

PLAN OF

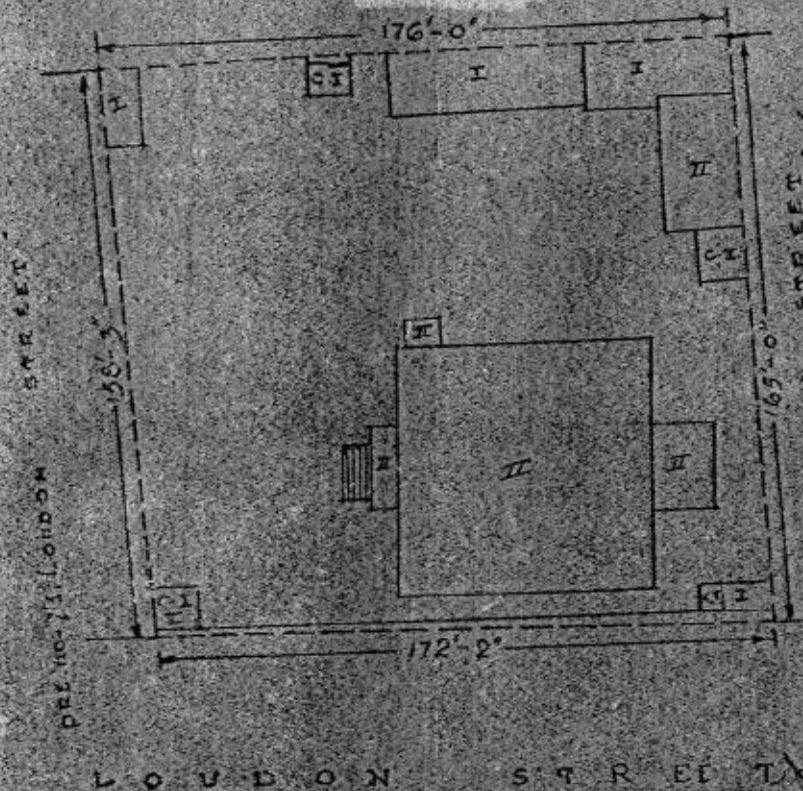
PRE: NO 7, LONDON STREET.

SCALE ~ 30'-0" FT = 1" INCH

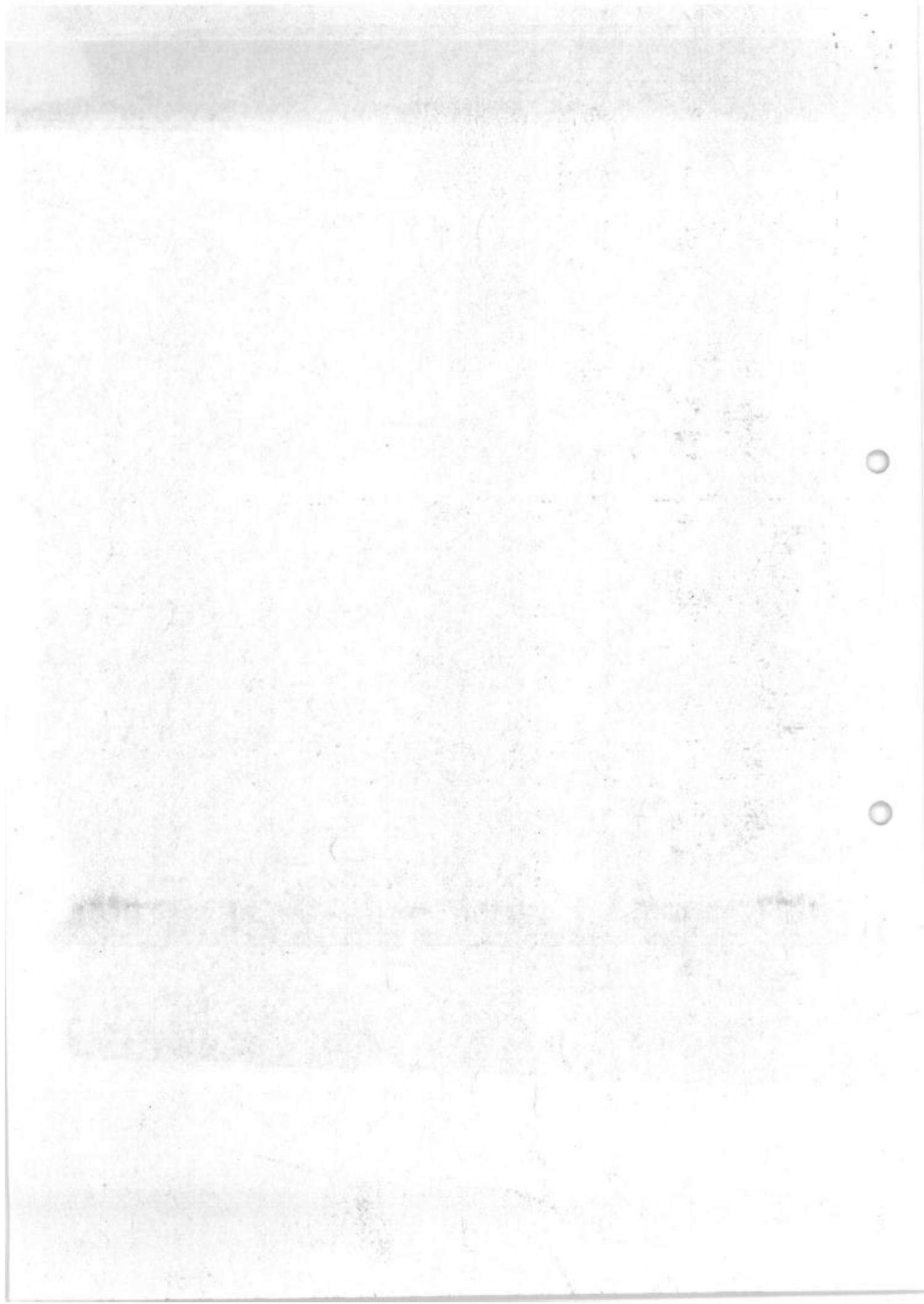
AREA OF LAND = 1 B. 18 H. 11 CH. 14 SFT OR 2607.6 SQ MET.

