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पश्चिम बंगाल WEST BENGAL

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15,06,00,000/-

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under the Indian Stamp Act, 1899  
and also as amended by West Bengal  
Stamp Amendment Act 1974  
Schedule IA No. 23  
Fee Paid as under :-



15,06,00,000

ADDITIONAL REGISTRAR  
ASSURANCE & COLLATERAL

29.7.08

A1656589  
55  
ma. 25  
mb. 4

THIS INDENTURE OF CONVEYANCE made this the 23rd  
July day of TWO THOUSAND AND EIGHT BETWEEN

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Stamp  
Rs.  
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Jan 25  
Jan 8  
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Sale  
15,06,00,000

150507  
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Jan 250  
Jan 80  
270

No. 837. 02.07.08.  
Name  
Address  
To

Pijush Kanti Chakraborty  
Licensed Stamp Vendor  
Kolkata

4.13 PM  
July 08 23/7  
by S.K. Sengupta  
of Medirect

Suendra Kumar Sengupta

THIRD IMPRESSION  
KOLKATA

REGISTRAR OF  
KOLKATA  
23/7/08

Suendra Kumar Sengupta  
Authorized Signatory

Suendra Kumar Sengupta  
as authorised signatory  
for Angira Sales Pvt. Ltd.  
Peter Liu @ Petershen King  
Liu Kwok. Liu Kuo Kuang  
Liu Tung King S.P.O., Liu  
Kuo Kuang, P.T.O



2850 ✓

Peter Liu  
(PETER LIU)

P.T.O

Radhe Snyam Panchania  
S/o Sri B.D. Panchania  
at 1/11, Arbinda Nagar  
K-32, service-



2851 ✓

Liu Tung King  
LIU TUNG KING

Radhe Snyam Panchania  
S/o Sri B.D. Panchania  
1/11, Arbinda Nagar, Kol-32  
service

23/7/08

**PETER LIU** alias **PETER SHEN-KING LIU**, son of Late Liu Kuo Kuang, residing at 47, South Tangra Road, Kolkata – 700 046 and at present residing at 2566 Innis Fil Road, Mississauga, Ontario L5 M4J1, Canada , Police Station - Tangra being the Sole Executor and also a Legatee under the Last Will and Testament dated 11<sup>th</sup> day of September, 1992 of Late Mrs. Lai Yun Hsiang Liu (hereinafter referred to as the **DECEASED**) hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor and/or successors in office/interest and assigns) of the **FIRST PART**

**AND**

**TUNG KING LIU** son of Late LIU KUO KUANG residing at 47, South Tangra Road, Kolkata – 700 046, Police Station - Tangra hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**

**AND**

1) **PS GROUP REALTY LIMITED** a company within the meaning of the Companies Act 1956 having its registered office situated at No. 83 Topsia Road (South) Kolkata 700 046 having PAN AABCP 53906 (2) **ANGIRA SALES PVT LTD.** having PAN AAFCA9336B (3) **BHUMI VINIMAY PVT LTD** having PAN AACCB9850C (4) **DEVKRIPA VANIJYA PVT LTD** having PAN AACCD4722H (5) **P.K.C. ASSOCIATES PVT LTD** having PAN AABCP4806B, (6) **SREOME BUILDERS PVT LTD.** having PAN AA ECS4070M, all private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at No.12C Chakraberia Road (North) Kolkata 700 020 (7) **SUBSARITA TIE UP PVT LTD** having PAN AA ECA4070M, all private limited companies within the meaning of the Companies Act 1956 having their respective registered offices situated at No.12C Chakraberia Road (North) Kolkata 700 020

