



29.3.93
 70470
 9200
 71670

CENTRAL OF ASSURANCE
 CALCUTTA
 29/3/93

70470
 9200
 71670
 Deal + Profit

DATED THIS DAY OF MARCH, 1993.

BETWEEN
SRI SAMIR RANJAN GHOSH... Vendor,
 AND
MESSRS MECHA ENCLAVE PRIVATE LTD... Purchaser.

A 5049
 31 55
 25 61
 5154

=====
 INSTRUMENT OF CONVEYANCE
 =====

A 5049
 31 55
 25 61
 5154

500000

30000 RS.



DATED THIS 27th DAY OF MARCH, 1993.
 श्री सुरेश कुमार

BEHIND

SRI SURESH KUMAR SHARMA.....Vendor.

AND

REKHA MALHA TRILALVE PRIVATE LTD....Purchaser.

श्री सुरेश कुमार
 श्री सुरेश कुमार
 श्री सुरेश कुमार

श्री सुरेश कुमार
 श्री सुरेश कुमार

3000 RS.



DATED THIS 17th DAY OF MARCH, 1993.
 अत्रोक्तदिनांक-०३-०३-१९९३ को

दिवस
 श्री. बाली नारायण मोदी... Vendor.

AND

REKHA TETRA TETRA PRIVATE LTD., Panthapur.

अत्रोक्तदिनांक-०३-०३-१९९३ को
 श्री. बाली नारायण मोदी...
 अत्रोक्तदिनांक-०३-०३-१९९३ को

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B. J. MAIN

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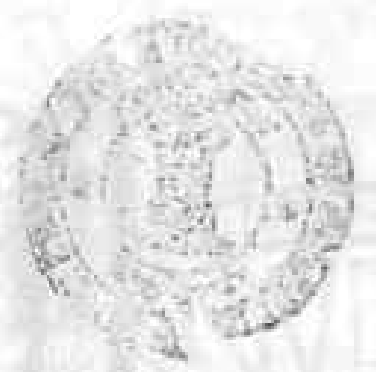
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28000



STAMP OF ASSOCIATION
MUMBAI

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3000RS.



DATED THIS 25th DAY OF MARCH, 1993.
 भारतीय रिजर्व बैंक

BETWEEN

SHI BAWIS BARTAR SINGH.....Vendor

AND

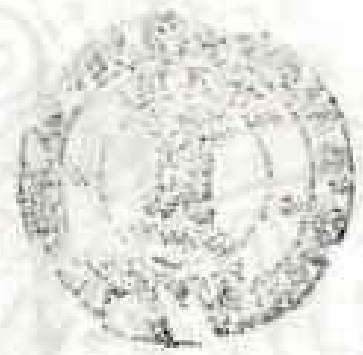
RESERVE BANK OF INDIA PRIVATE LIMITED.....Purchaser.

भारतीय रिजर्व बैंक

THE RESERVE BANK OF INDIA

भारतीय रिजर्व बैंक

भारतीय रिजर्व बैंक



UNIVERSITY OF ASTORIA
MAINE

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MAIN



DATED THIS *29th* DAY OF MARCH, 1993.



BETWEEN

SRI SAMIR RANJAN GHOSH,..Vendor.

AND

MESSRS MEGHA ENCLAVE PVT. LTD.,..Purchaser.

INDENTURE OF CONVEYANCE



22.9.18

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D.K. JAIN

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when

Private Estimates

Number

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at

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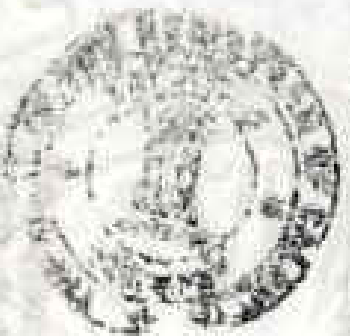
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PRINTED AT THE
PUBLISHER'S

3000RS



DATED THIS 29th DAY OF MARCH, 1993.
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BETWEEN

SRI SAVIR RAJANI GROH, . . Vendor,

AND

MESSRS MOCHA ENCLAVE PVT. LTD., . . Purchaser,

INDEMNITY OF CONFORMANCE
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B.V. MAIN

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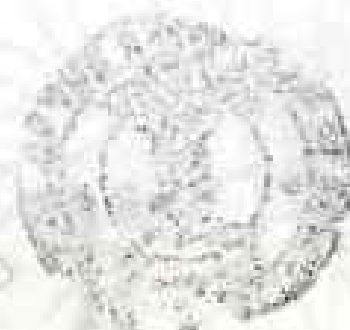
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26.9.18



CELLS OF AGRAAR
PALATRA

3000Rs.



DATE THIS DAY OF MARCH, 1991.

