

42 30 ————— 368 / 3000Rs.



3000 रु.

Rs 3000

तीन हजार रुपये THREE THOUSAND RUPEES

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Faint, mostly illegible text from the stamp's reverse side.

Handwritten: 70510
GENERAL OF ASSURANCE
CALCUTTA

Handwritten: 15/3/93

DATED THIS 5 DAY OF MARCH, 1993.

Handwritten: D.T.E. Product

BETWEEN

SRI ASHOKE RANJAN GHOSH.....Vendor.

AND

MESSRS MEGHA ENCLAVE PRIVATE LTD., Purchaser.

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14-
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5147

=====
// INDENTURE OF CONVEYANCE //
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Faint handwritten notes and signatures at the bottom of the page.



DATED THIS ^{5th} DAY OF MARCH, 1993.



BETWEEN

SRI ASHOKE RAVJAN CHOLH.....Vendor.

AND

MESRS NAGRA ENCLAVE PRIVATE LTD..,Purchaser.



INDENTURE OF CONVEYANCE



21183

B. K. JAIN

SOICIAIT & ADVOCATE

4, Miran Shastri, Roy Road

Calcutta

3-3-53

3

26c 75000/-

1c	1000/-
1c	5000/-
1c	2000/-
1c	1000/-
<hr/>	
1c	79800/-



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GOVERNMENT OF ASSAM
CALCUTTA 15/3/53



DATED THIS 5th DAY OF MARCH, 1993.
 ~~~~~

BETWEEN

SRI ASHOK RANJAN CHOSH.....Vendor.

AND

MESSRS MEGHA ENCLAVE PRIVATE LTD., Purchaser.

~~~~~  
 /// INDENTURE OF CONVEYANCE ///
 ~~~~~

21185

**B. K. JAIN**

Solicitor & Advocate

1, Kiran Shankar Roy Hall

Calcutta

3-3-93

53

260 781224  
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 12 5224  
 12 2004  
 12 1004  
 798124



REGISTRAR OF ASSURANCE  
 CALCUTTA 15/3/93

*[Handwritten signature]*



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



BETWEEN

SRI ANHOKI RAMJAN CHAND.....Vendor.

AND

MESSRS. NEHA ENCLAVE PRIVATE LTD...Purchaser.



IN WITNESS WHEREOF THE SIGNATURES OF CONVEYANCE 1/1



DEPARTMENT OF ASSURANCE  
CALCUTTA 15/3/53

*[Handwritten signature]*



26-78621  
10221  
1025  
1022  
1021  
79802

3-3-93

*[Faded official stamp and text, including the name H. R. JAIN]*

21183





DATED THIS <sup>5<sup>th</sup></sup> DAY OF MARCH, 1999.

BETWEEN

SHI. ASHOK BAIJAN CHOUH. Vendor.

AND

MESTRA NISHA SHIVANI PRIVATE LTD., Purchaser.

REGISTERED OFFICE OF CONVEYANCE  
 1177

21183

**B. K. JAIN**

Sektor. & Asst. Secy  
a. Dhan Singh Das Roy Road  
Calcutta-1

3.3.53

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| 1     | 1225   |
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| <hr/> |        |
|       | 122864 |



*[Signature]*  
**SECRETARY OF ASSURANCE**  
CALCUTTA 15/3/53

3000Rs.



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

=====  
=====

BETWEEN

SRI ASHOKE RANJAN GHOSH...Vendor.

AND

MESSRS MEGHA ENCLAVE PRIVATE LTD....Purchaser.

INDENTURE OF CONVEYANCE  
=====

REGISTER OF ASSURANCE  
CALCUTTA 15/3/59

*[Handwritten signature]*



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3-3-93

*[Handwritten mark]*

B. K. JAIN  
 SOLICITOR & ADVOCATE  
 8, Green Street, Calcutta

2183

3000Rs.



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

=====

BETWEEN

SRI ASHOKE RANJAN GHOSH, ..Vendor.

AND

MESSRS MEGHA ENCLAVE PRIVATE LTD, ..Purchaser.

INDENTURE OF CONVEYANCE

=====

21185

**B. K. JAIN**

Solicitor & Advocate

C. Kiran Shankar Roy Road

Calcutta-1

3

3-3-93

260 78000  
100 1000  
100 500  
100 200  
100 100  
100 100  
79800



REGISTRAR OF ASSURANCES  
CALCUTTA 15/8/93



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

BETWEEN

SRI ASHOK BANJAN GHOSH...Vendor.

AND

MESRS MECHA ENCLAVE PRIVATE LTD...Purchaser.

INDENTURE OF CONVEYANCE

21183

**B. K. JAIN**

Solicitor Advocate

W. 21st Street, Royapuram

Calcutta-1.

3-3-93

5

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| 10  | 100   |
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*[Handwritten Signature]*

REGISTRAR OF ASSURANCES  
CALCUTTA. 15/3/93





DATED THIS 5th DAY OF MARCH, 1993.  
 ~~~~~

BETWEEN

SRI ASHOK RAMJAN SHUKLA...Vendor.

