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 OFFICE OF ASSURANCE
 CALCUTTA
 8/2/93

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DATED THIS 8th DAY OF February 1993.

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BETWEEN

SRI PROBHAT RANJAN GHOSH...Vendor.

AND

MESSRS WONDER ENCLAVE PRIVATE LTD...Purchaser.

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A 5049
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IDENTITY OF CONVEYANCE

=====

Sw. 7/10/1993
 1,60,000
 8/2/93

1 PRUG

B. K. JAIN

Solicitor & Notary Public

20.1.58



CHAMBER OF ACCOUNTS
AHMEDABAD 8.2.58

8th of Feb 93
Request for

REPAIRS

RAJCOOL TOWN
DINAKAR

Request for
No. 2 Street Street

for plastering work
in

Shyamal Khera Proj.

Ahmedabad
Gujarat

Provisional Estimate
for the year of
1957-58
for the work of
repairing the
wall of the building

Shyamal Khera Proj
Ahmedabad

CHAMBER OF ACCOUNTS
AHMEDABAD



~~8/2/93~~

DATED THIS 8th DAY OF February 1993.

BETWEEN

SRI PRONATH BANJAN GHOSH... Vendor.

AND

MESSRS HONDEK ENCLAVE PRIVATE LTD... Purchaser.

INSTRUMENT OF CONVEYANCE

18006

B. K. JAIN
Sole Proprietor
BANKERS ASSOCIATION
MUMBAI

78,152

75000

9000

500

79200



[Handwritten Signature]

**ASSOCIATION OF BANKERS
MUMBAI**

11/11/18

B. K. J.

Solicitor & Notary

10, Market Street, Calcutta

General Discharge

Sheweth

28/1/93

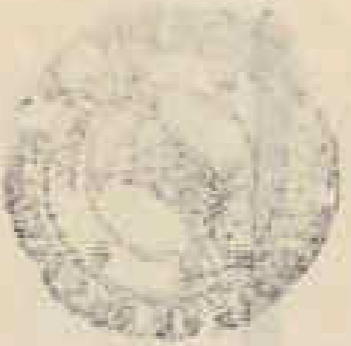
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to 5000

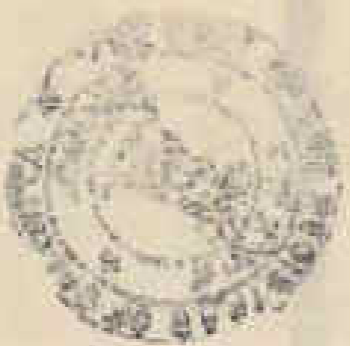
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GOVERNMENT OF BENGAL
CALCUTTA.



GOVERNMENT OF MADHYA PRADESH
BHOJPUR

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15/11/63
B. K. JAIN
SOLICITOR GENERAL
GOVT. BHOJPUR
BHOJPUR

15/11/63
75000
10/1/63

5000 Rs.



DATED THIS 8th DAY OF February 1993.
 भारतीय न्यायिक न्यायपालिका

बिच

श्री प्रभात मासिकी, ... Vendor.

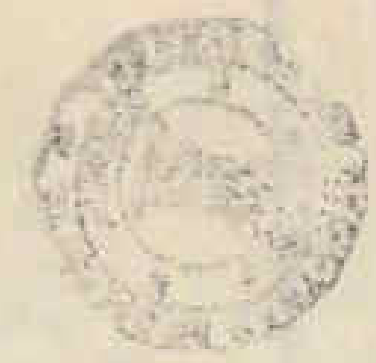
आणि

पेबल सोसायटी प्रायव्हेट लिमिटेड, ... Purchaser.

भारतीय न्यायिक न्यायपालिका
 INSTITUTE OF JUDICIAL OFFICERS
 भारतीय न्यायिक न्यायपालिका

15416
B. K. JAIN
Solicitor & Advocate
Cantonment
Mysore
20/93

C 2500
E 1000
D 500
799001



GOVERNMENT OF MYSORE
MYSORE
[Signature]

1886
B. K. [unclear]
Collector & [unclear]
[unclear]

Amount of [unclear]
[unclear]
20153

6 2500
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DEPARTMENT OF AGRICULTURE
BUREAU OF LAND MANAGEMENT
[unclear]

5000RS.



