park, Calcutta - 700 040, hereinafter referred to as the "said property");

Niharajan Ghosh

REGISTRAR OF ASSURANCE  
CALCUTTA

*Handwritten mark*





AND WHEREAS in the premises the Vendor herein alongwith his abovenamed co-owners are jointly seized and possessed of or otherwise well and sufficiently entitled as absolute owners in respect of the "said property" being the land and premises No. 130, Netaji Subhas Chandra Bose Road, (also known as premises No. 111, Regent Park I, Tollygunge, Calcutta, more fully described in the Schedule hereunder written and also shown and delineated in RED borders in the Map or Plan annexed herein each having equal undivided 1/10th (One-tenth) share or interest therein ;

AND WHEREAS by an indenture of Lease dated the 14th day of December, 1968 registered in Book No. 1, Volume No. 185, Pages 103 to 115, Being No. 7269 for the year 1968 at the Office of the Sub-Registrar, Alipora, the Vendor herein alongwith his said co-owners duly granted lease in respect of the "said property" more fully described in the Schedule hereunder written, unto and in favour of Sri Khagenra Kumar Neogi, carrying on business under the firm name and style of M/s. Modern Drug House as sole Proprietor thereof for a term of 21 years commencing from the 1st day of January, 1969 and expiring on the 31st December, 1989 ;

AND WHEREAS the said Lessee Sri Khagenra Kumar Neogi died on or about the 5th August, 1964, whereupon the heirs and legal representatives of the said deceased became entitled to the lease hold rights of the said deceased in respect of the "said property" as per the said Lease Deed dated 14th day of December, 1968 ;

AND WHEREAS despite the expiry of the term of the said Lease-Deed dated the 14th day of December, 1968 as hereinbefore stated, the heirs and/or legal representatives of the said deceased-Lessee Sri Khagenra Kumar Neogi failed and/or neglected and/or refused to vacate and to deliver the vacant and peaceful possession of "the said property" and they sublet "the said property" in favour of the sub-tenant M/s. Evergreen Developers (P) Ltd., who has since been admitted as direct Tenant by the Vendor alongwith his said co-owners at the agreed monthly rent ;

AND WHEREAS the Vendor abovenamed is seized and possessed of and/or well and sufficiently entitled to be absolute Owner in respect of undivided 1/10th share of the said land and premises No. 130, Netaji Subhas Chandra Bose Road, (also known as 111, Regent Park I, Calcutta ;

AND WHEREAS the Vendor abovenamed represented that the "said property" and/or the said undivided 1/10th (One-tenth) share and/or interest of the Vendor therein are free from all encumbrances, mortgages, charges, liens, liabilities, claims, demands, liabilities and trusts whatsoever, save and except the tenancy right of the said M/s. Evergreen

Neharajam State.

GENERAL ASSURANCE  
CALCUTTA



Developers (P) Ltd. as aforesaid and also that the said property is not affected by any acquisition and/or requisition and/or alignment proceedings and that there is no impediment of any nature whatsoever for the Vendor to sell and/or transfer his undivided 1/10th share or interest in the said property ;

AND WHEREAS by an Agreement dated the 23rd day of July, 1991 the Vendor agreed to sell and one Smt. Gita Devi Goenka of No. 3, Regent Park, Calcutta agreed to Purchase ALL THAT the Vendor's undivided 1/10th share or interest in "the said property" more fully described in the Schedule hereunder written free from all encumbrances whatsoever but subject to the occupation of the said tenant and/or occupier, at or for the agreed consideration and on the terms and conditions therein mentioned and it was inter alia agreed that the Vendor shall complete the sale in respect of his said undivided 1/10th (one-tenth) share or interest in the property in favour of the said purchaser Smt. Gita Devi Goenka or her nominee or nominees ;

AND WHEREAS the said Smt. Gita Devi Goenka duly nominated M/s. Greenways Apartments Pvt. Ltd., the purchaser abovesaid as her nominee to complete the purchase in respect of the Vendor's undivided 1/10th (one-tenth) share and/or interest in the said property, at or for the consideration and on the terms and conditions contained in the said Agreement for Sale dated 23rd July, 1991, which nomination the Vendor herein duly accepted and confirmed ;

