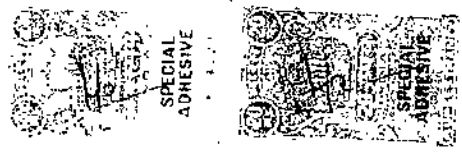


3231
757

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STATIONER
CALCUTTA

2100000
15990
8/2/86

21010
5090
12/9/86

Copy of
Apr 13 1988 2/83
8/2/86

Stamp: DSR IV Alipore, Registrar's Office, Calcutta, 11-11-98

THIS INDENTURE OF SALE made this 24th day of February

One Thousand Nine Hundred and Ninety Six BETWEEN
SRIMATI BULKA DEVI BEHETY wife of Late Baldeo Das Behety
by faith Hindu by occupation Housewife residing at 7B, Elgin
Road, P.S. Bhowanipore, Calcutta - 700020 hereinafter called
the VENDOR (which term or expression shall unless excluded
by or repugnant to the context be deemed to mean and include
her and her respective heir or heirs executors and adminis-
trators representatives and assigns) of the ONE PART AND
MISS SWATI MUNDHRA daughter of Sri Madhusudan Das Mundhra,
by faith Hindu by occupation Merchant residing at 35 Rowland
Road, Flat NO. 3A, Calcutta- 700019 hereinafter called the
PURCHASER (which term or expression shall unless excluded
by or repugnant to the context be deemed to mean and include
her and her respective heir or heirs executors and adminis-
trators representatives and assigns) of the OTHER PART.

ascertained that deficit stamp sum
of Rs. 15990/- has been paid by
on 8/2/86 by Bank Draft
Drawn on 8/2/86
Vide No. Dt. 9-11-98
202/14 14982 of 2000

contd.....2

DSR IV Alipore & Registrar's Office (3)
of the Regn. Act. 1908 & Collector for
No 16 41, 42, of S. Act. 1899

Handwritten notes and signatures on the left margin, including 'paid on 6/2/86' and '8/2/86'.

11.11.98

Approved for Registration

A Form on the 27th of private

sp...

Signature of the holder of the power of attorney No. 10/2002 dated 25/1/2002

Balka Devi Bahety

Handwritten signature

Handwritten signature and text



16

Balka Devi Bahety
No. 7B Elgin Road
Dial South 24-P...
by Court: 11/02/2002
Profession: ...

Handwritten text

Identified by me
Rahul Bahety,
S/o Ramesh Kumar Bahety,
7B Elgin Road,
Calcutta-700020,
STUDENT

R. Bahety
R.K. Bahety
7B Elgin Road
Dial South 24-P...
by Court: 11/02/2002
Profession: ...

Handwritten signature and scribbles

WHEREAS one Sri Krishna Chandra Mondal son of one Haran Chandra Mondal since deceased inherited the right, title and interest in plot of agricultural land with garden and trees of different description standing thereon situate and lying in the District of 24 Parganas (South), Police Station and Sub-Registry Sonarpur, Mouza Dhamaoitola Khatian No. 7 Dag No. 280 having a total area of 60 satak and/or 36 kottahs approximately be the same a little more or less.

AND WHEREAS Sri Krishna Chandra Mondal son of late Haran Chandra Mondal recorded the said plot of 60 sataks and/or 36 kottahs of land in his name by a partition Deed dated 12th March, 1964.

AND WHEREAS the said Partition Deed dated 12th March, 1964 was recorded in the office of the Sub-Registrar Baruipur in the Book - I Volume No. 35 and from pages 123 to 143 under the Deed No. 1885 of the year 1964.

AND WHEREAS the said plot of land with garden and trees of different description recorded in the records of Municipality under Khatian No. 7 Dag No. 280, Mouza Dhamaoitola Police Station and Sub-Registry Sonarpur under 24 Parganas (South).

AND WHEREAS Sri Krishna Chandra Mondal absolutely seized and possessed the said plot of land with trees and

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garden having a total area of 60 sataks and/or 36 kottahs may be a little more or less recorded in District 24 Parganas P.S. and Sub-Registry Sonarpur Mouza Dhamoitola under Collectorate 24 Parganas as Total 6.55 Satak land of Revenue Rs. 21.73P. under J.L. No. 75 R.S. No. 236 Touzi 3 to 5 Khatian No. 7 under Dag No. 280 without any co-sharer.

AND WHEREAS Sri Krishna Chandra Mondal son of Late Haran Chandra Mondal sold 30 satak and/or 18 Kottahs of land out of 60 Satak of land with trees and garden thereon to Smt. Annapurna Saha wife of Sri Anil Chandra Saha and a resident of Shakim Garia Laskarpur Police Station and Sub-Registry Sonarpur District 24 Parganas on 13th day of October 1980 and the said conveyance and/or sale recorded in the Sub-Registry of Sonarpur under Book No. I Volume No. 62 pages 190 to 193 Being No. 4587 of the year 1980.