*plinth Area existing building = 728.5 sq ft*  
*Land Appraisal = 366500*  
*Additional Land Appraisal for swimming pool etc = 250.000*  
*40% of the Land Costing = 250.000*  
*Act 1526*

PRE: NO-4, OUTRAM STREET. PRE: NO-5, OUTRAM STREET



*Robert Smith*  
*Shawyer Des. Inst.*  
*London*





STAMP AFFIXED BY. *2280 2 1961*

STAMP SUPERINTENDENT. *2280* THIS INDENTURE made this *28th* day  
of *February* One thousand nine hundred and eighty-one  
BETWEEN MESSRS. MRINALINI PROPERTIES & MERCANTILE COMPANY  
PRIVATE LIMITED, a Company incorporated under the Companies  
Act, 1956 and having its registered office at No.20, Gariahat  
Road, ...



Applicable under Rule  
The stamp duty on the  
value of the property  
is to be paid in  
advance  
By the person  
concerned  
Rk no. 359, Vind 50

Registrar of Assurances  
Calcutta

Fee paid as under

R 30009 = 50  
E 6 = 00  
N 6 = 00  
-----  
30021 = 50

Executed on 12-30 P.m.  
on the 28/12/81  
at the office of the Registrar  
Bikash Kamal Banerji  
son of late Anandram

Executed by  
Bikash Kamal Banerji  
Director of Mercantile Properties  
and Mercantile Company private  
Ltd of 20 Gopalchak Road, Calcutta  
and Director of Kesoram  
and Ganeshchandrasekar & Co  
Directors of Peshpak Commercial  
Company Ltd of 33/1 Netaji  
Subhas Road, Calcutta