AND WHEREAS in the premises aforesaid, the vendor agreed to sell and the Purchaser abovesaid agreed to purchase ALL THAT the Vendor's undivided 1/10th (one-tenth) share or interest in the "said property" more fully described in the Schedule hereunder written, free from all encumbrances, mortgages, charges, liens, dispenders, claims, demands, liabilities, attachments, trusts, acquisitions, requisitions and alignments whatsoever, but subject to the tenancy right of the tenant abovesaid, at or for the consideration and on the terms and conditions contained in the said Agreement for Sale dated 23rd July, 1991 ;

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said Agreement and in consideration of the sum of Rs.2,00,000/- (Rupees Two Lacs) only paid to the Vendor as and by way of earnest money and a further sum of Rs.2,60,000/- (Rupees two lacs sixty thousand) only (aggregating to Rs.4,60,000/- (Rupees Four Lacs Sixty Thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledges and of and from the same and every part thereof acquit, release and discharge

Niharajoyee Saha

AGENCIJA ZA OSIGURANJE  
CALCUTTA



the Purchaser as also the premises hereby conveyed and transferred) the Vendor both hereby sell, grant, transfer, convey, assign and assure unto and in favour of the Purchaser, free from all encumbrances whatsoever but subject to the tenancy right of the tenant abovesaid **ALL THAT** an undivided 10% (ten) per cent share or interest in the "said property" being the piece or parcel of plot of land containing by measurement an area of 2 (two) Bighas (equivalent to 40 cottahs) be the same a little more or less **TOGETHER WITH** two storied brick built buildings, hereditaments, godowns, tenements, dwelling houses, boundary walls and other structures whatsoever lying erected and built thereon situate lying at and being Municipal premises No. 100, Netaji Subhas Chandra Bose Road, (also known as No. 111, Regent Park), Tollygunge, in the town of Calcutta, more fully described in the Schedule hereunder written and also shown and delineated in RED borders in the Map or Plan annexed hereto hereinafter referred to as "the said undivided share or interest in the said property" :

OR HOWEVER OTHERWISE the "said undivided share or interest in the said property" or any part thereof now or is or heretofore were or was situated tenanted butted bounded called known numbered described and distinguished :

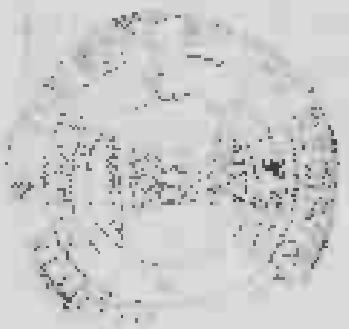
TOGETHER WITH all structures, ways, walls, yards, compounds, areas, paths, passages, sewers, drains, water, water courses and all manner of conditions and all other rights of land comprised therein and all liberties, privileges, easements and appurtenances whatsoever therewith belonging or held or occupied therewith or reputed to belong or appurtenant thereto **AND** the reversion or reversions, remainder or remainders **AND** the rents, issues, and profits of the said property to the extent of 10 (ten) per cent part or share thereof **AND** all the estate, right, title interest claim and demand whatsoever both at law and in equity of the Vendor into upon and in any manner concerning the said "Undivided share or interest in the said property" and every part thereof :

TOGETHER WITH all deeds, pattahe, muniments, writings and evidences of title and other documents exclusively relating to or concerning the "said Undivided Share or interest in the said property" or any part thereof, which now are, or hereafter shall or may be in the custody power or possession of the Vendor or any other person or party from whom the Vendor can or may procure the same without any action or suit at law or in equity **AND ALSO** the benefits of the Covenants for production of Title Deeds made by or on behalf of the predecessors in title of the Vendor :

TO HAVE AND TO HOLD the "said Undivided share or interest in the said property" hereby sold granted conveyed transferred assigned and assured or expressed or intended so

*N. Chakravarty Shree*

REGISTRAR OF ASSURANCES  
CALCUTTA



to be unto and to the use and benefit of the Purchaser absolutely and for ever and without any manner or condition use trust and other things whatsoever to alter defeat encumber or make void the same AND free from all encumbrances charges liens liens dependant claims demands liabilities, acquisitions, requisitions alignments and trusts whatsoever but subject to the tenancy right of the tenant aforesaid ;

AND THE VENDOR both hereby covenant with the Purchaser as follows :-

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any predecessors in title of the Vendor made committed or knowingly suffered to the contrary the Vendor is lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the "said Undivided share or interest in the said property" hereby granted sold conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance without any manner or conditions use trust or thing whatsoever to alter defeat encumber or make void the same ;