AND

MESSES NISHA ENCLAVE PRIVATE LTD...Purchaser.

THE INDENTURE OF CONVEYANCE
 ~~~~~

21183

**B. K. JAIN**

SOLICITOR & ADVOCATE

1, Kiran Shakti Raj Road

Calcutta

3-3-83

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*See*  
**REGISTRAR OF ASSURANCE**  
**CALCUTTA 15/3/83**



DATED THIS 5<sup>th</sup> DAY OF MARCH, 1993.  
 ~~~~~

BETWEEN

SHRI ANURAG BANJARI CHOHAN...Vendor.

AND

MESSES NIGHA ENCLAVE ESTATE LTD...Purchaser.

THE INDENTURE OF CONVEYANCE
 ~~~~~

REVENUE DEPARTMENT  
MADRAS  
15/3/83



260 78072  
10000  
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1000  
79800

3-3-95  
B. K. JAIN  
Solicitor & Advocate  
No. 10, near Roy Road  
Chennai-1



DATED THE 5th DAY OF MARCH, 1999.

BETWEEN

SHRI ANAND RAMJIJI SINGH, Vendor.

AND

MRS. KUNJA SINGHANI PRIVATE LTD., Purchaser.

IN WITNESS WHEREOF, THE SIGNATURES OF THE PARTIES TO THIS INSTRUMENT OF CONVEYANCE BE

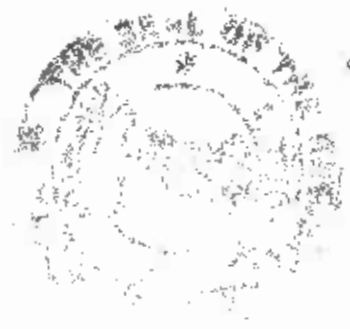
21183

**B. K. JAIN**  
 Solicitor & Advocate  
 S. Kiran Prasad Roy Road  
 Calcutta-1



3-3-93

26c 78000/-  
 1c 1100/-  
 1c 500/-  
 1c 200/-  
 1c 100/-  
 79800/-



Registrar of Assurances  
 Calcutta 15/3/93



21183

**B. K. JAIN**

Solicitor & Advocate

8, Kiran Shankar, Box Road

Calcutta-1

3-3-93

3

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*[Handwritten Signature]*

REGISTRAR OF ASSURANCE  
CALCUTTA 15/3/93





DATED THIS 5<sup>th</sup> DAY OF MARCH, 1993.  
 =====

BETWEEN

SRI ASHOKI RANJAN GHOSH...Vendor.

AND

MESSRS MECHA ENCLAVE PRIVATE LTD.  
 ...Purchaser.

IN WITNESS WHEREOF I HAVE SIGNED AND SEALED THIS INSTRUMENT OF CONVEYANCE  
 =====

21183

**B. K. JAIN**  
Solicitor & Advocate  
G. Kiran Shanker Ray Road  
Calcutta

3-3-93

*[Handwritten mark]*

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| 79800 |       |



*[Signature]*  
REGISTRAR OF ASSURANCES  
CALCUTTA. 15/3/93



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

BETWEEN

SRI ASHOK BANJAN THOSH... Vendor.

AND

MRS. M. S. MOHA ENCLAVE PRIVATE LTD.  
... Purchaser.

IN WITNESS WHEREOF, THE PARTIES HAVE SIGNED AND SEALED THESE INSTRUMENTS OF CONVEYANCE

TEMPORARY OF ASSURANCE  
CALCUTTA 15/3/33

*[Handwritten signature]*



260 781221  
1000 1000  
500 500  
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100 100  
798122

3-3-93



**B. K. JAIN**  
Sole Agent & Advocate  
of K. B. Shankar Roy Esq.  
Calcutta-1.

2118

3000Rs.



DATED THIS 5<sup>th</sup> DAY OF MARCH, 1993.  
 ~~~~~

BETWEEN

SRI ANHOKI RANJAN SHOM...Vendor.