AND WHEREAS the Municipality of Rajpur recorded in the name of Smt. Annapurna Saha wife of Sri Anil Chandra Saha the said plot of 30 satak and/or 18 kottahs of land under Mouza Dhamoitola J.L. No. 75 Khatian No. 7 Dag No. 280.

AND WHEREAS Srimati Annapurna Saha wife of Anil Chandra Saha transferred and/or sold undivided one third share out of her total area of 30 sataks and/or 18 kottahs i.e. 10 sataks and/or 6 kottahs of land along with trees and garden thereon, to SRIMATI BULKA DEVI BAHETY wife of late Baldeo Das Bahety residing at 7-B, Elgin Road, Calcutta- 700 020 on 14th day of March, 1989 and the said conveyance and/or sale recorded in

Additional District Sub-Registrar of Assurances (Records)
Calcutta under Book I Volume No. pages to
Being No. 3047 of the year 1989.

AND WHEREAS SRIMATI BULKA DEVI BAHETY the VENDOR is absolutely seized and/or possessed of ad/or otherwise well and sufficiently entitled free from all charges, claims, encumbrances and liabilities whatsoever to a plot of land with structures and trees of different description measuring about 10 satak and/or 6 kottahs of land be the same a little more or less situate and/or lying and particularly mentioned and described in the schedule hereunder written and also sketched in a site plan annexed herewith and a part of land of C.S. Dag No. 280 under Khatian No. 7 of Mouza Dhamoitola, J.L. No. 75, P.S. Sonarpur, District 24 Parganas.

AND WHEREAS SRIMATI BULKA DEVI BAHETY the VENDOR agreed to sell and the PURCHASER has agreed to purchase the VENDOR'S 10 Sataks and/or 6 kottahs of land along with the trees and garden thereon, more particularly mentioned and described in the schedule hereunder and demarcated with Red line and marked as Plot No. B 1 in the site plan annexed herewith and which is a part of the Sale Deed and/or for a price of Rs.50,000/- (Rupees Fifty Thousand) only free from all encumbrances charges claims and liabilities whatsoever.

NOW THIS INDENTURE WITNESSETH that in consideration of a sum of Rs. 50,000/- (Rupees Fifty Thousand) only the lawful money of the Union of India well and truly paid by the

PURCHASER to the VENDOR as per memo hereunder written and/or before execution of these presents (the payment and receipt whereof the VENDOR does and/or doths hereby admits and acknowledge and of and from same and every part thereof does and doths hereby acquit release and discharge for ever the said PURCHASER) assigns, assures, conveys, grants, sells and transfers unto the Purchaser her Ten sataks and/or 6 kottans of land with trees and gardens thereon more particularly mentioned in the Schedule hereunder written demarcated with red line and marked as plot no. B 1 in the Site Plan annexed herewith OR HOWSOEVER OTHERWISE the plot of land with trees and garden thereon more particularly mentioned and described in the schedule hereunder or any part thereof now is or are heretofore was or were situated, butted and bounded called kown, numbered, described or distinguished TOGETHER WITH all boundary walls, yards, court yards, passage, common passages, pathways, lights, liberties, privileges easements, appurtenances whatsoever to the said plot of land along with trees and garden thereon more particularly mentioned and described in schedule hereunder written, appur-taining to or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL the estate, rights, title and demand whatsoever of the VENDOR both at law and in equity into or upon the said plot of land with structures trees and garden thereof more particularly mentioned and described in the schedule hereunder written TO HAVE AND TO HOLD all the right, title and interest upon the said plot of land along with the trees and garden thereon, more particularly mentioned and described in the schedule hereunder written with all therein appurtenances unto and to

the use of the PURCHASER absolutely and/or for ever free from all encumbrances and the VENDOR does hereby covenant with the PURCHASER that the VENDOR has not done omitted or knowingly or willingly suffered or has been party to any act, deed or thing thereby she is prevented from granting and conveying her 10 sataks and/or 6 kottahs of land with trees and garden thereon more particularly and described in the schedule hereunder written and hereby assigned and assured, conveyed, grant sold and transferred or expressed or intended so to be and any and every part thereof ALL THAT the VENDOR does and doths hereby covenant with the PURCHASER that notwithstanding any act, deed matter or thing by the VENDOR done or executed or knogwingly suffered to the contrary the VENDOR is now lawfully, rightly absolutely seized or otherwise well and sufficiently entitled to all her rights, relating to 10 sataks and/or 6 kottahs of land with trees and garden thereon more particularly mentioned and described in the schedule hereunder written and hereby assigned assured, conveyed, granted, sold and transferred or expressed or intended to be and every part thereof without any manner or conditions use trust incumbrances or other things, whatsoever to alter, defeat incumber of make void the same and notwithstanding any act deed, whatsoever by the VENDOR done or executed or knowingly suffered to the contrary she the VENDOR done has good right full power and absolute authority to assign, assure, convey grant sell and transfer her 10 sataks and/or 6 kottahs of land with tr ees and garden thereon in right title and interest in and upon the plot of land with trees and garden thereon and hereby granted conveyed and transferred or express or intended or to be unto the PURCHASER