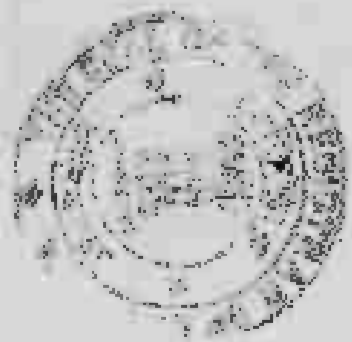
THAT notwithstanding any such act deed matter or thing whatsoever as aforesaid, the Vendor now has good right full power and absolute authority and indefeasible title to grant sell convey and transfer the "said Undivided share or interest in the said property" and hereby granted sold conveyed and transferred and/or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents ;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "said Undivided share or interest in the said property", hereby granted, sold conveyed and transferred AND receive the rents issues and profits of the said property to the extent of 10 (ten) percent part or share thereof, without any lawful eviction interruption hindrance claim or demand whatsoever from or by the Vendor or any other person or persons having or lawfully or equitably claiming from under or in trust for the Vendor ;

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and discharged by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all manner of encumbrances whatsoever made suffered created done executed or occasioned by the Vendor or his co - owners or predecessors in Title or any other

Niharayan Shree

GENERAL OF ASSURANCE  
CALCUTTA





person or persons whomsoever, lawfully or equitably or rightfully claiming any estate or interest or right in aforesaid but subject to the tenancy right of the said tenant as aforesaid :

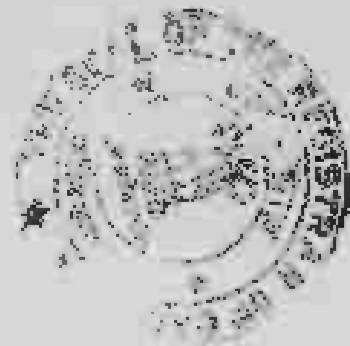
AND THAT the 'said property' being the land and premises No. 130, Netaji Subhas Chandra Bose Road, (also known as 111, Regent Park), Calcutta and/or the said 'Undivided Share or Interest in the said property' is not affected by any attachment including attachment under any Certificate case or any proceedings started at the instance of the Income Tax Authorities or the Excise Duty authorities or other government authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever. AND THAT there is no certificate case or proceedings pending against the Vendor for realization of the arrears of Income Tax or other taxes or dues or otherwise under the Public Demands Recovery Act and/or any other acts for the time being in force AND THAT the 'said property' is not affected by any notice or scheme of the Calcutta Improvement Trust or the Calcutta Municipal Corporation or the Calcutta Metropolitan Development Authority or the Government or any other Public Body or Authority for Requisition or Acquisition or otherwise ;

AND THAT no declaration has been made or published for requisition of the 'said property' or any part thereof under the Land Acquisition Act or any other acts for the time being in force ;

AND THAT as far as the Vendor is aware, there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to grant transfer conveyance and assure the 'said Undivided share or interest in the said Property' in favour of the Purchaser in the manner aforesaid ;

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust property claim and demand whatsoever in the 'said Undivided share or interest in the said property' hereby sold conveyed granted and transferred 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 requests and costs of the Purchaser do make execute and perfect or cause to be done made executed and perfected all such acts deeds matters and things whatsoever for further better and more perfectly assuring granting, transferring conveying and confirming the 'said undivided share or interest in the said property' and every part thereof unto and to the use and benefit of the Purchaser for ever in the manner aforesaid as shall or may be reasonably required ;

Niharayan Shree



REGISTRAR OF ASSISTANTS  
CALCUTTA

*[Handwritten signature]*

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel or plot of revenue re-  
 duced land containing by measurement an area of 40 (forty)  
 cottahs, (on actual measurement 40 cottahs 4 chhattaks) more or  
 less **TOGETHER WITH** two storied brick built building, out-  
 houses, godowns, hereditaments, tenements, dwelling houses,  
 garages, servant quarters, durwan quarters, boundary walls  
 and other structures whatsoever lying erected and/or built  
 thereon situate lying at and being Municipal premises No.  
 130, Netaji Subhas Chandra Bose Road, (also known as 111,  
 Regent Park ), Calcutta - 700 040, comprised in Toudi No.  
 151, Chota Hudda, Kouza - Shibpore, Parganas Khaspur, P.S.  
 Sadar Tollygunge, New Jadavpur and Registry Office at Alli-  
 pore and better and bounded as follows :-

- ON THE NORTH** : By Asoka Hall School, premises No.  
 110, N.S.C. Bose Road, (also known  
 as No. 110, Regent Park I, Calcutta.
- ON THE EAST** : By Old Municipal Road.
- ON THE SOUTH** : By Public Road running between  
 Netaji Subhas Chandra Bose Road and  
 Jadavpur
- ON THE WEST** : By Public Road beyond which is  
 premises No. 128, N.S.C. Bose Road,  
 (also known as No. 115, Regent  
 Park I), Calcutta.