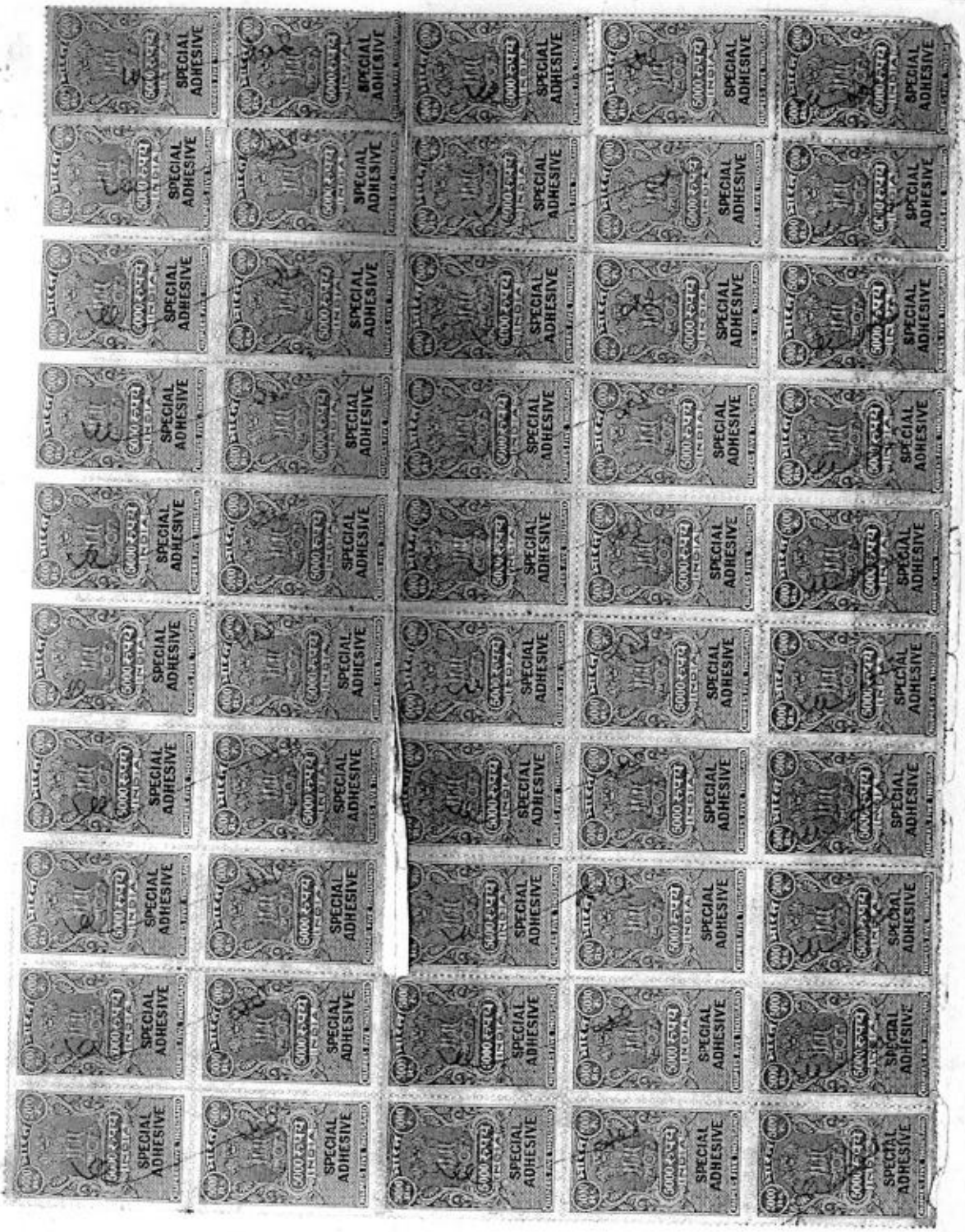
Bikash Kamal Banerji  
Director  
Dinesh Kumar Khosla  
Director

Subendu Kumar  
Mukhopadhyay  
Advocate - High  
Court, Calcutta

Ghanshyam Das Gupta  
Director  
Subendu Kumar Mukhopadhyay  
Advocate

Hand impression of  
executant is deposited with

Registrar of Assurances  
Calcutta



Road, within the Municipal limits of Calcutta, hereinafter referred to as "the LESSOR" (which expression shall unless excluded by or repugnant to the context mean and include its successor or successors in interest, representatives and assigns) of the ONE PART AND PUSHPAK COMMERCIAL COMPANY LIMITED, a



STAMP AFFIXED BY.  
*u 3779*  
STAMP SUPERINTENDENT,  
CALCUTTA COLLECTORATE



207-19

REPUBLIC OF AMERICA  
of Florida



company registered under the Companies Act, 1956 and having its registered office at No.33/1, Netaji Subhas Road, in the town of Calcutta hereinafter referred to as "the LESSEE"(which expression shall unless excluded by or repugnant to the context include its successor or successors in interest, representatives and assigns) of the OTHER PART:

W H E R E A S :

1). By an Indenture of Conveyance dated the 12th day of April 1957 and made between Murial Helene Ezra (then known as Murial Helene Wallraf) & Ors. therein referred to as the Vendors of One Part and One Keshab Chandra Basu and Sudhindra Nath Bose therein referred to as the Purchasers of the Other Part and registered at the office of the Registrar of Assurances at Calcutta in Book No.I, Volume No.46 at Pages 176 to 207 Being No.1280 for the year 1957 the Vendors therein-named for the consideration therein mentioned granted, sold and conveyed ALL THAT the messuages lands hereditaments and premises being premises No.7, Laudon Street, in the town of Calcutta more particularly described in the Schedule thereunder written (hereinafter for the sake of brevity referred to as the "said premises") free from encumbrances and liabilities unto and in favour of the Purchasers therein-named in equal shares absolutely and forever.

2). By an Indenture of Conveyance dated the 14th day of May 1966 and made between the said Sudhindra Nath Bose therein referred to as the Vendor of the One Part and One Umashankar Sarkar therein referred to as the Purchaser of the Other Part and registered in the office of the Registrar

of...



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of Assurances at Calcutta in Book No.I, Volume No.94 at Pages 9 to 17 Being No.2485 for the year 1966 the Vendor therein-named for the consideration therein mentioned granted sold and conveyed ALL THAT undivided 1/4th part or share of J and in the "said premises" out of his undivided 1/2 share therein unto and in favour of the Purchaser therein named free from encumbrances and liabilities absolutely and forever.