RECEIVED

ALL BANK EXCHANGE OFFICE, Number.

AND

RESERVE BANK OF INDIA, LTD., Purchase.

THE TREASURY OF COMMERCE IN

RESERVE BANK OF INDIA

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MINISTRY OF AGRICULTURE
GOVERNMENT OF INDIA

3000 Rs



DATE THIS 29th DAY OF MARCH, 1993.
 तिथि 29 मार्च 1993

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RECEIVED PARTIAL PAYMENT • Number •

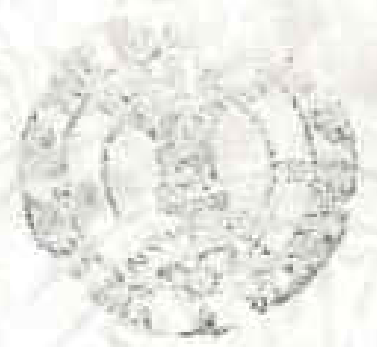
AND

RECEIVED FULL PAYMENT • P.P. • P.D. • Purchase •

THE TREASURER OF COMMERCE
 भारतीय वाणिज्य विभाग

RECEIVED

INDUSTRIAL
TECHNOLOGY



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DATED THIS 29th DAY OF MARCH, 1993.

BETWEEN

SRI SAMIR RANJAN GHOSH...Vendor.

AND

MESSRS MEGHA ENCLAVE PVT. LTD...Purchaser.

INDENTURE OF CONVEYANCE

22/11/18

1. 20/11/2018
2. 21/11/2018
3. 22/11/2018
4. 23/11/2018
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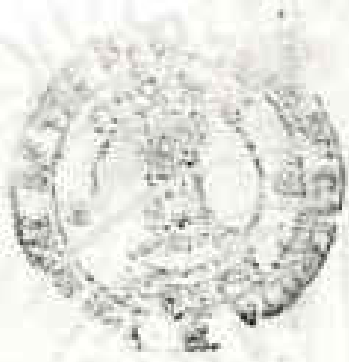
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2/2/18



ARTICLE OF ASTROPHYSICAL
CHARACTER.

3000Rs



DATED THIS ^{29th} DAY OF MARCH, 1993.

BETWEEN

SRI SAMIR RANJAN GHOSH...Vendor.

AND

MESRS MIGA ENCLAVE PVT. LTD...Purchaser.

INDENTURE OF CONVEYANCE

3000 Rs.



DATED THIS 21st DAY OF MARCH, 1993.
 भारतीय रिज़र्व बैंक का मुद्रा

भारत

श्री शक्ति राजत घोषि...Vendor.

AND

श्री श्री मेधा इन्क्वा प्रै. लि.Purchaser.

THE TREASURER OF COMPTROLLER (M)
 भारतीय रिज़र्व बैंक का मुद्रा

2/2/22

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P.K. [unclear]

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2-13-17

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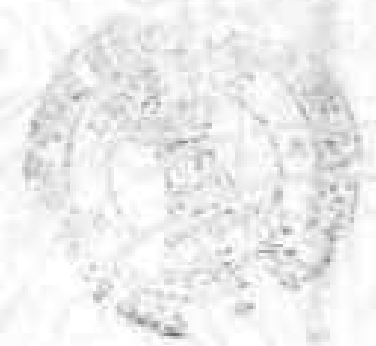
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UNIVERSITY OF ASTORIA
ASTORIA, OREGON

3000Rs.



3000 रु. का
 बैंक नोट
 21/11/2011
 21/11/2011

DATED THIS 21ST DAY OF MARCH, 1993.
 भारतीय रिज़र्व बैंक



भारत

श्री राजेश कुमार शर्मा, वेन्डर.

AND

श्री राजेश कुमार शर्मा प्रा. लि., बूट, पुरखाना.

THE HONOURABLE COMMISSIONER OF
 REVENUE AND LAND REVENUE DEPARTMENT

22724

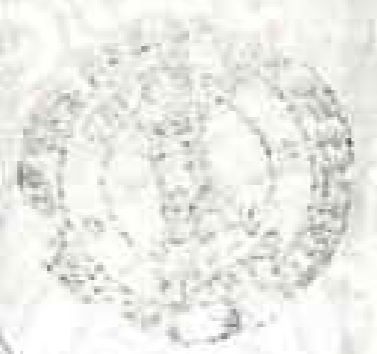
MAIN

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22724



SECTION OF ASTRAGALUS
MACULATUS



22724 1mm

22724 2mm

22724 1mm

22724

3000Rs.



Signature
 DATED THIS *21st* DAY OF MARCH, 1993.
 भारतीय रिज़र्व बैंक

भारत

THE BANKER RAJAS BHOMIA, Varanasi.

