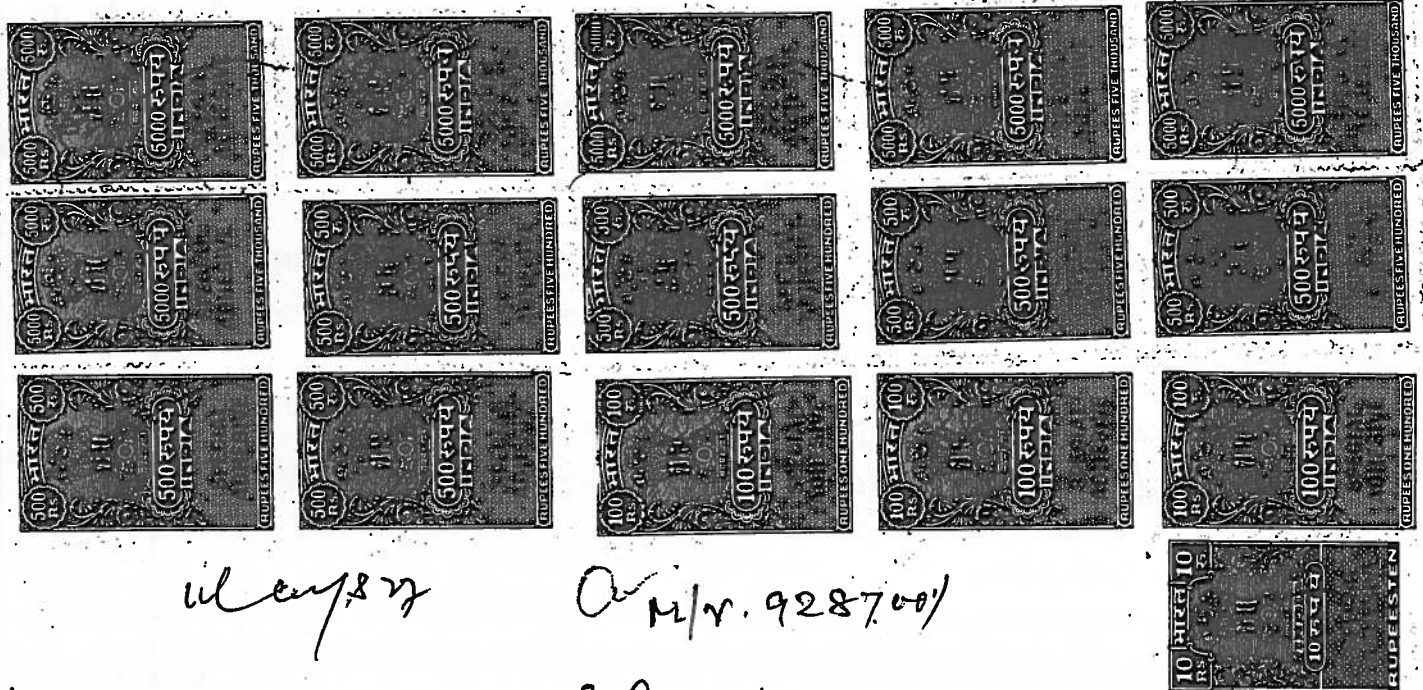


10 II 7

167 P → I ← ~~1374~~ 1374
4



Handwritten notes: *il eny 27* and *On M/V. 928700/*

Reference by Branch

Stamp
2 gal.
23, 4°
of the
Rs. 46448
Rs. 18574
Rs. 65022
Total Rs:-

SBI
Cheque no 829298 dt. 26.4.99
for 31750.00 has paid a
defect stamp duty of Rs 41.

STAMP AFFIXED BY
151199
STAMP SUPERINTENDENT
CALCUTTA COLLECTORATE

Signature: *ARAJI* 5/5

Defect 'A' fees Rs 4994.00
Subsequently realized
SBI Cheque no dt.