*[Signature]*  
Director  
**AJAL KUMAR MITRA.**

*[Stamp]*  
**SURSARITA TIE UP PVT. LTD.**

Director

*[Signature]*  
**(BHASKAR SANKAR PRAMANIK)**

**For Bhumi Vinimay Pvt. Ltd.**

*[Signature]*

Authorised Signatory

**PS GROUP REALTY LIMITED**

*[Signature]*

Director

**For P. K. C. & Associates Pvt. Ltd.**

*[Signature]*

Authorised Signatory

**For Sreome Builders Pvt. Ltd.**

*[Signature]*

Authorised Signatory

**For Devkripa Vanijya Pvt. Ltd.**

*[Signature]*

Authorised Signatory

**For Angira Sales Pvt. Ltd.**

Authorised Signatory

*[Signature]*  
**Radhu Sanyal Pancharis**

Director for  
Research & medical  
PR. Ltd, Bhabh Prakash  
Pramanik and director  
for Sursarita Tie-up PR.  
Ltd. S. K. Sengupta  
authorised signatory  
for Bhumi Vinimay PR.  
Ltd. for P. K. C. & Associates  
Pvt. Ltd, For -  
Sreome Builders Pvt. Ltd,  
For Devkripa Vanijya PR.  
Ltd and also Director for  
P. S. group Realty Ltd.  
all at 6012 post office  
G. KA-1

*[Signature]*  
ADDITIONAL REGISTRAR OF  
ANGRA SALES - 1, ANGRA SALES

the Companies Act 1956 having its registered office situated at No. 114 Dr. Lal Mohan Bhattacharjee Road, Kolkata 700 014 having PAN AALCS0491B and (8) **PAR CARE RESEARCH & MEDICAL PVT LTD** also a company within the meaning of the Companies Act 1956 having its registered office situated at No.P-17A Ashutosh Chowdhury Avenue, Kolkata 700 019 having PAN AADCPO842K hereinafter collectively referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor and/or successors in their respective offices/interests and assigns) of the **THIRD PART.**

**WHEREAS:**

A) In pursuance of and by virtue of a registered Deed of Conveyance dated 9<sup>th</sup> March 1959 made between Sri Hira Lal Shaw therein referred to as the Vendor of the One Part and Mrs. Lai Yun Hsiang Liu (since deceased and hereinafter referred to as the DECEASED) therein referred to as the Purchaser of the Other Part and registered at the office of the Sub Registrar, Alipore Sadar in Book No. I Volume No. 36 Pages 199 to 212 Being No. 2092 for the year 1959 the said Mrs. Lai Yun Hsiang Liu became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by admeasurement an area of **4 Bighas 1 Cottahs 11 Chittacks** (be the same a little more or less) comprised in **C.S. Plot No. 355**, corresponding to **Khatian No. Old 437 new 769**, J. L. No. 5 in Division 4 Sub Division L Holding No. 210 of 24 Parganas Collectorate in Mouza Tangra, Touzi No. 2833, under Police Station - Tollygunge (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written and also in **PART I** of the **SCHEDULE** hereunder written and hereinafter referred to as the **SCHEDULE I PROPERTY**)



*J*  
ADDITIONAL REGISTRAR,  
KOLKATA

- B) By another registered Deed of Conveyance dated 16<sup>th</sup> June 1959 made between Sri Lakhan Koery and Others therein collectively referred to as the Vendors of the One Part and Mrs. Lai Yun Hsiang Liu (since deceased) therein referred to as the Purchaser of the Other Part and registered at the office of the Sub Registrar, Alipore Sadar in Book No. I Volume No. 108 Pages 77 to 84 Being No. 5704 for the year 1959 the said Mrs. Lai Yun Hsiang Liu became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the various pieces and parcels of land containing by admeasurement an area of **3 Bighas 1 Cottahs 13 Chittacks** (be the same a little more or less) comprised in **C. S. Plot Nos. 331 and 332**, corresponding to **Khatian Nos. 280 (Old) and 830, 831, 840, 841, 850 and 851 (New)** which are lying and situate at Division 4 Sub Division "L" Holding No. 186 Touzi No. 2833 Mouza Tangra Police Station – Tangra (previously Tollygunge Police Station) in the District of 24 Parganas recorded in J.L. No.5 R.S. No. 1 (GD 4) (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written and also in **PART II** of the **SCHEDULE** hereunder written and hereinafter referred to as the **SCHEDULE II PROPERTY**)
- C) The said Deceased after acquiring the said Schedule I Property and Schedule II Property made various constructions and structures thereon and the said lands comprised in the said Schedule I Property and Schedule II Property together with all constructions and structures standing thereon are hereinafter for the sake of brevity collectively referred to as the said **PROPERTIES**



AT THE OFFICE OF THE  
SECRETARY OF THE  
NAVY  
WASHINGTON, D. C.