3). By another Indenture of Conveyance dated the 14th day of May 1966 and made between the said Sudhindra Nath Bose therein referred to as the Vendor of the One Part and One Smt. Arati Sarkar therein referred to as the Purchaser of the Other Part and registered in the office of the Registrar of Assurances at Calcutta in Book No.I, Volume No.88 at Pages 93 to 101 Being No.2484 for the year 1966 the Vendor therein named for the consideration therein mentioned granted sold and conveyed ALL THAT the undivided remaining 1/4th part or share of and in the "said premises" unto and in favour of the Purchaser therein named free from encumbrances and liabilities absolutely and forever.

4). In the premises, each of the said Umashankar Sarkar and Smt. Arati Sarkar thus became absolutely seised and possessed of or otherwise sufficiently entitled to an undivided 1/4th part or share of and in the "said premises" and the said Keshab Chandra Basu was absolutely seised and possessed of the remaining undivided 1/2 part or share of and in the "said premises" free from all encumbrances and liabilities.

5). By an Indenture of Conveyance dated the 3rd day of January 1974 and made between the said Umashankar Sarkar

therein...



*W. L. ...*  
LIBRARY OF THE ASSOCIATION

therein referred to as the Vendor of the First Part and one Bikash Kamal Banerjee therein referred to as the Confirmer of the said Second Part and the said Mrinalini Properties & Mercantile Co.Pvt. Ltd. (the Lessor herein) therein referred to as the Purchaser of the Third Part and registered in the office of the Registrar of Assurances at Calcutta in Book No.I, Volume No.18 at Pages 280 to 293 Being Nos. 34 for the year 1974 the Vendor for the consideration therein mentioned granted sold and conveyed unto and in favour of the Purchaser therein named (i.e. the Lessor herein) ALL THAT the undivided 1/4th part or share of and in the "said premises" free from all encumbrances and liabilities absolutely and forever.

6). By another Indenture of Conveyance also dated the 3rd day of January 1974 and made between the said Smt. Arati Sarker therein referred to as the Vendor of the First Part and the said Umashankar Sarker therein referred to as the First Confirmer of the Second Part and the said Bikash Kamal Banerjee therein referred to as the Second Confirmer of the Third Part and the said Mrinalini Properties & Mercantile Co. Pvt. Ltd. (the Lessor herein) therein referred ✓ to as the Purchaser of the Fourth Part and registered in the office of the Registrar of Assurances at Calcutta in Book No.I, Volume No.28 at Pages 89 to 101 Being No.35 for the year 1974 the Vendor for the consideration therein mentioned granted sold and conveyed and the First Confirmer and the Second Confirmer confirmed unto and in favour of the - Purchaser therein-named ( i.e. the Lessor herein) ALL THAT the undivided 1/4th part or share of and in the "said premises"...



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**REGISTER OF MEMBERS**  
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premises" free from encumbrances and liabilities absolutely and forever.

7). By another indenture of Conveyance also dated the 3rd day of January 1974 and made between the said Keshab Chandra Basu therein referred to as the Vendor of the First Part and the said Bikash Kamal Banerjee therein referred to as the Confirmer of the Second Part and the said Mrinalini Properties & Mercantile Co. Pvt. Ltd. (the Lessor herein) therein referred to as the Purchaser of the Third Part and registered in the office of the Registrar of Assurances at Calcutta in Book No.I, Volume No.23 at Pages 116 to 128 Being No.30 for the year 1974 the Vendor therein named granted sold and conveyed and the Confirmer confirmed unto and in favour of the Purchaser therein named ( i.e. the Lessor herein) ALL THAT the undivided 1/2 part or share of and in the " said premises" free from encumbrances and liabilities absolutely and forever.

8). The said Mrinalini properties & Mercantile Co.Pvt. Limited, the Lessor herein thus became seised and possessed of or otherwise sufficiently entitled to as an absolute estate of inheritance to the entirety of the "said premises" free from encumbrances and liabilities and as such has been and is in uninterrupted possession and enjoyment of the "said premises".

9). The said premises is comprised of a double storeyed main building, Darwan's quarter, lawns, gardens, outhouses etc. covering an area of 1 Bigha 18 Cottahs 11 Chittacks and 14 sq.ft

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REPUBLIC OF KENYA  
MINISTRY OF LANDS AND PHYSICAL PLANNING



more or less subject to a monthly tenancy in respect of demarcated part or portion thereof comprising the said main building TOGETHER WITH the Darwan's quarter therein in favour of Mrs. Flora Elias and Others. -

10). The Lessor declares that the said premises is free from all encumbrances, charges, liens, dispendens claims and liabilities except an equitable charge created thereon in favour of United Bank of India, Gariahat Branch, Calcutta for the sum of Rs.5,90,000/- inclusive of interest costs, charges and expenses and a lien arising out of the claim of Messrs. Prime Products Limited of 87/8, Kalpi Road Kanpur 208003 for the sum of Rs.4,04,000/- inclusive of interest costs charges and expenses for monies advanced for acquisition and/or perfecting the title of the Lessor to the said premises, both of which have been fully satisfied and discharged at or immediately before the execution and completion of these presents.