AND

SHREE MOCHA KHILASH PRIVATE LTD.
 ...Purchaser.

IN WITNESS WHEREOF BY CONVEYANCE
 ~~~~~

21183

**B. K. JAIN**

Solicitor & Advocate

16, Siran Sh. Rd., Box Road

Calcutta

9

3-3-93

200 78020

10 1000

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10 2000

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79867



*[Handwritten Signature]*

SECRETARY OF ASSURANCE

Calcutta, 15/3/93



DATED THIS <sup>5<sup>th</sup></sup> DAY OF MARCH, 1993.  
 ~~~~~

BETWEEN

SH. ANAND BANJAN SHUKLA...Vendor.

AND

SHRI MISHA ENCLAVE PRIVATE LTD.
 ...Purchaser.

IN PRESENCE OF CONVEYANCE
 ~~~~~

RECEIVED OF ASSURANCE  
15/3/53



29862  
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3-3-93

**B. K. LAIN**  
SOLICITOR & ADVOCATE  
KUALA LUMPUR

21183



3000Rs.



DATED THIS <sup>5th</sup> DAY OF MARCH, 1923.

BETWEEN

SRI ANGEEL RAJAS SINGH...Vendor.

AND

SHREE MOHA ENCLAVE PRIVATE LTD.  
...Purchaser.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL  
AT MUMBAI ON THIS 5th DAY OF MARCH, 1923.

21183

**B. K. JAIN**  
Solicitor & Advocate  
8, Kiron Shankar Roy Road  
Calcutta

3-3-93

2

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*[Handwritten Signature]*

REGISTRAR OF ASSURANCES  
CALCUTTA. 15/3/53

3000Rs.



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

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BETWEEN

SRI ASHOKE RANJAN GHOSH...Vendor.

AND

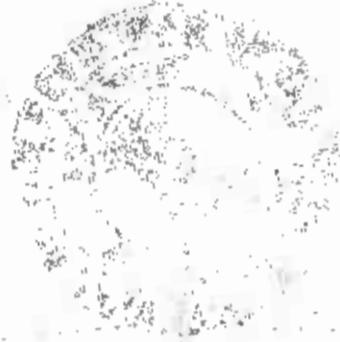
MESSRS MEGHA ENCLAVE PRIVATE LTD...Purchaser.

INDENTURE OF CONVEYANCE

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15/3/93  
OFFICE OF ASSURANCE

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79827

3-3-93

*[Handwritten mark]*  
B. K. JAIN  
Sole Agent & Advisor  
Shree Shree Boy Road  
Campani

21183



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



BETWEEN

SRI ACHOKE RANJAN CHOSH...Vendor.

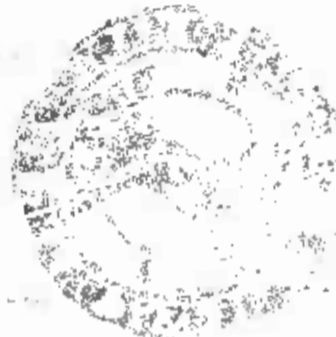
AND

MESSRS NECHA ENCLAVE PRIVATE LTD...Purchaser.

INDENTURE OF CONVEYANCE

15/3/83  
DEPARTMENT OF ASSESSMENT  
CALCUTTA

*[Handwritten signature]*



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3-3-93  
B K JAIN  
Solicitor & Advocate  
Kiran Sharma  
21183

3000Rs.



DATED THIS *5th* DAY OF MARCH, 1983.

BETWEEN

SRI ASHOKE RANJAN GHOSH...Vendor.

AND

MESSRS MEGHA ENCLAVE PRIVATE LTD...Purchaser.

INDENTURE OF CONVEYANCE

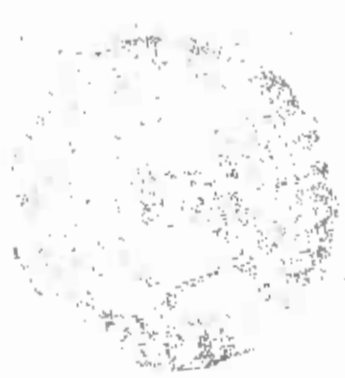
21183

**B. K. JAIN**

Solicitor & Advocate  
Kiran Shankar Road  
Calcutta

3-3-53

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|       | 79800 |



*[Handwritten signature]*

RECEIVED 15/3/53





DATED THIS <sup>5<sup>th</sup></sup> DAY OF MARCH, 1993.  
 ~~~~~

BETWEEN

SRI ASHOK BANJAN CHOWH...Vendor.