DATED THIS 8th DAY OF February, 1993.
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BETWEEN

SRI PHOENIX BANJAN GHOSH... Vendor.

AND

MESSRS MOHINDER ENCLAVE PRIVATE LTD.... Purchaser.

INDENTURES OF CONFIRMANCE

₹0=0=0=0=0=0=0=0=0=0=0=0=0=0=0=0

1846 B. K. J. J. J.
Collector of the
Revenue of the
Province of
Calcutta

Revenue Certificate
Dated
11/15/3

C 75001
B 400
A 100
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No

5000Rs.



DATED THIS 5th DAY OF February 1993,
 ₹ 5000/-

BETWEEN

SRI PRASHANT NARAYAN GHOSH...Vendor.

AND

RESERVE BANK OF INDIA PRIVATE LTD....Purchaser.

THE DIRECTOR OF CONSUANCE
 ₹ 5000/-

18/1/53
B. K. JAIN
Sole Agent
18/1/53

6 7/11/51
6 11/11/51
C 11/11/51
11/11/51



18/1/53
B. K. JAIN
Sole Agent
18/1/53



DATED THIS 5th DAY OF February 1993,
XXXXXX-XXXX-XXXX-XXXX-XXXX-XXXX-XXXX-XXXX

BETWEEN

SHI. PRASHANT MANJAN SHINJI...Vendat.

AND

RELIANCE HOMEER SECURITIES PRIVATE LTD.....Purchaser.

SHI. PRASHANT MANJAN SHINJI
XXXXXX-XXXX-XXXX-XXXX-XXXX-XXXX-XXXX-XXXX

(Signature)
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1266 B. K. JAIN
 20/83
 20/83

6 25000
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REGISTRAR OF COMPANIES
 CALCUTTA

Handwritten signature

5000Rs.



DATED 11th Feb DAY OF February 1993.
 ER001139

RECEIVED

REI PROMIST BANKING GROUP, Ventoor.

AND

HEALTHY HOMES EMPLOYEES PRIVATE LTD., Purchaser.

BY SIGNATURE OF COMPTROLLER

ER001139

11 FEB 1993

REI PROMIST BANKING GROUP

4

18286 B. K. JAIN
Soleitor & Agent
for the Government

at the _____

London (England)
Germany

70193

Le 75001
Le 10000
Le 10000

18286



M
GOVERNMENT OF INDIA
SECRETARY



DATED THIS 8th DAY OF February 1993.

BETWEEN

SRI PROBHAJ RANJAN GHOSH...Vendor.

AND

MESSRS WONDER ENCLAVE PRIVATE LTD...Purchaser

INDENTURE OF CONVEYANCE

1966 B.K. JAIN

10/53

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Ministry of Agriculture
MUMBAI



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

BETWEEN
SRI PROSHANT RANJAN GHOSH...Vendor.

AND
MESSE ROSEDER ENCLAVE PRIVATE LTD...Purchaser

INDENTURE OF CONVEYANCE

8/2/93

19015
B. K. JAIN
Secretary & Advisor
Karnataka Sahitya Akademi
Bangalore

70193

Age 75 years
G. K. K. K.
D. K. K. K.
C. K. K. K.



Ms
REGISTRAR OF ASSISTANCE
MADRAS

5000Rs.



DATED THIS *28th* DAY OF *February* 1993.
२८-०२-१९९३

BETWEEN

SRI PROBHAT RAJAN GHOSH...Vendor.

AND

RESERVE BANK OF INDIA PRIVATE LTD...Purchaser

THE DIRECTOR OF CONSERVATION

1946

B. K. JAIN

Secretary & Advisor

17000th Street, N.W.

Washington, D.C.

Example - Enclosed:

Security

70153

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LIBRARY OF ASSURANCE
SOCIETY

Mo

5000RS



DAVID THIS *8th* DAY OF February 1993.
२०१३-०२-०८

BETWEEN

ONE PROMIT BANJARI GOSH...Vendor.