11). The Lessor has agreed to grant subject to the said tenancy and the Lessee has agreed to take a Lease of the said premises being No.7, Loudon Street, Calcutta with the existing tenancy herein for a term of 99 years at or for the premium or selami and at the yearly rent and upon and subject to the terms and conditions hereinafter contained.

NOW THIS INDENTURE WITNESSETH as follows :-

1. In pursuance of the said agreement and in consideration

of the..



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[illegible]

of the sum of Rs.5,90,000/- (Rupees Five lacs Ninety thousand) only paid to the said United Bank of India, Garishat Road Branch in the account and on behalf of the Lessor in satisfaction of the charge hereinbefore in part recited and in consideration of Rs.4,04,000/- (Rupees Four lacs Four thousand) only paid to the said M/s. Prime Products Ltd. in the account and on behalf of the Lessor in satisfaction of the lien hereinbefore in part recited and in further consideration of the sum of Rs.20,06,000/- (Rupees Twenty lacs Six thousand) only paid to the Lessor by the Lessee aggregating to Rs.30,00,000/- (Rupees Thirty lacs) only as and by way of premium on or before the execution of these presents (the receipt whereof the Lessor doth hereby and by the receipt hereunder written admit and acknowledge) and in further consideration of the yearly rent and Municipal taxes and all other taxes, levies and outgoings for the time being and in future payable therefor and the terms covenants and stipulations herein contained and on the part of the Lessee to be paid, observed and performed the Lessor doth hereby grant and demise unto the Lessee ALL THAT the buildings messuages tenements or dwelling house Darwan's quarters, lawns, gardens, out houses garages hereditaments or premises together with the piece or parcel of revenue redeemed land or ground thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Bigha 18 Cottahs 11 Chittacks and 14 sq.ft. be the same a little more or less situate lying at and being Municipal premises No.7, Loudon Street in the town of Calcutta more particularly described in the First Schedule hereunder written and delineated in the map or plan annexed hereto and thereon bordered red and hereinafter for the sake of brevity referred to as "the demised premises" TO HOLD the demised premises and

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Department of Agriculture

every part thereof unto the Lessee for the term of 99 years commencing from the 28th day of February 1981 YIELDING AND PAYING unto the Lessor during the said term the yearly rent at the rate of Rs.1/- (Rupee one only) and the Municipal rates and taxes for both shares (the amount of the present rate of taxes in each of the Owner's and Occupier's share being Rs.145.67 (Rupees one hundred fortyfive and paisa sixty-seven only) per share per quarter) the said yearly rent being payable on or before the 31st day of March each and every year for the then current year of demise and the said Municipal rates on or before the date or dates mentioned in the presentation copy of the rate bills and the first of such payment of yearly rent being payable on or before the 31st day of March, 1981 .

2. The Lessee to the end and intent that the obligations shall continue throughout the term hereby created doth hereby covenant with the Lessor as follows :-

- a) The Lessee will pay to the Lessor the said yearly rent of Rs.1/- (Rupees one) only herein reserved on or before the 31st day of March each and every year for the then current year of demise without any deduction or abatement whatsoever;
- b) The Lessee shall pay all Municipal rates, taxes, surcharges, outgoings and impositions that may be payable in respect of the demised premises as also those for the erections or constructions of new buildings and/or improvements which may hereafter be done executed and carried out therein by the Lessee;

c)...



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MINISTRY OF AGRICULTURE

- c) The Lessee shall comply with all notices, order and requisitions of Municipality and/or other Statutory Authority as may at any time be made upon or in respect of or in any way connected with the demised premises or any part thereof irrespective of the fact that such notices, orders and requisitions are to be done or complied with by the Lessor or the Lessee ;
- d) That the Lessee shall be at liberty to assign, sell, transfer, mortgage, charge or otherwise encumber or deal with or dispose of its lease-hold interest in the demised premises or any portion thereof and any newly built and/or rebuilt buildings and structures in or upon the demised premises or any part or parts thereof or any undivided share therein to any person, society, trustee, company, firm or institution and/or any one or more of them and/or any combinations of them as may be desired by the Lessee on such terms and conditions including sale and assignment on ownership basis as the Lessee may in its absolute discretion think fit and proper.
- e) The Lessee shall in the event of sooner determination of the Lease peaceably and quietly yield and deliver up peaceful possession to the Lessor of the demised premises including all building and fittings and fixtures which may have been constructed or set up by the Lessee thereon in the meantime, reasonable wear and tear and damage by fire, earthquake

tempest,...