AND

MESSE MECHA ENCLAVE PRIVATE LTD....Purchaser.

THE INSTRUMENTS OF CONVEYANCE
 ~~~~~

2183

**B. K. JAIN**

Solicitor & Advocate

Kiran Chandra Roy Road

Calcutta-1.

3-3-93



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*Jee*

GENERAL ASSURANCE  
CALCUTTA 15/3/53



DATED THE <sup>5th</sup> DAY OF MARCH, 1993.

BETWEEN

SRI ASHOK BANJAN GUPTA...Vendor.

AND

MESSES VIGNA CELLULOSE PRIVATE LTD....Purchaser.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SUBSCRIBED AND SIGNED THESE INSTRUMENTS OF CONVEYANCE THIS 5th DAY OF MARCH 1993.



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

=====

BETWEEN

SRI ASHOKE RANJAN GHOSH..Vendor.

AND

MESSRS MEGHA ENCLAVE PVT. LTD., Purchaser.

INDENTURE OF CONVEYANCE  
=====

21183

**B. K. JAIN**

Solicitor & Advocate

Kiran Shankar Roy Roy  
Calcutta

Director, Calcutta

Calcutta

5

3-3-93

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|       | 79800 |



*Jain*

REGISTRAR OF ASSURANCES  
CALCUTTA. 15/3/93



DATED THIS 5<sup>th</sup> DAY OF MARCH, 1993.  
=====

BETWEEN

SRI ASHOKI RANJAN GHOSH., Vendor.

AND

MESSRS MEGHA ENCLAVE PVT. LTD., Purchaser.

INDENTURE OF CONVEYANCE  
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15/3/93  
REGISTER OF ASSURANCE

*[Handwritten signature]*



260 782221  
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10 1021  
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3-3-93  
B.K. JAIN  
Solicitor & Advocate  
KARAN SHERKAT NO. 1008  
21183



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

BETWEEN

SRI ASHOKI BANJAN GHOSH., Vendor.

AND

MESSRS MECHA ENCLAVE PVT. LTD., Purchaser.

THE INDENTURE OF CONVEYANCE



21183

**D.K. JAIN**

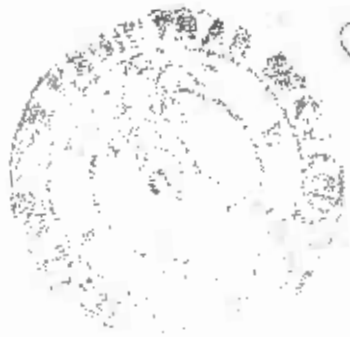
Solicitor & Advocate

Shri. N. K. Roy Road



3-3-97

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*[Handwritten Signature]*

MANAGER OF ASSURANCE  
CALCUTTA. 15/3/97



DATED THIS 5<sup>th</sup> DAY OF MARCH, 1993.  
 ~~~~~

BETWEEN

SRI ASHOK RAMJAN CHOSH., Vendor.

AND

MESSES MEENA ENCLAVE PVT. LTD., Purchaser.

IN WITNESS WHEREOF THE SIGNATURES OF CONVEYANCE
 ~~~~~

21183

**B. K. IAIN**

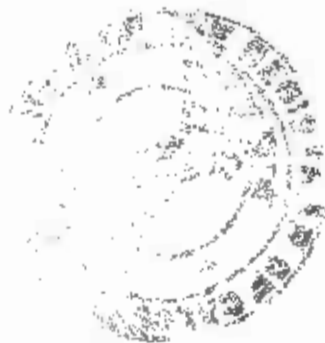
Solicitor & Advocate

4 Kuan Shikar Roy Road

Calcutta

3-3-93

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| 100   | 500.00 |
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|       | 798.00 |



*Jee*

OFFICE OF ASSURANCE  
CALCUTTA 15/3/77



DATED THIS 5<sup>th</sup> DAY OF MARCH, 1993.  
=O=O=O=O=O=O=O=O=O=O=O=O=O=O=O=O=O=O=O=O=O=O=

BETWEEN

SRI ASHOKE RANJAN GHOSH...Vendor.

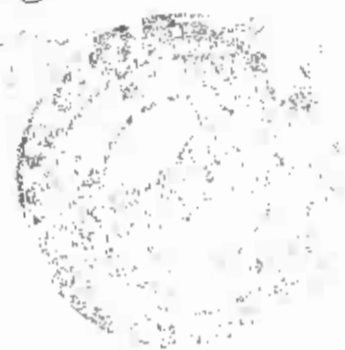
AND

MESSRS MEGHA ENCLAVE PVT. LTD..Purchaser.

INDENTURE OF CONVEYANCE  
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REGISTRAR OF ASSURANCE  
CALCUTTA 15/3/53

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| 7822  | 260 |

3-3-93

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**K JAIN**  
Solicitor & Advocate  
a Kiran Shankar Roy

21183



DATED THIS 5<sup>th</sup> DAY OF MARCH, 1993.  
=====

BETWEEN

SRI ASHOKE RANJAN GHOSH... Vendor.

AND

MESSRS MEGHA ENCLAVE PVT. LTD.. Purchaser.

▣▣▣ INDENTURE OF CONVEYANCE ▣▣▣  
=====

15/3/23  
MEMBER OF ASSURANCE

*[Handwritten signature]*



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2-3-93  
B K JAIN  
Advocate & Solicitor  
Khan Shaukat Roy Road  
Calcutta-1  
21183



DATED THIS <sup>5<sup>th</sup></sup> DAY OF MARCH, 1993.  
 ~~~~~