AND

SHREE SOMBA SERVICE ENTERPRISES LTD...Purchaser

THE SIGNATURE OF COMRADE []

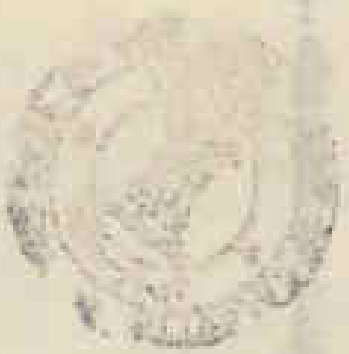
Sr. B. K. JAIN
Solicitor & Advocate
1/10/2020
Calcutta

20/1/93

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C- 1/1/1993
C- 1/1/1993



OFFICE OF ASSISTANT
SECRETARY

1/1/1993

5000RS



DATED THIS 8th DAY OF February 1993.

ॐ श्री गणेशाय नमः

RECEIVED

BY MR. PINGAL SAJIB OJHA... For.

AND

MR. MOHAN LAL SAHAI... Purchasee

THE DIRECTOR OF COMPTROLLER (S)

[Faint handwritten signature]

1866 B. K. J. P. N.

THE
FEDERAL DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C.

70153

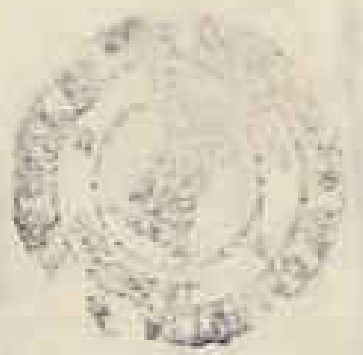
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UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C.

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DATED THIS *8th* DAY OF *February* 1993.
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BETWEEN

SRI PROBHAT RANJAN GHOSH...Vendor.

AND

MESSRS WONDER ENCLAVE PRIVATE LTD...Purchaser.

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

1 Prong
B.K. J.A.
Sole Proprietor & Partner
Kumar Srinivasan

Mobile Collection
Number

28/42

1 Prong

2 Prong

3 Prong

1 Prong



OFFICE OF ASSISTANT
COMMISSIONER
28/42

2000Rs



DATED THIS 8th DAY OF February 1993.
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BETWEEN

MRI PROMAT BANJAY GROUP...Vendor,

AND

MESSE MONDER ENCLAVE PRIVATE LTD...Purchaser.

IN WITNESS WHEREOF, THE SIGNATURES OF THE MEMBERS OF THE BOARD OF DIRECTORS OF THE RESERVE BANK OF INDIA HAVE BEEN AFFIXED TO THIS NOTE AT MUMBAI, ON THIS 10th DAY OF February 1993.

IN WITNESS WHEREOF, THE SIGNATURES OF THE MEMBERS OF THE BOARD OF DIRECTORS OF THE RESERVE BANK OF INDIA HAVE BEEN AFFIXED TO THIS NOTE AT MUMBAI, ON THIS 10th DAY OF February 1993.

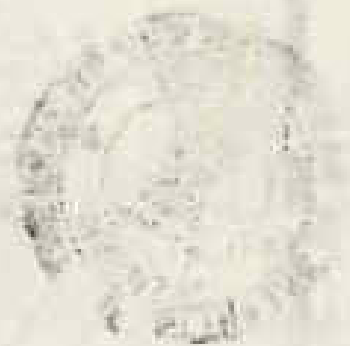
18/1/65
 B. K. JAIN
 Solicitor & Advocate
 10, Cross Street, Fort St. Louis
 Calcutta

18/1/65

Co. (S.M.)

18/1/65

18/1/65
 18/1/65



GOVERNMENT OF WEST BENGAL
 CALCUTTA
 18/1/65

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500RS



DATED THIS *9th* DAY OF *February* 1993.
०९/०२/१९९३

IN WITNESS

SRI PREMJI MANJAN GHOSL... Vendor.

AND

MESSRS HONDEB ENGLAVE PRIVATE LTD... Purchaser.

THE INSTRUMENT OF CONVEYANCE (II)

०९/०२/१९९३

REGISTERED AT *...*

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B. K. JAIN

CONSTRUCTION & ADMIN.

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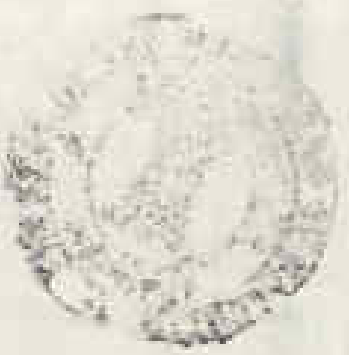
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200Rs.