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Department of Education  
Washington, D.C.



tempest, civil commotion, mob or army violence, air-raid, strike or other acts of God and other irresistible forces being excepted ;

3. And the Lessor doth hereby covenant with the Lessee as follows :-

a) The Lessee paying the yearly rent, municipal rates and taxes and other moneys hereby reserved and observing and performing the terms covenants and conditions herein contained and on the part of the Lessee to be paid, observed and performed shall and will peaceably and quietly hold, possess and enjoy the demised premises and every part thereof during the term hereby created without any eviction, interruption or disturbances from or by the Lessor or any person or persons ;

4. PROVIDED ALWAYS and it is hereby agreed and declared by and between the Lessor and the Lessee that if at any time the yearly rent, municipal rates and taxes and other moneys herein reserved or any part thereof shall remain unpaid for six months after the same shall have become payable whether demanded or not or if there shall be any breach or non-observance or non-performance of the terms, covenants and conditions herein contained and on the part of the Lessee to be observed and performed then the Lessor may call upon the Lessee by giving notice in writing to pay the arrears of rents, rates and taxes or other money hereby reserved as the case may be and/or to comply with the requisitions of the Lessor to rectify the defaults and laches on the part of the Lessee if such defaults

and...



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Department of Agriculture

and laches are capable of remedy and in the event of the Lessee failing to pay the arrears of rent municipal rates and taxes or other moneys hereby reserved and/or to comply with the requisitions and/or to rectify the defaults and laches as aforesaid within three months from the date of receiving such notice it shall be lawful for the Lessor to take such appropriate steps for recovery of its dues and for enforcement of the remedies that may be available to the Lessor under the provisions of law.

5. AND IT IS HEREBY further agreed and declared by and between the Lessor and Lessee as follows :-

- a) The Lessee shall from time to time and at all times during the term hereby created be entitled to make demolish alter renovate build and re-build buildings, erections and structures of temporary or permanent nature on the land comprised in the demised premises or any part thereof or any other buildings or constructions for the time being thereon according to such plans and specifications as the Lessee may desire but in conformity with the rules and bye-laws applicable thereto PROVIDED HOWEVER that in the event of sooner determination of this Lease all buildings and structures on the demised premises shall become the property of and shall belong to the Lessor ;
- b) The Lessee shall be at liberty to apply for and obtain sewer, water, gas, electric and telephone connections..



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~~PROPERTY OF UNIVERSITY~~

connections and all other facilities and amenities to the demised premises ;

c) The Lessee shall be entitled to take all benefits privileges and advantages of the existing sanctioned plan and also otherwise to get the plans for construction of buildings and for taking of water connections and drain and sewer connection to be submitted to and sanctioned by the Municipality and/or the competent Authority under Act XXXIII of 1976 in the name of the Lessee and/or the Lessor.

d) In the event of the demised premises or any part thereof being acquired by the Govt. or any local authority under any Act, ordinance order or enactment for the time being in force this demise shall determine from the date when possession of the demised premises shall be taken by acquiring authority and all compensation and statutory allowance as may be awarded shall be payable to and received by the Lessee and the Lessor in such proportion and manner as may be allowable in law.

6. AND IT IS HEREBY FURTHER AGREED by and between the Lessor and the Lessee that the Lessee shall and will at all times at the requests and costs of the Lessor produce before the Lessor or as the Lessor may direct all or any of the deeds (delivered to the Lessee) specified in the Second Schedule hereto for evidencing the title and interest of the Lessor in the demised premises and also shall furnish to the Lessor such attested or other copies or extract of or from the said

Deeds...



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PROPERTY OF UNIVERSITY OF CALIFORNIA  
LIBRARY

Deeds And in the meantime shall keep the same safe un-obliterated and uncanceled (damage or destruction by fire earthquake and other accidents excepted).

7. And it is hereby further agreed by and between the Lessor and the Lessee that at any time during the subsistence of its demise the Lessee shall have the option to purchase for such consideration as may be mutually agreed upon the reversion or reversions and inheritance in fee simple of the Lessor expectant on the term hereby granted and all the right title and interest of the Lessor remaining vested as owner of the premises hereby demised to the intent and that the said term hereby created may be absolutely merged and extinguished in the fee simple and inheritance of the said premises described in the First Schedule hereunder written.

8. The Lessor doth hereby further covenant with the Lessee that the Lessor is absolutely seised and possessed of or otherwise well and sufficiently entitled to the demised premises free from all encumbrances and liabilities whatsoever and THAT NOTWITHSTANDING any act deed or thing whatsoever by the Lessor done or executed or cause to be done or executed or knowingly suffered to the contrary the Lessor has good right full power absolute authority and indefeasible title to grant the demised premises hereby demised or expressed or intended so to be unto and to the use of the Lessee in the manner aforesaid according to the true intent and meaning of these presents AND THAT free and clear and freely and clearly released and discharged or otherwise Lessor well and sufficiently indemnified of form and against all and all manner of

defects...