BETWEEN

SRI ASHOK RANJAN CHOSH, Vendor.

AND

MESSRS NEHA ENCLAVE EYE, LTD., Purchaser.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL
 ~~~~~



21183

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
**B. K. JAIN**  
 Solicitor & Advocate  
 1, Kiran Shankar Roy Road  
 Calcutta-1

3-3-93

3

|       |          |
|-------|----------|
| 26C   | 78.000/- |
| 1c    | 1000/-   |
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| 1c    | 200/-    |
| 1c    | 100/-    |
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|       | 79.800/- |



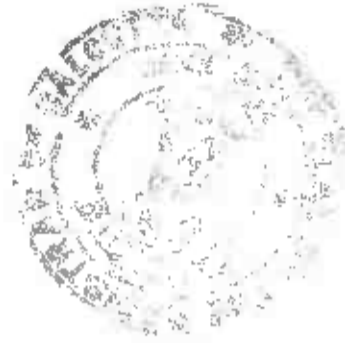
*[Handwritten Signature]*

NOTARY OF ASSURANCE  
 CALCUTTA, 15/3/93

THIS INDENTURE OF CONVEYANCE made this 5<sup>th</sup> day of March, One thousand nine hundred and ninety - three BETWEEN SRI ASHOKE RANJAN GHOSH, son of Late Manoranjan Ghosh, by faith - Hindu, by Occupation - Business, residing at No. 1, N. C. Ghosh Road, P.O. 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 MESSRS. MEGHA ENCLAVE PVT. LTD., a Company incorporated under the Companies Act, 1956 having its Registered Office at No. 1, Netaji Subhas Road 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 successor or successors in office and/or assigns) of the OTHER PART :

*Ashoke Ranjan Ghosh*

15/3/53  
DIRECTOR OF ASSURANCE  
CALCUTTA



WHEREAS One Shrimati Rama Devi Murarka Wife of Sri Basantlal 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. 19 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 Jatendra Kumar Mukherjee ;

AND WHEREAS in the premises aforesaid, the said Shri Jatendra 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 - 700 040 ;

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. 36, Pages 257 to 264, Being No. 3415 for the year 1959 at the Office of the Sub-Registrar Alipore, Behala, the said Shri 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 Probhat Ranjan Ghosh and Sri Asit Ranjan Ghosh all sons of Late Jatindranath Ghosh **A N D** Sri Manas Ranjan Ghosh, Sri Nisit 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, hereinafter referred to as the "said property" ;

*Ashoke ranjan Ghosh*



*[Handwritten signature]*  
DIRECTOR OF ASSURANCE  
MADHYA PRADESH, 15/3/53