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free from all encumbrances claims, charges, liens, lispendens whatsoever in the manner aforesaid AND THAT THE PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the plot of land with trees and gardens thereon more particularly mentioned and described in the schedule hereunder written and also demarcated in a site plan annexed herewith which is also part of the sale deed by Red ink and marked as plot B herein and received the rents, issues, and profits thereon to the extent of 10 sataks and/or 6 kottahs without any lawful eviction, interruption, claim or demand, whatsoever from or by the VENDOR or any person or persons lawfully or equitably claiming under or interest for her or any person or persons lawfully or equitably claim as aforesaid AND THAT THE PURCHASER shall and may at all times hereafter peaceably and quietly possess and enjoy the plot of land with trees and gardens, thereon free from all encumbrances charges claims and liabilities, whatsoever made occasioned or suffered by the VENDOR OR HER predecessors in title or any person or persons lawfully or equitably claiming as and FURTHER that the VENDOR and all persons lawfully and equitably claiming any estate or interest in the said plot of land with trees and garden thereon or entrust for the VENDOR shall and will from time to time and at all times hereafter at the request of and costs of the PURCHASER do and execute or caused to be done and executed to be done all such acts and deeds and things whatsoever from further better and more perfectly assuring the said plot of land with trees and garden thereon in manner aforesaid as much or as may be reasonably required AND FURTHER THAT THE VENDOR shall at all times hereafter has

indemnified and keep indemnified the PURCHASER her heir, executors, administrators, representatives and assigns again all and all kinds of law and damages and costs charges , expenses, suffered by the PURCHASER by reason of any defect entitled or the VENDOR or any breach of the covenants herein contained.

THE SCHEDULE ABOVE REFERRED TO :

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ALL THAT piece or parcel or agriculture danga land containing an area of 10 sataks and/or 6 kottahs agricultural danga land be same a little more or less situate and being a plot No. B- 1 in District 24 Parganas South Police Station Municipality ward no. 12 Sonarpur Sub-Registry Sonarpur, Mouza Dhamoitola under Collectorate 24 Parganas (South) J.L. No. 74 Registration 236 Touzi 3 to 5 Khatian No. 7 Dag No. 280 delineated in Red Border in the Map or Plan annexed hereto, the said plot of land is used for agricultural Purpose with butted and bounded as follows : -

NORTH : Land of C.S.Dag No. 517 and 518 ;

SOUTH : Plot No. B 2 land of Veena Bahety ;

EAST : Land of C.S. Dag No. 278 and 279 ;

WEST :Municipal Road.

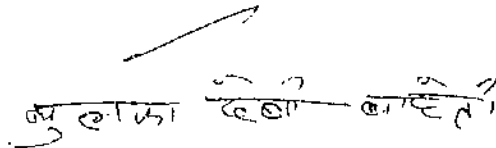
contd.....9

IN WITNESS WHEREOF THE VENDOR has signed this
Indenture the day month and year above written.

SIGNED AND DELIVERED BY THE
VENDOR AT ALIPORE

IN THE PRESENCE OF :

1. Gopal Das Bahety
18C, Mathura Sen Garden Lane
Calcutta- 700 006.



V E N D O R

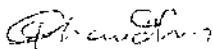
2.

Drafted by :

(Chhaya Das)

(CHHAYA DAS)
ADVOCATE
Judges' Court, Alipore,
Calcutta- 27.

Typed by me :



(G.C. Chaudhuri)
Typist
Judges' Court, Alipore,
Calcutta- 27.

DATED, THE ^{FEBRUARY} DAY OF JANUARY, 1996

INDENTURE OF SALE

B E T W E E N

SRIMATI BULKA DEVI BAHETY

.... VENDOR

A N D

MISS SWATI MUNDHRA

.... PURCHASER

DRAFTED BY :

CHHAYA DAS,
ADVOCATE
JUDGES' COURT, ALIPORE
CALCUTTA-700027.