*Nishankarajon Ghosh*

REGISTRAR DE ESTRANCIOS  
CALCUTA



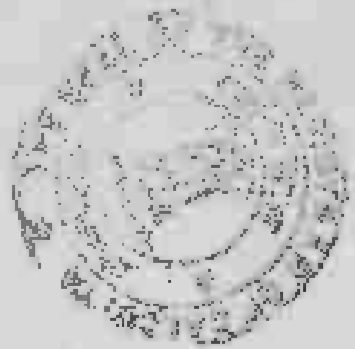
IN WITNESS WHEREOF the VENDOR has put his hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED ##  
By the VENDOR abovesaid at ##  
Calcutta in the presence of:##

Neharajoyan Ghose.

Shyamal Kumar Ray  
Aprosa  
Son of Ajit Kumar Ray  
51, A.M. Ghosh Road,  
Asutosh Bridge, 24 Panch (S).

~~B. C. Ghosh  
82.93~~



RESERVATION DE DROIT  
CALCULÉ

13

<u>RECEIVED</u> of and from the Withinnamee	##	
Purchaser the withinmentioned sum of	##	
Rs. 4,60,000/- (Rupees four lacs	##	
sixty thousand) only towards full	##	
consideration as per Memo hereunder	##	
written.	##	Rs. 4,60,000/-

MEMO OF CONSIDERATION

- |  |                 |
|--|-----------------|
| (a) By Pay Order No.781311 dated 12.07.91 issued by Oriental Bank of Commerce, Kidderpore Branch, Calcutta in favour of the Vendor.        | Rs. 60,000.00   |
| (b) By Pay Order No.701315 dated 18.07.91 issued by Oriental Bank of Commerce, Kidderpore Branch, Calcutta in favour of the Vendor.        | Rs. 40,000.00   |
| (c) By Cheque No.640702 dated 10.00.92 drawn on The Bank of Rajasthan Ltd., Chowringhee Branch, Calcutta in favour of the Vendor.          | Rs. 1,00,000.00 |
| (d) By Pay order No.136288 dated 30.01.93 issued by The Bank of Rajasthan Ltd., Chowringhee Road Branch, Calcutta in favour of the Vendor. | Rs. 2,00,000.00 |
| (e) By Pay order No.100505 dated 06.03.93 issued by The Bank of Rajasthan Ltd., Chowringhee Road Branch, Calcutta in favour of the Vendor. | Rs. 30,000.00   |
| (f) By CASH paid to Vendor.  | Rs. 30,000.00   |
|  | =====           |
| Total:   | Rs. 4,60,000.00 |
|  | =====           |

(TOTAL RUPEES FOUR LAC AND SIXTY THOUSAND ONLY).

Witnesses :-

*Shyamal Kumar Ray*  
Advocate

*Niharangan Bose.*

51, A.H. Ghosh Road,  
Middle Bridge, Calcutta (E).

*[Handwritten signature]*  
2-93

REGISTER OF ASSURANCES  
CALCUTTA

*Handwritten signature or mark*





Rep  
45  
131-154  
1742  
1993

I 1742

DATED THIS 8<sup>th</sup> DAY OF February 1993.

B E T W E E N

SRI NIHAR BANJAN GHOSH

24/2/93

VENDOR

AND

M/S. GREENWAYS APARTMENTS (P) LTD

PURCHASER

RE : 1/10TH SHARE IN PREMISES  
NO. 130, N.S.C. BUSE RD.  
(ALSO KNOWN AS 111, REGENT  
PARK I, CALCUTTA-700 040.

*[Handwritten signature]*



REGISTRAR OF ASSURANCES  
CALCUTTA.

5.7.93

INDENTURE OF CONVEYANCE



REGISTRAR OF ASSURANCES  
CALCUTTA.