**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), Tollygunge, Calcutta, morefully described in the Schedule hereunder written and also shown and delineated in RED borders in the Map or Plan annexed hereto 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. 7289 for the year 1968 at the Office of the Sub-Registrar, Alipore, 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 Khagendra 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, 1968 and expiring on the 31st December, 1989 ;

**AND WHEREAS** the said Lessee Sri Khagendra Kumar Neogi died on or about the 5th August, 1984, 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 Khagendra 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 sub-let "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 ;

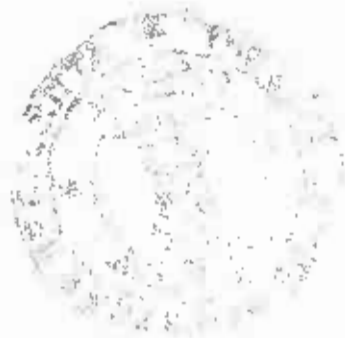
**AND WHEREAS** the Vendor abovenamed is seized and possessed of and/or well and sufficiently entitled to as absolute Owner in respect of undivided 1/10th share of the said land and premises No. 130, Netaji Subhas Chandra Bose Road, ( also known as 111, Regent Park ), Calcutta ;

**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, lispens, claims, demands, liabilities and trusts whatsoever, save and except the tenancy right of the said M/s. Evergreen

*Asoke Roy*

15/3/53  
OFFICE OF ASSURANCE  
COMMERCIAL

*[Handwritten signature]*



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 Sri Lalit Kumar Prahladka of No. 4/5, Singhi Bagan Lane, 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 Sri Lalit Kumar Prahladka or his nominee or nominees ;

**AND WHEREAS** the said Sri Lalit Kumar Prahladka duly nominated M/s. Megha Enclave Pvt. Ltd., the purchaser abovenamed as his 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 abovenamed 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, dispendens, claims, demands, liabilities, attachments, trusts, acquisitions, requisitions and alignments whatsoever, but subject to the tenancy right of the Tenant abovenamed, 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 admits and acknowledges and of and from the same and every part thereof acquit, release and discharge

*Asek Roychowdhary*



REGISTRY OF ASSURANCE  
GALCUTTA 15/3/83

*[Handwritten signature]*