AND

THE TREASURY OF INDIA, LTD., Purchase.

THE TREASURY OF INDIA LTD.
 भारतीय रिज़र्व बैंक

भारतीय रिज़र्व बैंक
 भारत

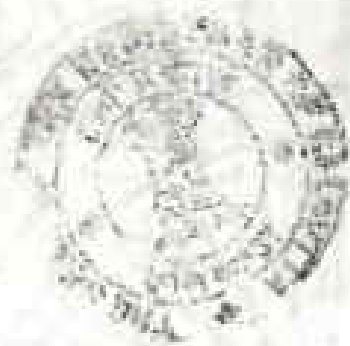
NAME

DATE

CLASS

NO.

Spirita



STATE OF ASSAM
DAKSHIN

26/03/2020

1/20

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10/20



DATED THIS ^{29th} DAY OF MARCH, 1993.

=====

BETWEEN

SRI SAMIR RANTAN GHOSH...Vendor.

AND

MESSRS MEGHA ENCLAVE PVT. LTD...Purchaser.

INDENTURE OF CONVEYANCE

=====



DATED THIS *25th* DAY OF MARCH, 1993.

BETWEEN

SRI GANER RAJAN GHOSH...Vendor.

AND

MESSE MECHA ENCLAVE PVT. LTD....Purchaser.

INDENTURE OF CONVEYANCE

21/11/18

P.K. JAIN

Software Engineering

21/11/18

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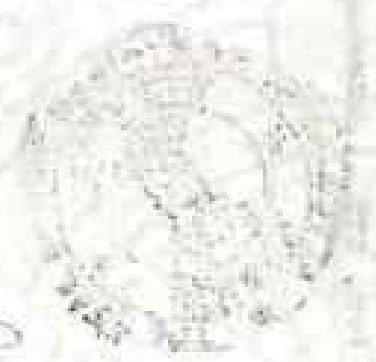
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STRUCTURE ASSURANCE FACILITY



3000 RS.



MAILED THIS *29th* DAY OF JANUARY, 1993.

भारत के डाक विभाग द्वारा जारी किया गया

BETWEEN

DR. SANKAR NARAYAN GADIL...Vendor.

AND

MESSRS MEDIA ENCLAVE PVT. LTD....Purchaser.

THE DIRECTOR OF STAMPS AND
POSTAGE, GOVT. OF INDIA

22/2/18

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20/1/18

19/1/18

OK

22/3/18

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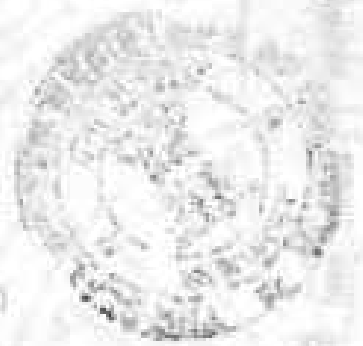
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3000

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UNIT OF AREA
1/10000

3000RS.



DAVED THIS *8.9.08* DAY OF MARCH, 1993.
 अठारहवाँ मार्च १९९३

BETWEEN

MR. HANU BANSHI CHAND, Vendor.

AND

SHRI MOTA SINGH & CO. LTD., Purchaser.

THE SIGNATURE OF CONTRACTOR

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2018
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2018

22

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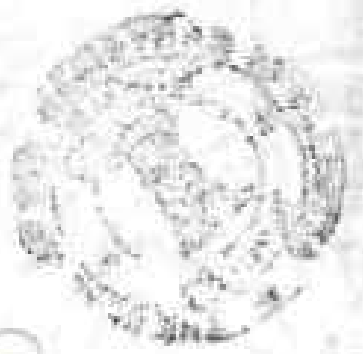
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CELLS OF ASTROCYTES
CALCIFIED

3000Rs.



DATED THIS 29th DAY OF MARCH, 1997.
 मेरे सम्मुख - मेरे सम्मुख
 SEEN
 अमेरिका एजेंट्स प्रा. लि.
 अमेरिका एजेंट्स प्रा. लि. १००... एजेंट्स प्रा. लि.
 अमेरिका एजेंट्स प्रा. लि.
 अमेरिका एजेंट्स प्रा. लि.



DATED THIS *29th* DAY OF MARCH, 1993.
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BETWEEN

SRI SAMIR RANJAN GHOSH...Vendor.

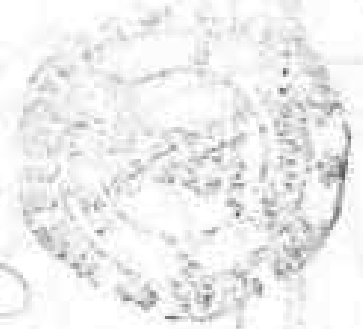
AND

MESSRS MEGHA ENCLAVE PVT. LTD...Purchaser.