Handwritten calculations:
46448
18574
65022
33310
212712

A-5214
E- 7
5221
Rs. 33310

g(1) 50
g(2) Nil

Signature: *ARAJI* 5/5

THIS INDENTURE made this 15th day of Jauney one thousand nine hundred and ninety-nine BETWEEN SMT RAYAN MALA JAIN wife of Sri Niranjana Lal Jain, by faith Hindu, by occupation Housewife residing at No.1-B, Janaki Shah Road, Hastings, Calcutta hereinafter referred to as "the VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, successors and legal representatives) of the ONE PART AND M/S. SWEET HOME PROJECTS PVT. LTD., a private

A-5214
E- 2
5221

Handwritten notes: *See Deal*
4,76,100
928700

Handwritten signature/initials



11

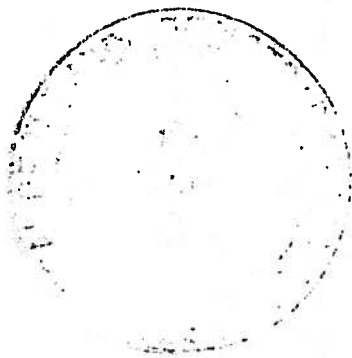


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Administrative Department of the Government
Washington, D.C.

4.

lying at and being Premises No. 2, Janaki Shah Road, (formerly premises No.2, May Road), Calcutta - 700 022 P.s. Hastings, within the municipal limits of the Calcutta Municipal Corporation and the said Premises No.2, Janaki Shah Road, Calcutta - 700 022 is more fully and particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as "the said premises" and the said undivided 1/32th part or share in the said premises is more fully set out and described in the Second Schedule hereunder written subject to the possession and occupation of the said tenant but as otherwise free from all encumbrances, charges, liens, lispendens, mortgages, trusts, acquisitions, requisitions of any nature whatsoever TOGETHER WITH all buildings yards courts areas sewers drains water-courses lights liberties privileges easements and appurtenances whatsoever to the said message land hereditaments and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and the furnitures, fixtures, fittings and the building materials lying therein AND all the estate right title interest claim and demand whatsoever of them the Vendor into and upon the said undivided 1/32th part or share in the said premises or any part thereof TOGETHER WITH all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said message land hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom the Vendor may procure the same without any action or suit TO HAVE AND TO HOLD the said undivided 1/32th part or share in the said message land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser for ever AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor or by any of her predecessors in the title done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the message land hereditaments and premises hereby granted or expressed so to be and every part thereof for a



Administrative Department of the Government
Ottawa

5.

perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the Vendor has good right to grant the said undivided 1/32th part or share in the said messuage land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said undivided 1/32th part or share in the said messuage land hereditaments and premises and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from or under any of its predecessors in title AND THAT free from all encumbrances whatsoever made or suffered by the Vendor or any of her predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said undivided 1/32th part or share in the said messuage land hereditaments and premises or any of them or any part thereof from under or in trust for the Vendor or from or under any of her predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said undivided 1/32th part or share in the said messuage land hereditaments and premises and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required AND THAT the Vendor hereby covenants agrees and undertakes to pay all arrears of land rent, rates and taxes and all other outgoings and levies if any be found due and payable with interest and costs to any person or persons or appropriate Govt. or semi Govt. authority or authorities concerned for all the periods prior to and up to the date of these presents and agrees to keep the Purchaser fully indemnified against any claim or demand arising therefrom and in

11



[Handwritten signature]

Administrative Department of the Government

6.