the Purchaser as also the premises hereby conveyed and transferred) the Vendor doth 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 abovenamed **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. 130, Netaji Subhas Chandra Bose Road, ( also known as No. 111, Regent Park ), Tollygunge, in the town of Calcutta, morefully 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 HOWSOEVER OTHERWISE** the "said undivided share or interest in the said property" or any part thereof now are 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 thereunto 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, pattahs, 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

*Asok Ranjan Ghose*

SECRETAR OF ASSURANCE  
CALCUTTA, 15/3/83

*[Handwritten signature]*



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

AND THE VENDOR doth 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 of conditions use trust or thing whatsoever to alter defect 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 interest 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

*Ashokraj Singh*



*[Handwritten signature]*  
SECRETARY OF ASSURANCE  
MARCH 15/3/33

person or persons whomsoever, lawfully or equitably or rightfully claiming any estate or interest or right as 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- 700 040 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 Estate 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 acquisition 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, 1978 for the Vendor to grant transfer convey sell assign 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 ;

*Ashu Ranjan Ghosh*



*lee*  
REGISTRAR OF ASSURANCES  
CALCUTTA. 15/3/23

## THE SCHEDULE ABOVE REFERRED TO :

*Alone*  
 ALL THAT <sup>undivided 1/10<sup>th</sup> share of</sup> piece or parcel or plot of revenue re-  
 deemed land containing by measurement an area of 40 (forty)  
 cottahs (on actual measurement 40 cottahs 4 chattaks) 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 Touzi  
 No. 151, Chota Hudda, Mouza - Shibpore, Parganas Khaspur,  
 P.S. Sadar Tollygunge, Now Jadavpur and Registry Office at  
 Alipore and butted 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 ), 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. 129, N.S.C. Bose Road,  
 ( also known as No. 116, Regent  
 Park ), Calcutta.

*Asokarajen Khan*



GENERAL ASSURANCE  
CALCUTTA, 15/3/93

*[Handwritten signature]*



K

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 abovenamed at ##

Calcutta in the presence of:##

*Asish Ranjan Ghose*