*[Handwritten signature]*

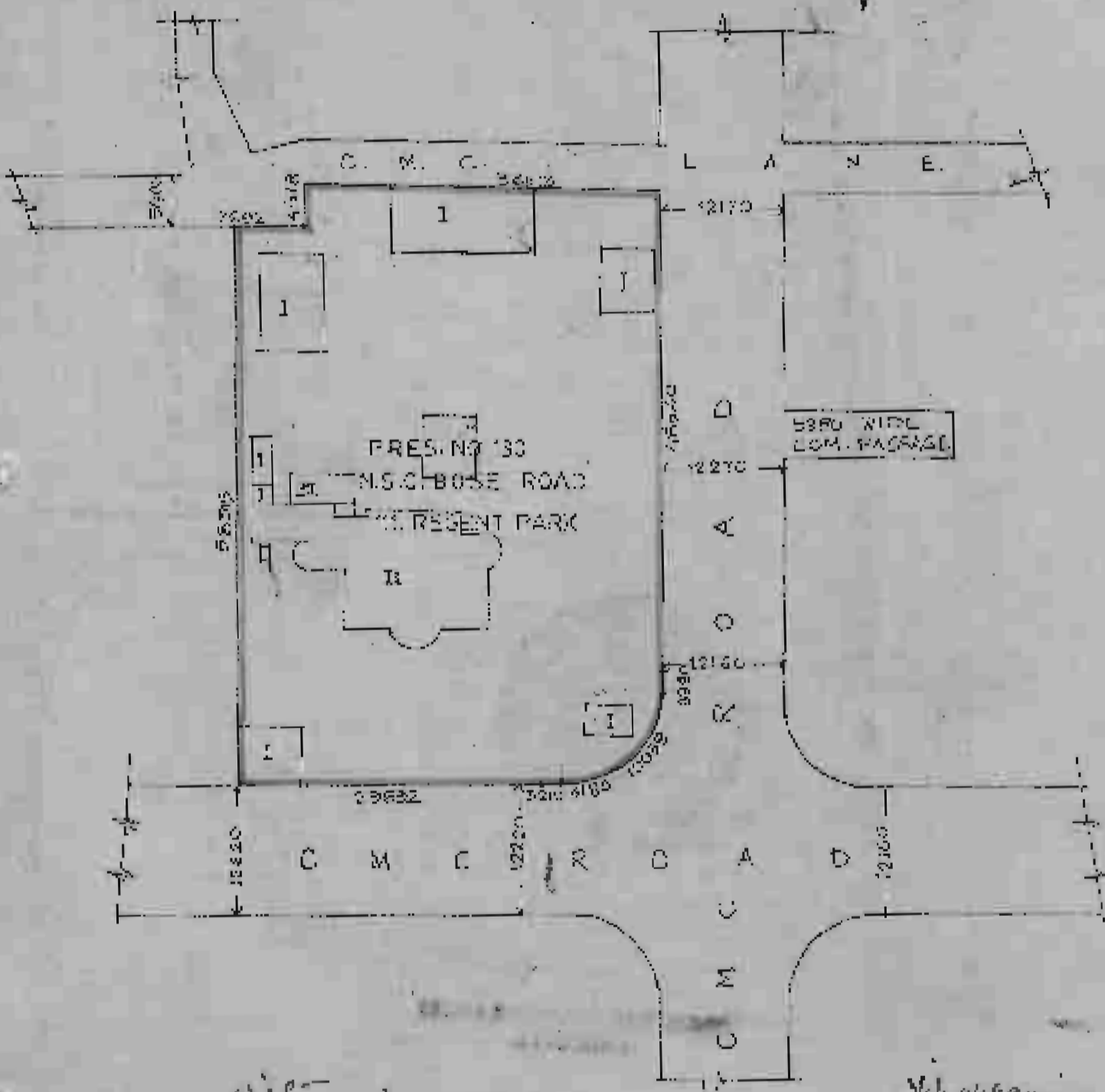
MR. B.K. JAIN,  
SOLICITOR & ADVOCATE,  
6A, KIRAN SHANKAR ROY ROAD,  
CALCUTTA - 700 001.