DATED 11th DAY OF February 1993.
 भारतीय मुद्रा संकेतक बोर्ड द्वारा जारी किया गया

BETWEEN

SRI PUDENT RAMM CHIEF, Vendor,

AND

REDDY HONBLE ESTATES PRIVATE LTD, Purchaser.

THE INSTRUMENT OF CONVEYANCE

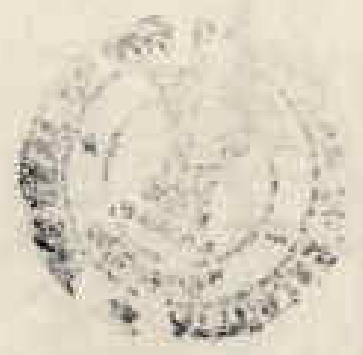
श्री पudent रamm चीफ और रेड्डी हॉनबल एस्टेट्स प्राइवेट लिमिटेड के बीच

द्वारा जारी किया गया है

1846 B. K. JAIN
Scientist & Author
Chemical & Physical
Department
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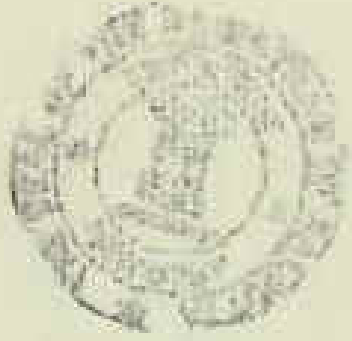


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10/193
Department of
Chemistry, Govt. of India

LIBRARY OF THE
UNIVERSITY OF CALIFORNIA

8/2/95

Mc



THIS INDENTURE OF CONVEYANCE made this ^{8th} day of ~~February~~ One thousand nine hundred and ninety - three B E T W E E N SRI PROBHAT RANJAN GHOSH, son of Late Jatindranath 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. WONDSE ENCLAVE PVT. LTD., a Company incorporated under the Companies Act, 1956 having its Registered Office at No. 18, British Indian 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 successor or successors in office and/or assigns) of the OTHER PART :

Probhat Ranjan Ghosh
by the firm of Anindranjan Ghosh
Constituted Attorney

LIBRARY OF ASSURANCE
CALCUTTA, 8/21/93



11

WHEREAS One Shrimati Rama Devi Murarka Wife of Sri Sarantlal 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-Farganas (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. 18 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 :

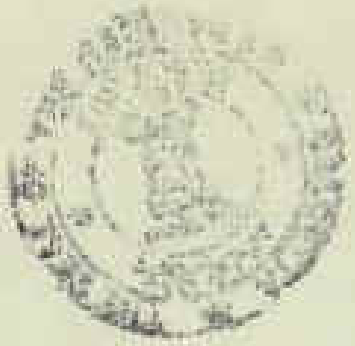
AND WHEREAS in the premises aforesaid, the said Shri Jatindra Kumar Mukherjee was seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of the "said plot of land" :

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. 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 Jatindra-nath Ghosh A N D Sri Manas Ranjan Ghosh, Sri Nisrit 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" :

Probalakrishnan Ghose Page 2 of 10 pages.
 by the fees of Asitranjan Ghose
 (constituted attorney) -



LIBRARY OF THE
CALIFORNIA STATE ARCHIVES
No. 12158

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 Uttam Kumar Poddar of No. 18D, Sri Mani Lane, P.O. Rishra in the Dist. Howrah 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 interalia 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 Uttam Kumar Poddar or his nominee or nominees:

AND WHEREAS the said Sri Uttam Kumar Poddar duly nominated M/s. Wonder Enclave Pvt. Ltd., the purchaser abovesaid 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 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, dispendens, 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 admits and acknowledges and of and from the same and every part thereof acquit, release and discharge

Prabhatrayan Ghosh
W. Pong Anirayyan Ghosh
(constituted) attorney
Page 4 of 10 pages.

6/18
BUREAU OF ASSESSMENT
CALCUTTA, 8/2/99



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 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, 1966 registered in Book No. 1, Volume No. 165, Pages 103 to 115, Being No. 7289 for the year 1966 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, 1966 :

AND WHEREAS despite the expiry of the term of the said Lease-Deed dated the 14th day of December, 1966 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, dispendent, claims, demands, liabilities and trusts whatsoever, save and except the tenancy right of the said M/s. Evergreen

Prabhatrayan Chatterjee Page 3 of 10 pages.
by the firm of Anirban Chatterjee
(constituted) attorney.