*Shyamal Kumar Ray*  
*Advocate*

*51, A.M. Ghosh Road,*  
*Under Bridge, 24 Panna (S).*

*Biswajit*  
*G.U.S. Boy Road.*  
*Calcutta.*

REPUBLIC OF ASSAM  
GALCHIN, 15/3/53

*[Handwritten signature]*



RECEIVED of and from the Withinnamed 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**  
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|     |                                                                                                                                                   |                         |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| (a) | By Pay Order No.001385 dated 12.07.91 issued by Central Bank of India, Singhi Bagan Chittaranjan Avenue Branch, Calcutta, in favour of the Vendor | Rs.1,00,000.00          |
| (b) | By Cheque No.042863 dated 14.12.92 drawn on Central Bank of India, Singhi Bagan Chittaranjan Avenue Branch, Calcutta, in favour of the Vendor     | Rs.1,00,000.00          |
| (c) | By Cheque No.042869 dated 26.02.93 drawn on Central Bank of India, Singhi Bagan Chittaranjan Avenue Branch, Calcutta, in favour of the Vendor     | Rs.1,00,000.00          |
| (d) | By Pay Order No.002282 dated 02.03.93 issued by Central Bank of India, Singhi Bagan Chittaranjan Avenue Branch, Calcutta, in favour of the Vendor | Rs.1,50,000.00          |
| (e) | By Cash paid to Vendor                                                                                                                            | Rs. 10,000.00           |
|     |                                                                                                                                                   | =====                   |
|     | Total :                                                                                                                                           | Rs.4,60,000.00<br>===== |

(TOTAL RUPEES FOUR LACS AND SIXTY THOUSAND ONLY).

Witnesses :-

*Asoke ranjan Ghosh*

*Shyamal Kumar Ray*  
Advocate.

*Biswajyoti*

1870

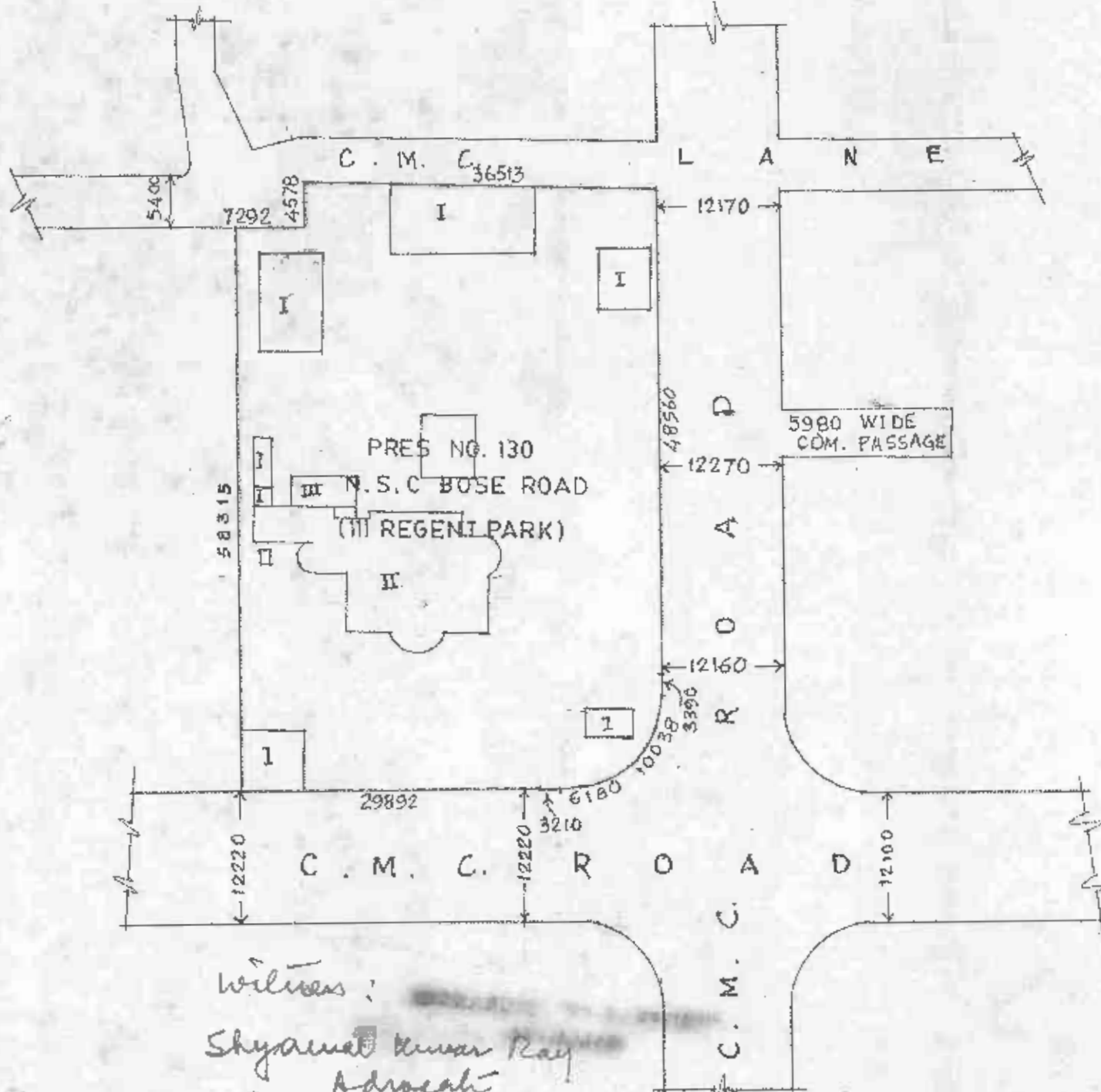


1870

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

AREA OF LAND - 40K,4CH,0SET. (2693.3M<sup>2</sup>)

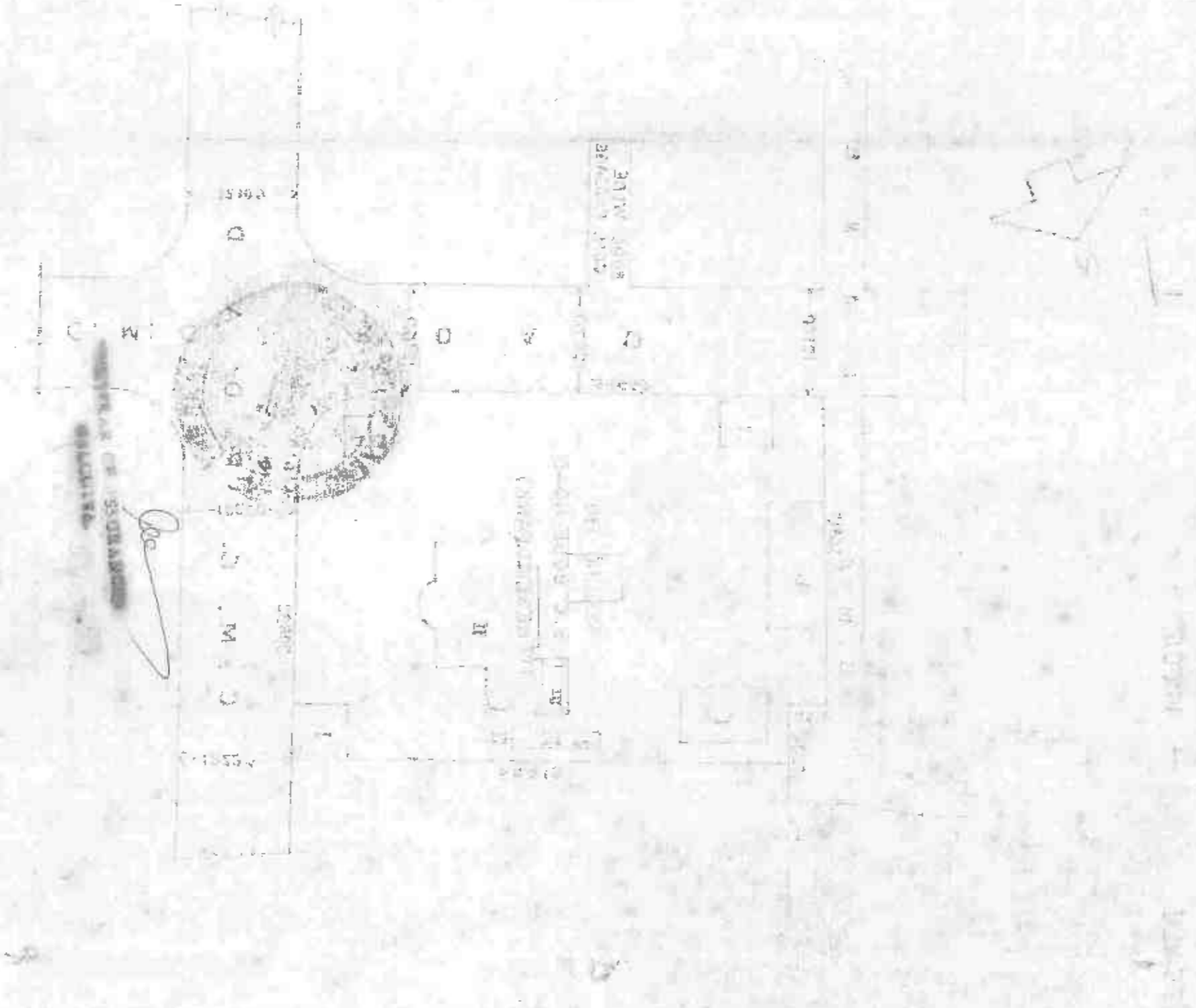
SCALE - 1:600



Witness:  
Shyamal Kumar Ray  
Advocate  
Bandyopadhyay

Asok Ranjan Saha  
SIGNATURE OF VENDOR

SECTION OF AREA



SECTION OF AREA

SECTION OF AREA