- D) The said Mrs. Lai Yun Hsiang Liu who during her lifetime was a Buddhist died on 17<sup>th</sup> January 1998 after having made and published her Last Will and Testament dated 11<sup>th</sup> day of September, 1992 whereby and whereunder she appointed the Vendor herein as the Sole Executor and gave bequeathed and devised all her properties including the said properties in favour of her children in the manner provided for in the said Will.
- E) At the time of the death of the said deceased the children of the said deceased were **(1) FEE CHEN WONG (2) LEE CHEN LIU (3) TEK CHEN LIU, (4) TUNG KING LIU, (5) PETER LIU, (6) LIU KANG KING AND (7) LIU KONG KING.**
- F) By and under the said Will the Vendor being the Executor has been directed to sell and transfer the said properties and to divide and distribute the sale proceeds to such of the heirs of the said deceased as the said Executor in his absolute discretion shall deem fit and proper and as such the Executor has full power and authority to sell and transfer the said properties.
- G) In pursuance of an application for probate having been filed in the Hon'ble High Court, Calcutta being PLA No. 51 of 2001 probate in respect of the said Will had been granted on 26<sup>th</sup> June 2001 and in pursuance of the Letters of Administration the Vendor has taken over possession of the various properties belonging to the said Deceased including the said Properties.
- H) The said Tung King Liu the Confirming Party is also one of the sons of the said Deceased and by and under the said Will has been directed to look after the estate of the said deceased as the Administrator until such



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time probate was granted and even though the Executor has full power and authority to sell and transfer the said properties at the request of the Vendor the Confirming Party has agreed to join these presents.

- I) The Vendor being the Sole Executor under the said Last Will and Testament of the said Deceased and also being a legatee under the said Last Will and Testament of the said Deceased and the Confirming Party herein also being one of the sons and/or heirs of the said Deceased and being entitled to a share in the sale proceeds as shall be determined by the Executor in his absolute discretion by an Agreement dated 10<sup>th</sup> April 2008 and made between the parties hereto and registered at the office of the Additional Registrar of Assurances-I, Calcutta Being Deed No. 6118/08 the Vendor with the consent and concurrence of the Confirming Party and being in possession of the said properties and also expressly being authorized and empowered under the said Will of the said Deceased has agreed to sell and transfer the said Properties unto and in favour of the Purchasers herein, free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the SALE AGREEMENT) and the Purchasers have requested the Vendor to execute the Deed of Conveyance and/or transfer in respect of the said Properties which the Vendor has agreed to do subject to the terms and conditions hereinafter appearing.
  
- J) At or before execution of this Indenture the Vendor and the Confirming Party and each one of them have assured and represented to the Purchasers as follows:



*d*

- i) **THAT** the said Deceased namely Mrs. Lai Yun Hsiang Liu during her lifetime was the sole and absolutely owner of the said Properties.
- ii) **THAT** the Vendor has a marketable title in respect of the said **PROPERTIES**.
- iii) **THAT** the said Properties are free from all encumbrances, charges, liens, lispendens, attachments trusts whatsoever or howsoever.
- iv) **THAT** neither the said Deceased during her lifetime nor the Vendor or the Confirming Party have entered into any agreement for sale transfer lease and/or development nor have created any interest of any third party into or upon the said Properties or any part or portion thereon.
- v) **THAT** during the lifetime of the said deceased the said deceased constructed several structures on the said Properties and the said constructions and structures have been existent on the said properties for the last more than 40 years.
- vi) **THAT** the other heirs and/or legal representatives of the said Deceased have no objection to sale and transfer of the said properties and have consented to sale and transfer of the said properties in favour of the Purchasers in terms of the said Sale Agreement.



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- vii) **THAT** there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 comprised in the said properties.
- viii) **THAT** the said Properties are not subject to any notice of acquisition and/or requisition nor there is any threat in respect thereof.
- ix) **THAT** all municipal rates taxes and other outgoings payable in respect of the said Properties have been paid and in any event shall be paid by the Vendor and/or the Confirming Party till the date of execution of the Deed of Conveyance.
- x) **THAT** the Vendor is competent to sell and transfer the said Properties.

K) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchasers have agreed to purchase and acquire the said properties, free from all encumbrances, charges, liens, lispendens, attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing

**NOW THIS INDENTURE WITNESSETH** and it is agreed and declared by and between the parties hereto as follows

- I. **THAT** in pursuance of the said Sale Agreement dated 10<sup>th</sup> April 2008 **AND** in further consideration of a sum of **Rs. 15,06,00,000/-** (Rupees Fifteen crores six lakhs only) of the lawful money of the Union of India paid by the Purchasers to the Vendor at or before the execution these presents (the receipt hereunder written whereof the Vendor doth hereby



A handwritten signature or mark, possibly a stylized 'S' or 'J', written in black ink.

ADDITIONAL REGISTRAR OF  
MADRAS, INDIA



and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Vendor with the consent and concurrence of the Confirming Party doth hereby acquit release and discharge the Purchasers as well as the said **PROPERTIES** hereby intended to be sold transferred and conveyed) the Vendor with the consent and concurrence of the Confirming Party doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers **FIRSTLY ALL THAT** the various pieces and parcels of land containing by admeasurement an area of **4 Bighas 1 Cottahs 11 Chittacks** (be the same a little more or less) comprised in **C.S. Plot No. 355**, corresponding to **Khatian No. Old 437 new 769**, J. L. No. 5 in Division 4 Sub Division L Holding No. 210 of 24 Parganas Collectorate in Mouza Tangra, Touzi No. 2833, under Police Station - Tollygunge (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written and also in **PART I** of the **SCHEDULE** hereunder written and hereinafter referred to as the **SCHEDULE I PROPERTY**) **AND SECONDLY ALL THAT** the various pieces and parcels of land containing by admeasurement an area of **3 Bighas 1 Cottahs 13 Chittacks** (be the same a little more or less) comprised in **C. S. Plot Nos. 331 and 332**, corresponding to **Khatian Nos. 280 (Old) and 830, 831, 840, 841, 850 and 851 (New)** which are lying and situate at Division 4 Sub Division "L" Holding No. 186 Touzi No. 2833 Mouza Tangra Police Station – Tangra (previously Tollygunge Police Station) in the District of 24 Parganas recorded in J.L. No.5 R.S. No. 1 (GD 4) (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written and also in **PART II** of the **SCHEDULE** hereunder written and hereinafter referred to as the **SCHEDULE II PROPERTY**) (hereinafter collectively referred to as the said **PROPERTIES** absolutely and forever



ADDITIONAL REGISTRAR OF  
FINANCES (10/1/1900)

free from all encumbrances charges liens lispens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispens whatsoever **OR HOWSOEVER OTHERWISE** the said **PROPERTIES** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **PROPERTIES** or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **PROPERTIES** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **PROPERTIES** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendors can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **PROPERTIES** hereby granted sold conveyed transferred assigned



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ADDITIONAL REGISTRATION IN  
1978, 1984, KOUNTA

assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispensens whatsoever.

- II. **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said **PROPERTIES** and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchasers that he has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **PROPERTIES** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said **PROPERTIES** or any part thereof in the manner as aforesaid.
- III. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **PROPERTIES** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING**



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FOR THE  
RECEIVED FROM

any such act deed or thing whatsoever as aforesaid the Vendor now has in himself good right full and absolute power to grant sell convey transfer assure and assign the said **PROPERTIES** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid **AND THAT** the Vendor has duly made over possession of the said **PROPERTIES** to the Purchasers herein and the Purchasers have received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the said **PROPERTIES** or otherwise.

IV. **AND THAT** the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues 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 under or in trust for any of his predecessors in title **AND THAT** the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said **PROPERTIES** by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his



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all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **PROPERTIES** and every part thereof unto and to the use of the Purchasers.