56/2/2
2/2/22
WILSON
MINISTRY OF FINANCE



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 lispensens 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 defeat encumber or make void the same ;

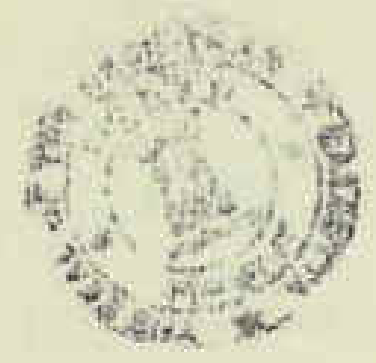
THAT notwithstanding any such act deed matter or thing whatsoever as aforesaid, the Vendor now has good right full power and absolute authority and indefeasible title to grant, sell convey and transfer the " said Undivided share or interest in the said property" and hereby granted sold conveyed and transferred 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 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

Prabhakarayan Babbar
by the hand of Prabhakarayan Babbar
Constituted attorney
Page 6 of 10 pages.

Wm
JOURNAL OF AMERICA
CALIFORNIA 8/2/83



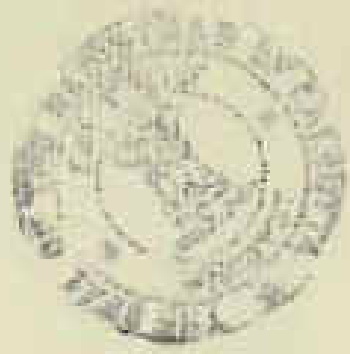
THE SCHEDULE ABOVE REFERRED TO :

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 + 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 I, Calcutta - 700 040, comprised in Touzi No. 151, Chota Hudda, Mouza - Shibpore, Fargana Khaspur, P.S. Sadar Tollygunge, Now Jadavpur and Registry Office at All-pore and buttad 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. 110, Regent Park I, Calcutta.

Prabhatkumar Chowdhury
for the use of
Anirban Kumar Chowdhury
(Assistant) Attorney

8/2/53
The University of Cambridge
New



RECEIVED of and from the Withinnamed **
Purchases: the withinmentioned sum of **
Rs. 4,50,000/- (Rupees four lacs **
sixty thousand) only towards full **
consideration as per Memo hereunder **
written. ** Rs. 4,60,000/-