III INDENTURE OF CONVEYANCE III
 =O=

STATE OF ARIZONA
COUNTY OF MARICOPA

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STATE OF ARIZONA
COUNTY OF MARICOPA

28th

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27th
28th
29th
30th
31st

11/11/13

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11/11/13

11/11/13

11/11/13

3000Rs.



DATED THIS *21st* DAY OF MARCH, 1993,

BEING

SRI BANER RANJAN CHOI., Vendor.

AND

ISSUES MOHA ENGLAYS PVT. LTD., Purchaser.

THE SIGNATURE OF THE ISSUER

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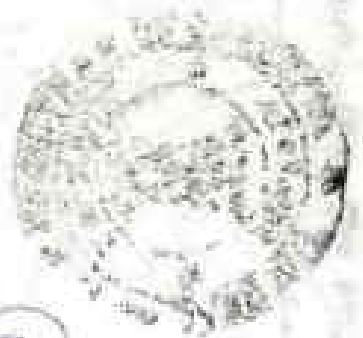


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10000



LIBRARY OF THE
 UNIVERSITY OF SYDNEY

THE UNIVERSITY OF SYDNEY
 LIBRARY

3000RS



29/03
 DATED THIS 29th DAY OF MARCH, 1993.
 मसुदा संख्या: 29/03/93

प्रति

श्री रावेंद्र राजाराम शर्मा, वेणुगुडि.

आदि

एडवोकेट्स एंड सल्लोर्स एम. एल. एडवोकेट्स, पुणे.

THE TREASURER OF COMMERCE DEPT.
 GOVERNMENT OF INDIA

22/12

B. K. JAIN

Secretary to Government
6, Elphinstone Road
Bombay

22/12/83

94

2000 2000 2000

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GOVERNMENT OF MADHYA PRADESH
SECRETARY TO GOVERNMENT

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3000RS



3000 रु.
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3000 रु.
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3000 रु.
3000 रु.
3000 रु.

DATED THIS 22nd DAY OF MARCH, 1993.
 मुद्रित-०११०१०३०२५०३००३००३

अहमद

ONE SAVER SAVINGS ACCOUNT, Vendor's

AND

SAVING BANK ENGLAND NO. 170, Purchasers

IN WITNESS WHEREOF, I have hereunto set my hand and seal at
 BANGALORE this 22nd day of March 1993.

22-18

22-18
Collection of ...
...

or

22-18

22-18

22-18

22-18

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22-18

22-18

3000Rs.



₹ 3000/-

DAVED THIS 29th DAY OF MARCH, 1993.
 २९-३-१९९३

भारतीय

ONE THOUSAND THREE HUNDRED AND NO. VENDORS.

AND

THREE THOUSAND THREE HUNDRED AND NO. PURCHASER.

THE DIRECTOR OF COMMERCE &
 २९-३-१९९३

20914

By J. H. N.

Received from J. H. N.

Amount

20914

20914

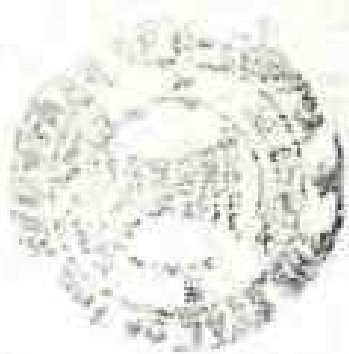
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RECEIVED BY ASSURANCE

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3000Rs.



DATED THIS 29th DAY OF MARCH, 1993.
=O=

BETWEEN

SRI SAMIR RANJAN GHOSH...Vendor.

AND

MESSRS MEGHA ENCLAVE PVT. LTD., Purchaser.

||||| INDENTURE OF CONVEYANCE |||||
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DATE

RECEIVED
SCHOOL OF THE
KING

NAME

ADDRESS

CITY

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SCHOOL OF THE KING



DATED THIS 29th DAY OF MARCH, 1993.

BETWEEN

SRI SAMIR RANJAN GHOSH, Vendor.

AND

MESSRS NEHA ENCLAVE PVT. LTD., Purchaser.

INDENTURE OF CONVEYANCE

Notes

B.K. Jyoti
College of Engineering
Warananagar
Warananagar

Exams Subject
Physics

2013183

20

2000 3000 2000

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2000



SCHEMATIC OF ASSEMBLY
ALCOHOL

500 Rs.



DATED THIS 27th DAY OF MARCH, 1993.