MEMO OF CONSIDERATION

RECEIVED from within named PURCHASER by the
VENDOR the amount of consideration money
as follows :

AK Payee cheque bearing no 308766
dt 8.2.96 drawn on Union Bank of
India, Extra Street Branch, Calcutta
in favour of the Vendor above named

(RUPEES FIFTY THOUSAND ONLY).

Rs. 50,000/-

WITNESSES :

1. Gopal Das Bahety
18C, Mother's Garden Lane
Calcutta - 70006.

2. Debnath Bahety
7B Flg's Road
Calcutta - 700020.

VENDOR



14-71116-117
of the Book Art 1992



BOOK NO. 1000
FOLIO 1000
DELIVERED TO THE YEAR 1992

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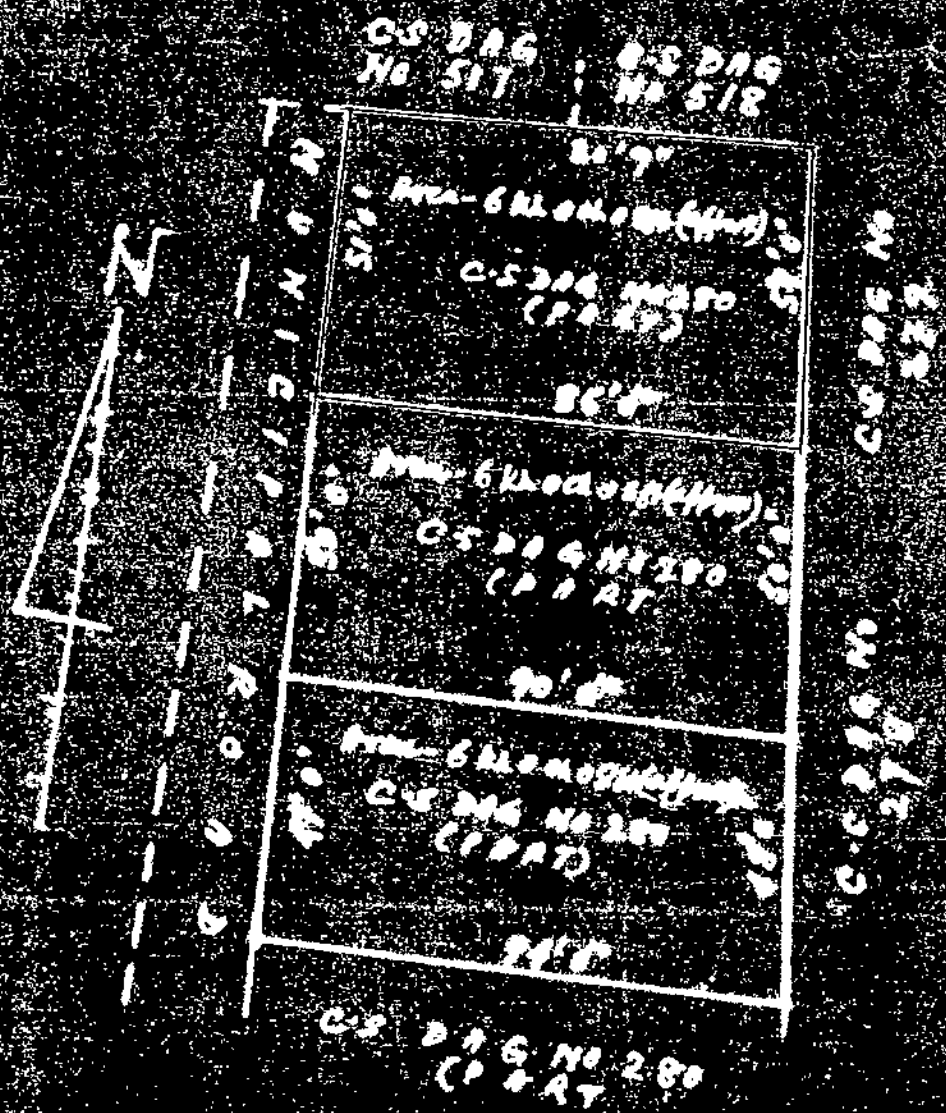
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26.11.98

SITE PLAN FOR MISC. INDUSTRIAL AREA, PART OF 204-40
 35' UNDER CERTAINITY OF MOUNT PARNACOLA, PA-SOME FOR
 T.L. NO. 75, TOWNSHIP 3-5, DIST. 24 PARANOC, SOUTH AREA 6 1/2 ACRES
 (approx)

SCALE 1" = 25'



DRAWN BY
 S. J. ...
 Surveyor



[Handwritten signature]
Special Agent in Charge
U.S. Department of Justice
Office of the Inspector General
Washington, D.C. 20535

BOX NO. 3308
VOLUME NO. 10
PAGES 210
SERIAL NO. 108
DATE 10/11/78

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