MEMO OF CONSIDERATION

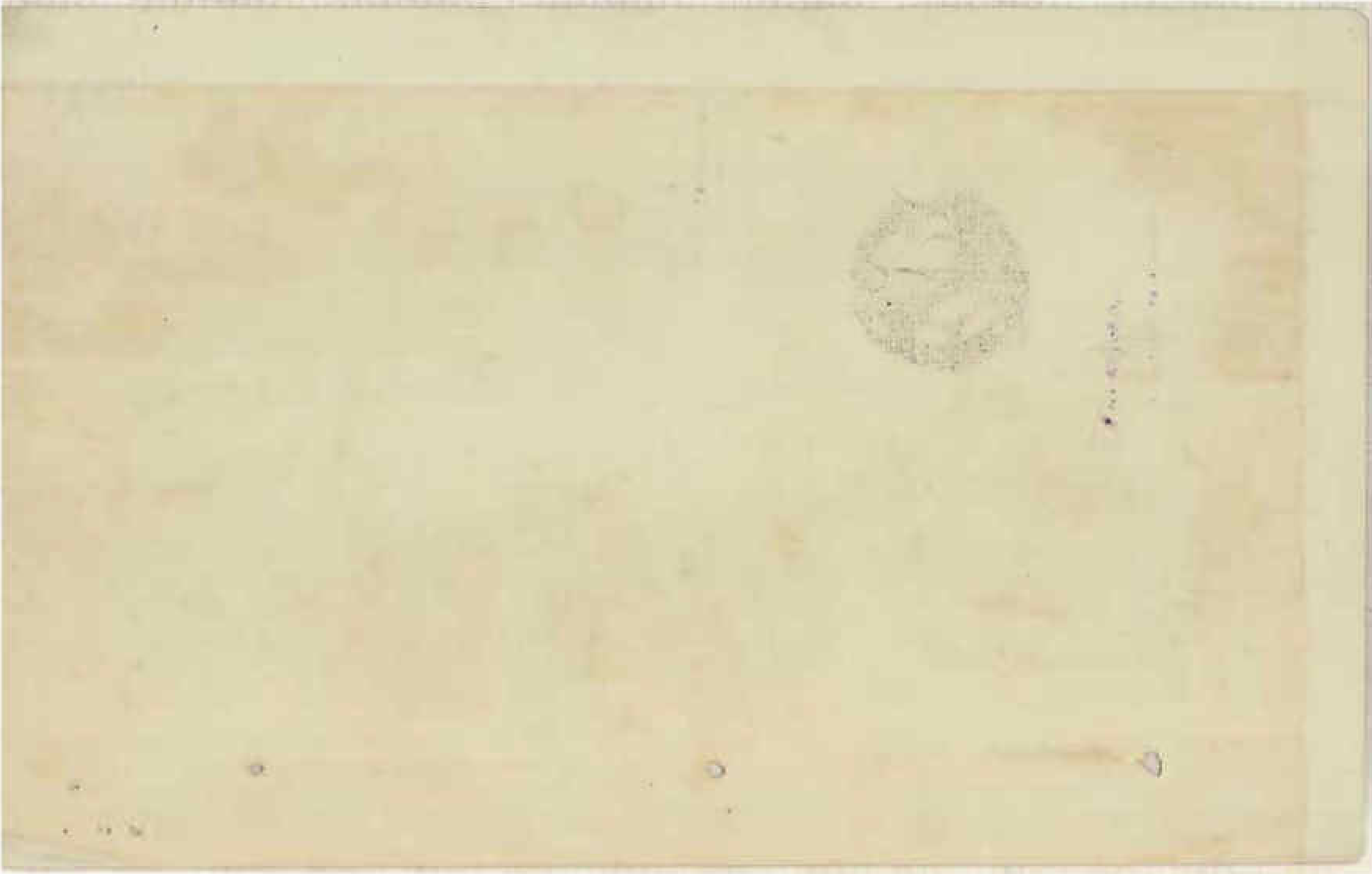
- (a) By Pay Order No.781307 dated 11.07.91 issued by Oriental Bank of Commerce, Kidderpore Branch, Calcutta in favour of the Vendor. Rs. 40,000.00
 - (b) By Pay Order No.781315 dated 12.07.91 issued by Oriental bank of Commerce, Kidderpore Branch, Calcutta in favour of the Vendor. Rs. 60,000.00
 - (c) By Cheque No.437077 dated 12.08.92 drawn on The Bank of Tokyo Ltd., Brabourne Road Branch, Calcutta in favour of the Vendor. Rs.1,00,000.00
 - (d) By Pay order No.014603 dated 05.02.93 issued by The Bank of Tokyo Ltd., Brabourne Road Branch, Calcutta in favour of the Vendor. Rs.2,30,000.00
 - (e) By CASH paid to Vendor. Rs. 30,000.00
- Total: Rs.4,60,000.00

(TOTAL RUPEES FOUR LAC AND SIXTY THOUSAND ONLY).

Witness :-

Probatrangar Ghose by before
Shyamal Kumar by before
Atrolan *(Constituted) attorney.*

[Signature]



Part I
45
175-204
1744
1993

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1744

DATED THIS 8th DAY OF February 1993.