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defects in title, charges, liens, dispendens, attachments, debts and encumbrances, execution and liabilities whatsoever made or suffered by the Lessor or any other person or persons whosoever.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT upper roomed messuages tenement or dwelling house hereditaments and premises together with the piece or parcel of revenue redeemed land or ground thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of one Bigha Eighteen Cottahs Eleven Chittacks and Fourteen Square Feet be the same a little more or less situate lying at and being premises No.7, Loudon Street in the South Division of the town of Calcutta and butted and bounded as follows, namely, on the North by premises No.6, Loudon Street aforesaid on the South by No.7/1, Loudon Street on the East by Loudon Street and on the West by premises No.4, Outram Street, and shown in the plan annexed hereto and thereon bordered red OR HOWSOEVER OTHERWISE the said messuages dwelling house land and hereditaments and premises on any part thereof are or is now or were or was at any time heretofore situated butted bounded called known numbered described or distinguished. *total plinth area is equivalent to 728 sq. mt more or less.*

THE SECOND SCHEDULE ABOVE REFERRED TO:

1. Original Conveyance dated the 3rd January, 1974 between Keshab Chandra Basu of the First Part Bikash Kamal Banerjee of the Second Part and Mrinalini Properties and Mercantile

Co..



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~~CONFIDENTIAL~~

Co. Pvt. Ltd., of the Third Part and registered at the office of the Registrar of Assurance at Calcutta in Book No.I, Volume No.23, Pages 116 to 123 Being No.30 for the year 1974.

2. Original Conveyance dated the 3rd January, 1974 between Umasankar Sarkar of the First Part Bikash Kamal Banerjee of the Second Part and Mrinalini Properties and Mercantile Co. Pvt. Ltd. of the Third Part and registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.18, Pages 282 to 293, Being No.34 for the year 1974.

3. Original Conveyance dated the 3rd January, 1974 between Smt. Arati Sarkar of the First Part Umasankar of the Second Part, Bikash Kamal Banerjee of the Third Part and Mrinalini Properties and Mercantile Co.Pvt. Ltd. of the Fourth Part and registered at the office of the Registrar of Assurances, Calcutta in Book No.I, Volume No.23, Pages 89 to 101, Being No.35 for the year 1974.

4. Original Conveyance dated the 14th May, 1966 from Sudhindra Nath Bose to Umashankar Sarkar registered at the office of the Sub-Registrar of Assurances, Calcutta in Book No.I, Volume No.94, Pages 9 to 17 Being No.2485 for the year 1966.

5. Original Conveyance dated the 14th May, 1966 from S. Nath Bose to Smt. Arati Sarkar, registered at the office of Sub-Registrar of Assurance, Calcutta in Book No.I, Volume No.88, Pages 93 to 101, Being No.2484 for the year 1966.



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6. Original Conveyance dated the 12th April, 1957 between Muriel Helene Wallraf & Ors. and Keshab Chandra Basu & Anr. registered at the office of the Registrar of Assurance, Calcutta in Book No.I, Volume No.46, Pages 176 to 207, Being No.1230 for the year 1957.

7. Original Power of Attorney dated the 17th January 1957 from Mrs. Muriel Helene Ezra & Ors. to Jacob Menahem David, with a notarial certificate granted on the 17th January, 1957 by Patrick Francis J. Feesman.

8. Original Conveyance dated the 1st September, 1873 from William Clerk to David Joseph Ezra and registered at the office of the Registrar of Assurance, Calcutta in Book No.I, Volume No.35 Pages 217 to 272 Being No.2083 for the year 1873.

9. Original Conveyance dated the 3rd August, 1859 from the Municipal Commissioner of the Town of Calcutta to William Clark.

10. Original Conveyance dated the 1st September 1873 between William Clark and David Joseph Ezra.

11. Attested Copies of the Conveyance dated the 3rd August, 1859 from the Municipal Commissioner in the town of Calcutta to William Clark.

12. Copy of the Conveyance dated the 3rd August, 1859 between the Municipal Commissioner for the town of Calcutta and William Clark.