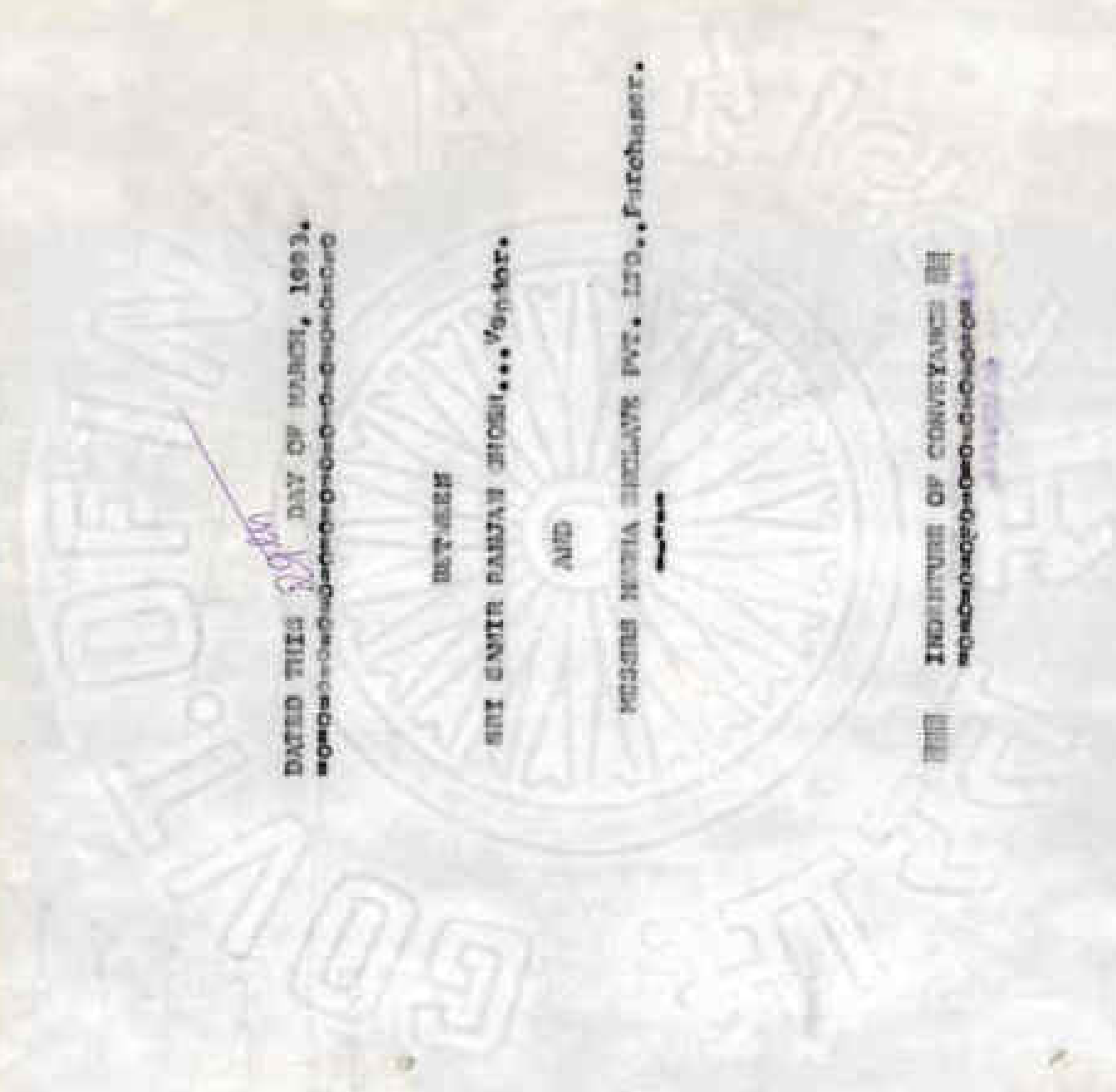
BETWEEN

SRI SUNIT RAMJAY SHUKLA, Vendor,

AND

MESSRS NISHA SHUKLA PVT. LTD., Purchaser.

IN WITNESS WHEREOF, THE SIGNATURES OF CONTRACTORS BEING



22/2/24

B. P. ...

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or

22/2/24

22.2.24

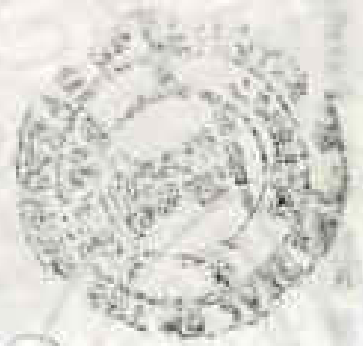
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...

200RS.



DATED THIS 29th DAY OF MARCH, 1993,
 I HEREBY CERTIFY THAT THE ABOVE MENTIONED
 BANKNOTE IS GENUINE AND VALID.