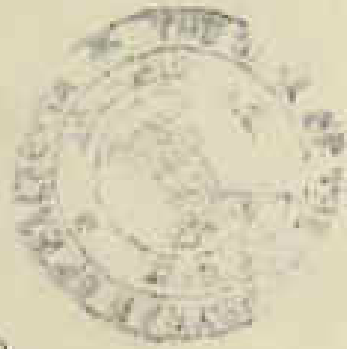
BETWEEN

SRI PROBHAJ RANJAN GHOSH
..... VENDOR

AND

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

Handwritten signature
Date 5-9-93



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

Handwritten signature

REGISTER OF ASSISTANTS
CALCUTTA

5-9-93

INDENTURE OF CONVEYANCE



Handwritten signature

REGISTER OF ASSISTANTS
CALCUTTA

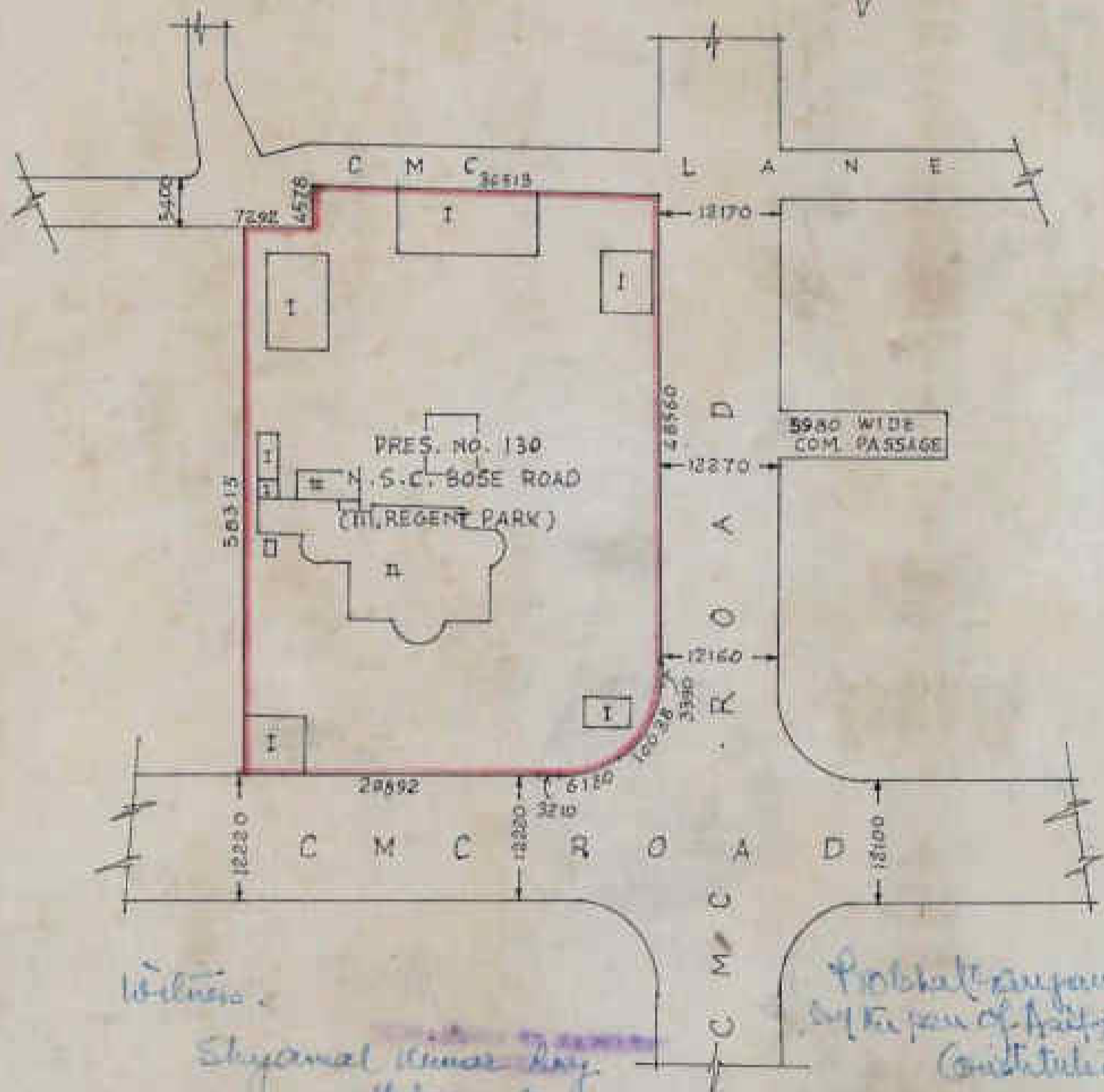
2/2/93

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 — 40K.4CH.0SFT. (2693.3 M²)