# SITE PLAN OF PRES. NO 130 N.S.C. BOSE ROAD

AREA OF LAND - 40 X 4 CH, 0SFT (2693.3M<sup>2</sup>)

SCALE - 1:600



Witness:  
Shyamal Kumar Ray  
Association

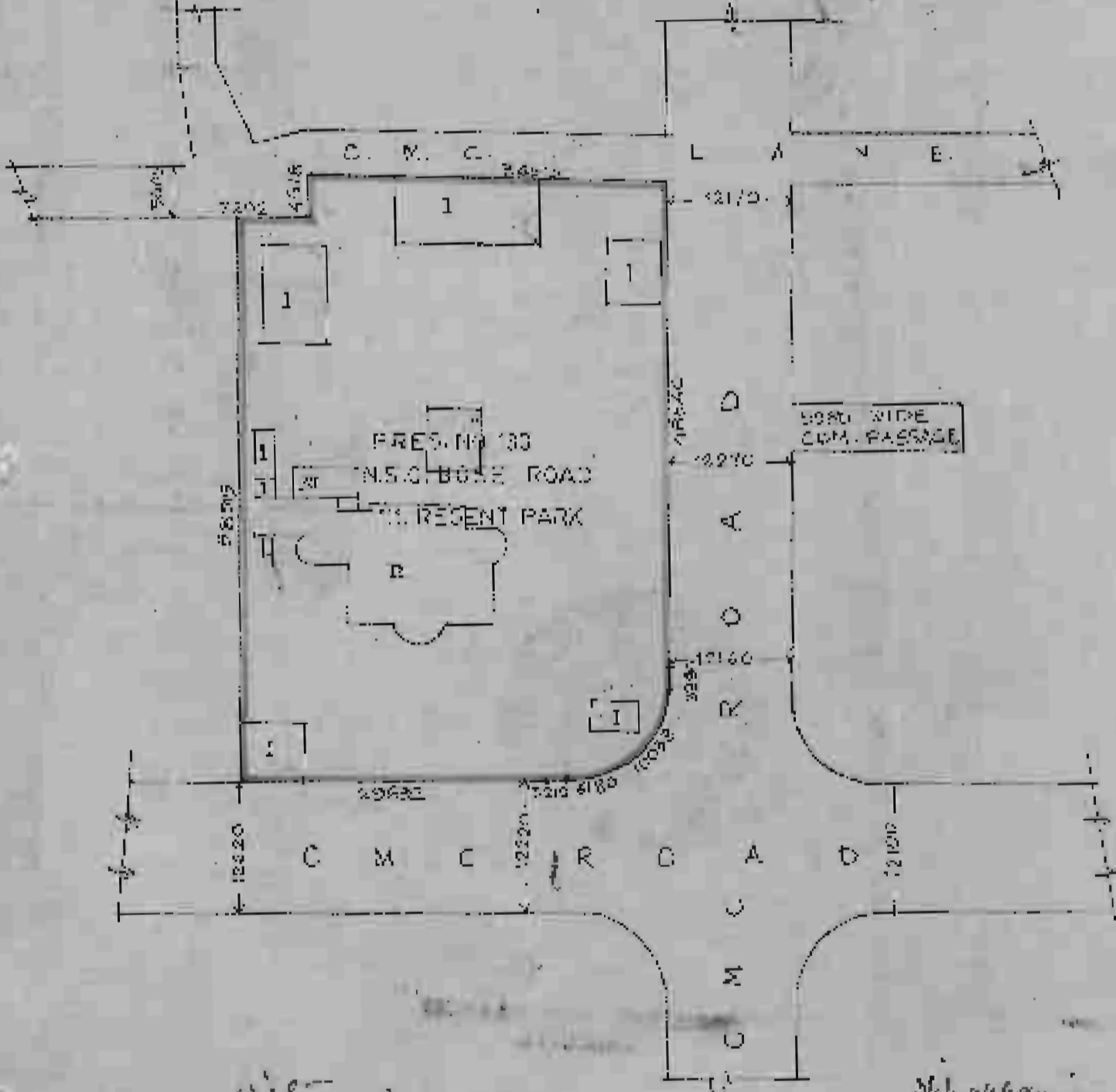
Sharananjan Saha  
SIGNATURE OF VENDOR

*Handwritten signature and date:*  
8/2/93

# SITE PLAN OF PRES. NO 130 N.S.C. BOSE ROAD

AREA OF LAND - 40X, 4 CH, DSFT (2693.3M<sup>2</sup>)

SCALE - 1:600



Witness:  
Shyamal Kumar Ray  
Advocate

Niharajan Saha  
SIGNATURE OF VENDOR

*(Handwritten signature and stamp)*  
S=11/13