BETWEEN

SRI SURESH BABJI SHARMA, Vendor

AND

M/S. SRI SURESH BABJI SHARMA PVT. LTD., Purchaser.

THE INSTRUMENT OF CONVEYANCE OF
 THE PROPERTY OF THE PURCHASER
 IS HEREBY CERTIFIED TO BE GENUINE AND VALID.

2222d

Director of Agriculture
Department of Agriculture
Washington, D.C.

Receipt
Number

51126

FD

2222d

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DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

100 RS.



DATED THIS 8th DAY OF MARCH, 1993.
 एके सौ रुपये के बराबर का चेक

4.

भारत

एके सौ रुपये के बराबर का चेक

AND

भारत नूतन सेक्युरिटीज प्राइवेट लिमिटेड, पटना

THE
 INSTITUTE OF COMPANYERS OF
 एके सौ रुपये के बराबर का चेक

22/2/8

1000
B. K. JAIN
SOLICITOR AT LARGE
11, BARRISTER CHAMBERS
CANTONMENT

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2/13/13

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1000 1000

1000 1000

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1000 1000

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GOVERNMENT OF ASSAM
GAUHATI

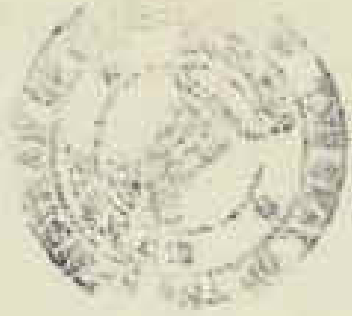
THIS INDENTURE OF CONVEYANCE made this ^{29th} day of ^{March}, One thousand nine hundred and ninety - three
B E T W E E N SRI SAMIR RANJAN GHOSH, son of Late Manoranjan Ghosh, by faith - Hindu, by Occupation - Business, residing at No. 1, N. C. Ghosh Road, P.O. Budge Budge, District - South 24 - Parganas, 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 assignal) of the ONE PART AND MESSRS. REGHA 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 assignal) of the OTHER PART :

Page 1 of 10 pages.

Samir ranjan Ghose

UNIVERSITY OF TORONTO
LIBRARY

[Handwritten signature]



WHEREAS One Shrinati 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 ;

AND WHEREAS the said Shri Jatendra 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 257 to 264, Being No. 3415 for the year 1959 at the Office of the Sub-Registrar Alipore, Behala, the said Shri Jatendra Kumar Mukherjee sold, transferred and conveyed unto and in favour of Sri Chitta Ranjan Ghosh, Sri Nihar Ranjan Ghosh, Sri Priti Ranjan Ghosh, Sri Prokhat 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 I, Calcutta - 700 040, hereinafter referred to as the 'said property' ;

Samir ranjan Ghosh

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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, more fully 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. 165, 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, 1969 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, dispendens, claims, demands, liabilities and trusts whatsoever, save and except the tenancy right of the said M/s. Evergreen

Savitrajeev Kumar

MEMORIAL OF ASSOCIATION
UNIVERSITY OF CALIFORNIA

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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. Shakuntala 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 Smt. Shakuntala Prahladka or her nominee or nominees :

AND WHEREAS the said Smt. Shakuntala Prahladka duly nominated M/s. Megha Enclave Pvt. Ltd., the purchaser abovenamed 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 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, liabilities, 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

Sanjay ranjan khosla

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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 \pm 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, 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 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

Samir ranjan khose

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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 lispendens 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

Samir Ranjan Ghose

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DEPARTMENT OF AGRICULTURE
WASHINGTON, D. C.

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person or persons whatsoever, 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 I, 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 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 realisation 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, 1976 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 :

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Самарского государственного университета

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THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel or plot of revenue re- deemed land containing by measurement an area of 40 (forty) cottahs (on actual measurement 40 cottahs + chattahs) 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 I, 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 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. 129, N.S.C. Bose Road, (also known as No. 116, Regent Park I, Calcutta.

Samir ranjan Khose

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ASTORIA, OREGON

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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:##

SANIT RAJESH KHOSLA

*Omprakash Mondal
26/2 Dover Road
CAL-19*

*Ajayain
29.3.93*

THE
OFFICE OF THE
REGISTER

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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

- (a) By Pay Order No.001363 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.042684 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.042686 dated 20.01.93 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. 002333, dated 27-03-1993 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 the Vendor. Rs. 10,000.00
- Rs. 4,60,000.00

(RUPEES FOUR LACS SIXTY THOUSAND ONLY)

Witnesses :-

Samir ranjan Ghose

Omprakash Mune

Ajayan
29/3/93

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I 4547

Part No ...
Volume No 101
Page 142 of 163
Serial No 4547
For the year 1993

DATED THIS 29th DAY OF March 1993.