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DEPARTMENT OF AGRICULTURE

13. Certified copy of the Decree dated the 13th September 1956 in originating Summons Suit No.1501 of 1956 of the High Court at Calcutta in the matter of trust etc. and in the matter of Will, testament, etc. and in the matter of an application under Rule IV etc. between Keshab Chandra Basu and Miriel Helene Ezra and Ors.
14. Original Power of Attorney from A. Ezra & Ors. to B. D. Sasson and Jacob Menahem David, dated the 8th March, 1948 notarially certified by Allan Rickatta, London certificate of the Notary Public, Punnabrata Bose dated the 9th August, 1956 that the said is true copy.
15. Certified copy of the conveyance dated the 1st December, 1932 from Alfrid & Ezra to Reginald George Long Croft & Ors.
16. True copy of the Will of Fredrick David Sassoon dated the 18th December, 1912 with notarial certificate granted by Punnabrata Bose, Notary Public on the 9th August, 1957.
17. Copy of Redemption Certificate dated the 4th September, 1860 granted by the Deputy Collector Calcutta.
18. True copy of the Transfer & Release dated the 29th May, 1920 between Sir David Elias David Joseph Ezra, the First Part Ezekil Elias David Joseph Ezra & Ors. the Second Part & A. Elias Joseph Ezra of the Third Part with a notarial certificate granted by the Punnabrata Bose, Notary Public on the 9th August, 1957.
19. The Plan of Proposed building at premises No.7 Loudon

Street,...



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Street, Calcutta as sanctioned by the Competent Authority under Act XXXIII of 1976.

The said Messrs. Mrinalini Properties & Mercantile Company Private Limited the Lessor abovenamed doth hereby declare and state that :-

- (a) The building and the land appurtenant thereto as described in the Schedule of these presents is within Ceiling area of the Urban Land (Ceiling & Regulation) Act, 1976 and the transfer does not contravene any of the provisions of the said Act.
- (b) The Lessor has filed along with these presents a building plan and a certified copy of the Municipal Assessment Roll or Register.
- (c) The Lessor shall be liable for false Statement under the Law.

IN WITNESS WHEREOF the LESSOR and the LESSEE hereto have hereunto executed these presents the day and month and year first above written.

THE COMMON SEAL OF THE LESSOR has hereto been affixed pursuant to resolution passed at the meeting of its Board of Directors held on the 23<sup>rd</sup> day of February 1981 by Sri B:Kash Kamal Banerjee

and Sri  
Directors of the Company who have also executed these presents at Calcutta in the presence of :-

Sri Khendur Kumar Mukhopadhyay  
Advocate  
High Court, Calcutta

Chhatraz Singh Khatia  
74, Cornhill Road  
Calcutta

MRINALINI PROPERTIES AND MERCANTILE COMPANY (P) LTD

Sri Kishore Kamal Banerjee  
Director

1950

THE STATE OF CALIFORNIA  
COUNTY OF ALBERTA

28-19

RECORDS OF ALBERTA

THE COMMON SEAL OF THE LESSEE has hereunto been affixed pursuant to resolution passed at the meeting of its Board of Directors held on the 25th day of February 1981 by Sri D.K. Sekaria and Sri G.S. Gupta Directors of the Company who have also executed these presents at Calcutta in the presence of :-



*Jinesh Kumar*  
Director

*Ghananjan Das Gupta*  
Director

*Sukhendu Kumar Mukhopadhyay*  
Advocate  
Asst. to Magistrate  
Subdivisional Magistrate  
Calcutta

*Chetan Singh Khatun*  
7th, Cornhill Road  
Calcutta

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RECEIVED AT ALEXANDRIA

RECEIVED and from the withinnamed Lessee the sum of Rs.30,00,000/- (Rupees Thirty lacs only) being the full amount of consideration money in the foregoing Indenture mentioned as per Memo of Consideration below :-

Rs.30,00,000/-

MEMO OF CONSIDERATION.

By Banker's Cheque No.AW 021365 dated 23.2.81 drawn at the instance of the Lessee by the State Bank of Bikaner and Jaipur in favour of the United Bank of India, Gariahat Branch at the request and direction of the Lessor. ... ..

Rs. 5,90,000/-

By Banker's Cheque No.AW 021410 dated 27.2.81 drawn at the instance of the Lessee by the State Bank of Bikaner and Jaipur in favour of Prime Products Limited at the request and direction of the Lessor. ... ..

Rs. 4,04,000/-

By Banker's Cheque No.AW 021411 dated 27.2.81 on State Bank of Bikaner and Jaipur drawn at the instance of the Lessee in favour of the Lessor. ... ..

Rs. 18,06,000/-

By two hundred pieces of Reserve Bank of India notes of Rs 100/- each . . . .

2,00,000/-

Total.. Rs.30,00,000/-

(Rupees Thirty Lacs only).

WITNESSES:

Sukhendu Kumar Mukhopadhyay  
Advocate

Chhatar Singh Katha

ARINALINI PROPERTIES AND MERCHANTS CO (P) LTD.

Pitrosh Kumar Singh  
Director.



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No. 1  
Volume No. 96  
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DATED THIS 28th DAY OF February 1981.

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- BETWEEN -

MRI NALINI PROPERTIES & MERCANTILE  
COMPANY PRIVATE LIMITED.

-AND-

PUSHPAK COMMERCIAL COMPANY LIMITED.

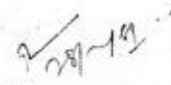
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P. D. HIMATSINGHA & CO.,  
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