SCALE — 1 : 600



Witness

Shyamal Kumar Ray
Holocaust

B. S. Ray
8/2/93

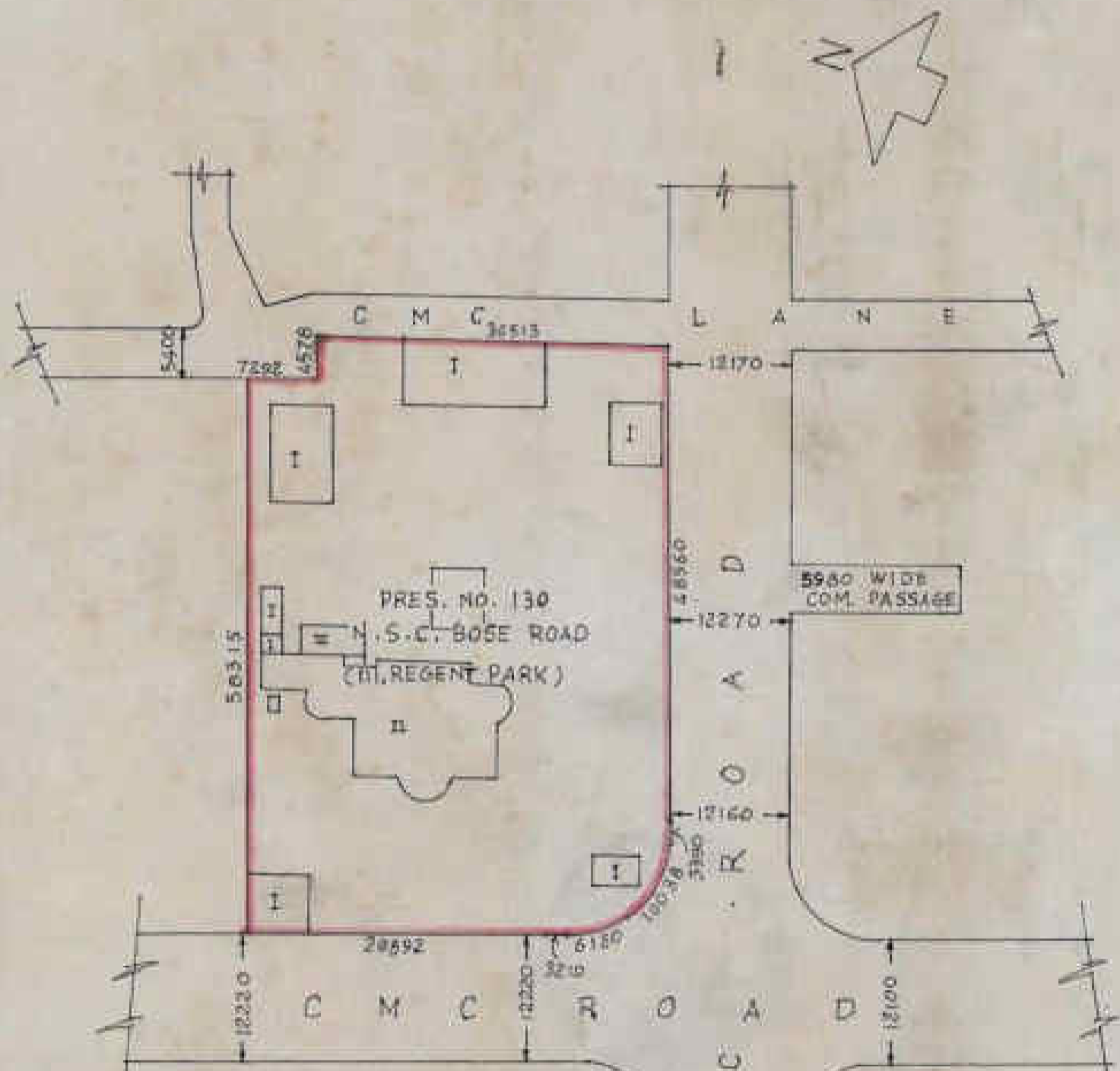
Probhat Ranjan Ghose
of the firm of Anil Ranjan Ghose
Constitute & Attorney

SIGNATURE OF VENDOR

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

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

SCALE — 1 : 600



Witness:

Shyamal Kumar Ray
Hotei cat.

B. S. Ghosh

8293

Probal Chandra Ghosh
By the firm of Anil Kumar Ghosh
Constitute & Attorney

SIGNATURE OF VENDOR