B E T W E E N

SR. SAMIR RANJAN GHOSH
..... VENDOR

AND

M/S. MEGHA ENCLAVE (P) LTD
..... PURCHASER

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



SB-4

OFFICE OF ASSURANCES
CALCUTTA
30/8/93

INDENTURE OF CONVEYANCE

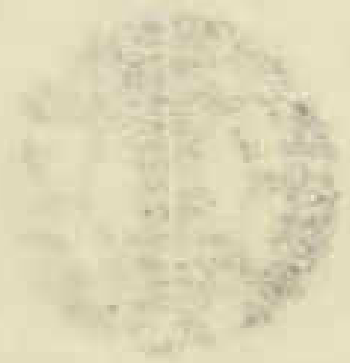
Samir ✓
Megha ✓
20-1 ✓
21-1 ✓



OFFICE OF ASSURANCES
CALCUTTA

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

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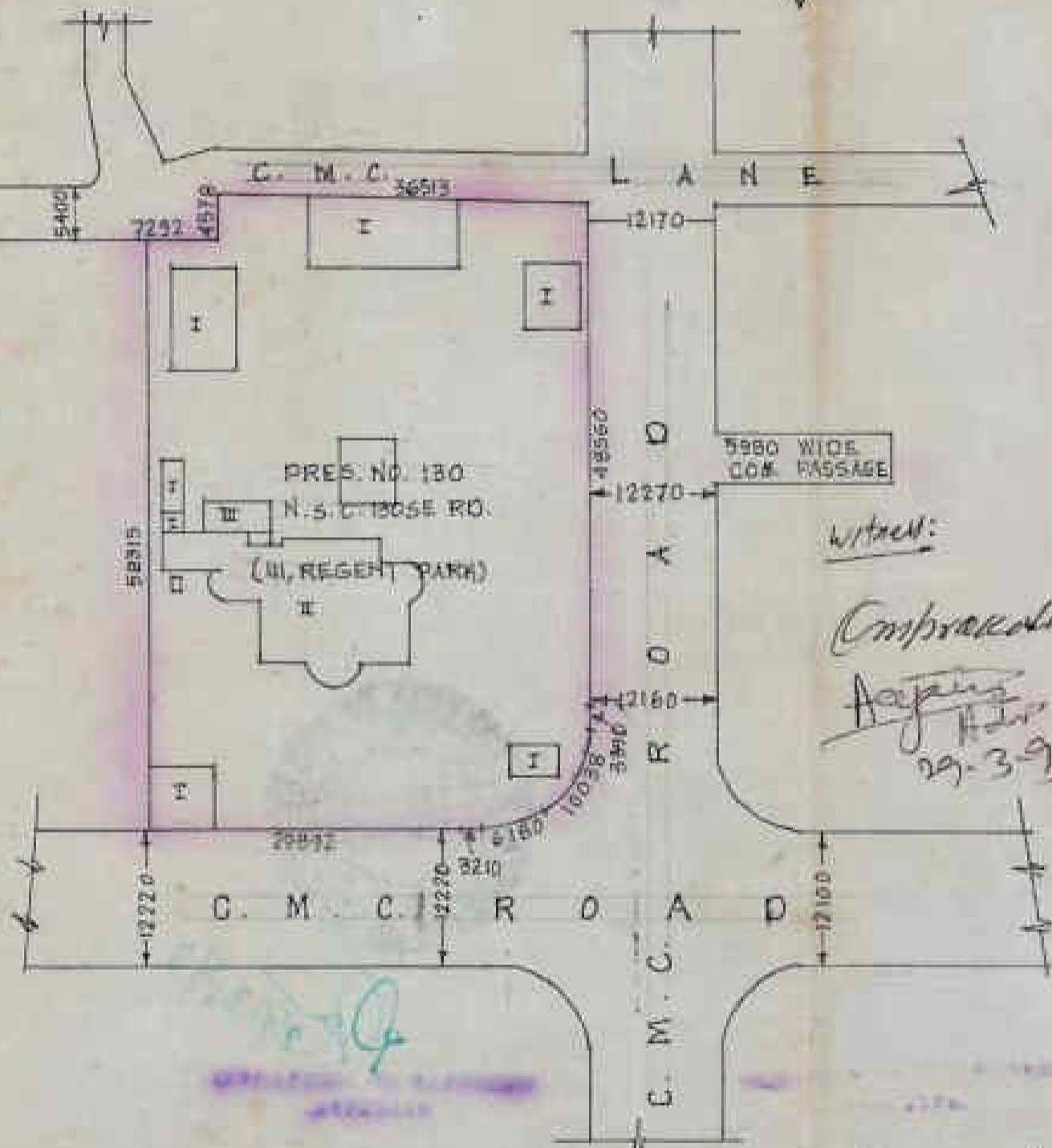
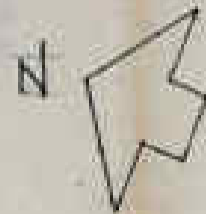
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SITE PLAN OF PRES. NO. 130 N. S. C. BOSE ROAD.