respect thereof And that the Purchaser shall be entitled to have the said undivided 1/32th part or share in the said premises mutated in its own names with full irrevocable authority from the Vendor to sign all necessary papers petitions etc. for and on behalf of the Vendor to effectuate the mutation of the name Purchaser in the Municipal records and in any other Government records.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the lower roomed messuage tenement or dwelling house together with the piece or parcel of land or ground thereunto belonging whereon or on part whereof the same is erected and built measuring 14560 Sq.ft. or one bigha more or less situate lying at and being premises No. 2, Janaki Shah road (formerly known as No.2, May Road) in Hastings in Southern Division of the town of Calcutta in Khatian No. 73, Touzi Hastings Khas Mahal Thana Hastings, within Ward No. 75 of The Calcutta Municipal Corporation present holding No. 73 (formerly Holding NO.21/29) (Mrs. Norris, Mrs.J.M.Murray) Plot No. 212 in respect of which Annual rent as ascertained under West Bengal Non-Agricultural Assessment Act, XIX of 1936 is payable to the Collector of 24-Parganas and butted and bounded as follows, namely -

ON THE NORTH : By Premises Nos.10,11 and 12, Chapel Road.
ON THE SOUTH : By Premises Nos. 3 and 4, May Road,
now know as Janaki Shah Road.
ON THE EAST : Partly by Chapel Lane and partly by May Road
now known as Janaki Shah Road.
ON THE WEST : By Premises Nos. 4 and 5, May Road,
now know as Janaki Shah Road.

OR HOWSOEVER OTHERWISE the said messuage land hereditaments and premises or any part thereof now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

Ratan Malhotra



[Handwritten signature]

[Faint, illegible text, possibly a title or address]

7.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT the undivided 1/32th part or share in All That the piece or parcel of land measuring 14560 Sq.ft. or one bigha more or less together with the dwelling house standing therein situate lying at and being Premises No.2, Janaki Shah Road, Calcutta morefully set out and described in the First Schedule above written.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand and seal on the day month and year first above written.

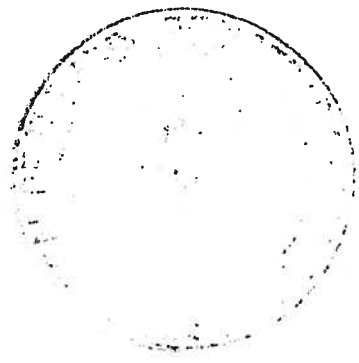
SIGNED SEALED AND DELIVERED
by the abovenamed VENDOR at
Calcutta in the presence of:-

Ratan Malati

1. Jany Supte
1/c Hyslam Rd
Cal-700020

2. P. Khatashang
D, old post office street
Calcutta - 1

Drafted by me
Jany Supte



[Handwritten signature]

Administrative Office of the President
Washington, D.C.

8.

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rupees Rs.4,75,000/- four lacs seventy five thousand only being the consideration money in full payable under these presents as per memo written below :-

MEMO OF CONSIDERATION.

By cheque no. 759051 dt. 14.1.99 → Rs. 4,75,000/-
On Punjab & Sind Bank
O.C.H. St. Calcutta.

Total: Rs. 4,75,000/-

(Rupees four lacs seventy five thousand only)

Witness: -

P. Bhattacharya

P. Bhattacharya

Ratan Malahni



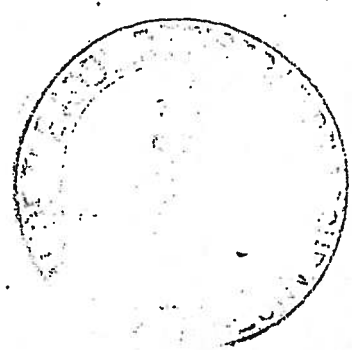
[Handwritten signature]

Addressed Dept. of ...
Chicago

Handwritten notes: "I", "225 to 238", "1379", "1999", and "3/4".

DATED THIS 15th DAY OF Jan 1999

BETWEEN
SMT. RATAN MALA JAIN
AND
M/S. SWEET HOME PROJECTS PVT. LTD.



Signature of Registrar
Additional Registrar of Assurances
Calcutta
13/5/99

DEED OF CONVEYANCE



Signature of Advocate
Additional Registrar of Assurances
Calcutta 15/1/99

L. P. AGARWALLA & CO.,
ADVOCATES,
1B, OLD POST OFFICE STREET,
CALCUTTA - 700 001.