AREA OF LAND — 40K, 4CH, 0 SFT. (2693.3 M²)

SCALE — 1 : 500



Witness:

Comprakash

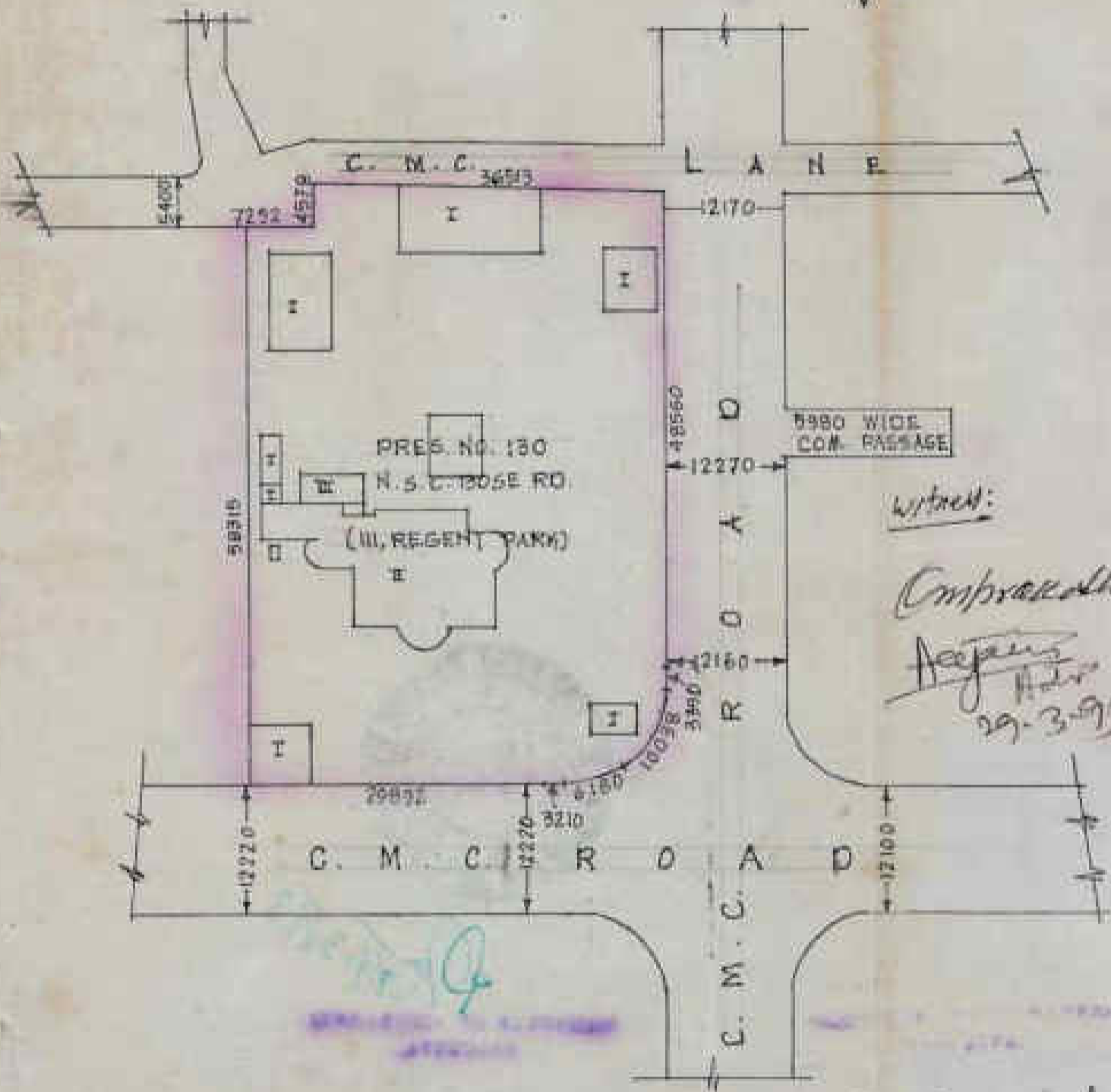
29-3-93

Semir ranjan hoose
SIGNATURE OF VENDOR

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

AREA OF LAND - 40K, 4CH, 0 SFT. (2693.3 M²)

SCALE — 1 : 500



Witness:
Omprakash
Aspirant
29-3-93

Semin rajan hoase
SIGNATURE OF VENDOR