VII. AND IT IS HEREBY EXPRESSLY made clear and the Vendor hereby confirms that an application under Section 195(2) of the Income Tax Act 1961 has already been made and until final determination in that regard is made, the Purchasers have deducted on account of T.D.S. out of the total amount of consideration amount as mentioned in the memo of consideration hereinafter appearing and upon such final determination, the Purchasers shall first appropriate such amount towards all amounts which may become payable upto the date of execution of this indenture on account of the land tax and other outgoings of whatsoever or howsoever nature (hereinafter referred to as the OUTGOINGS) and the event of there being any deficit the Vendor undertakes to make payment of such deficit amount forthwith without raising any objection and in the event of there being any amount in excess the same shall forthwith be made over to the Vendor by the Purchaser.

**THE SCHEDULE ABOVE REFERRED TO**

**(SCHEDULE I PROPERTY)**

**ALL THAT** the various pieces and parcels of land containing .by admeasurement an area of **4 Bighas 1 Cottahs 11 Chittacks** (be the same a little more or less) **TOGETHER WITH** all structures standing thereon comprised in **C.S. Plot No. 355** corresponding to **Khatian No. Old 437 new 769** in Division 4 Sub Division L Holding No. 210 of 24 Parganas Collectorate in Mouza Tangra, Touzi No. 2833, under Police Station – Tangra (previously under Tollvaunae Police Station)



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predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **PROPERTIES** upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period after the date of execution of these presents shall be payable by the Purchasers.

- V. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the said **PROPERTIES** or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **PROPERTIES** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **PROPERTIES** and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.
- VI. **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **PROPERTIES** or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute



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BIBLIOTECA NAȚIONALĂ DE ȘTIINȚĂ  
ȘI TEHNICĂ

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 78  
Page from 1688 to 1715  
being No 08037 for the year 2008.



*D.K.M.*

(Dines Kumar Mukhopadhyay) 22-October-2009  
A. R. A. -I KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal



(SCHEDULE II PROPERTY)

**ALL THAT** the various pieces and parcels of land containing by admeasurement an area of **3 Bighas 1 cottah 13 chittacks** (be the same a little more or less) **TOGETHER WITH** all structures standing thereon comprised in **C. S. Plot Nos. 331 and 332**, corresponding to **Khatian Nos. 280 (Old) and 830, 831, 840, 841, 850 and 851 (New)** which are lying and situate at Division 4 Sub Division "L" Holding No. 186 Touzi No. 2833 Mouza Tangra Police Station – Tangra (previously Tollygunge Police Station) in the District of 24 Parganas.

The said three plots of land are butted and bounded as follows:-

ON THE NORTH - By C. S. Dag Nos. 380 and 356

ON THE SOUTH - By C. S. Dag Nos. 352, 354 and thereafter E.  
M. Bypass

ON THE EAST - By C. S. Dag Nos. 353 and 354

ON THE WEST - By C. S. Dag Nos. 330, 354 and 28



*J*  
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED BY**

**THE VENDOR** At Kolkata in

the presence of

① Radhe Suyam Lancharia  
111, Arbinda Nagar  
Kolkata-700032

*Peter Liu*  
(PETER LIU)

*Radhe Suyam Lancharia*  
(Radhe Suyam Lancharia)

**SIGNED AND DELIVERED BY**

**THE CONFIRMING PARTY** At

Kolkata in the presence of

*Liu Tung King*  
(LIU TUNG KING)

① Radhe Suyam Lancharia

*Radhe Suyam Lancharia*  
(Radhe Suyam Lancharia)

**SIGNED AND DELIVERED BY**

**THE PURCHASERS** At Kolkata

in the presence of

① Radhe Suyam Lancharia

*Radhe Suyam Lancharia*  
(Radhe Suyam Lancharia)

For Devkripa Vanijya Pvt. Ltd.

*Liu Tung King*  
Authorized Signatory

For Sreome Builders Pvt. Ltd.

*Liu Tung King*  
Authorized Signatory

For P. K. C. & Associates Pvt. Ltd.

*Liu Tung King*  
Authorized Signatory

SURSARITA TIE UP PVT. LTD.

*Braun*  
Director

PS GROUP REALTY LIMITED

*Liu Tung King*  
Director

For Far Care Research & Medical Pvt. Ltd.

*Liu Tung King*

For Bhumi Vinimay Pvt. Ltd.

*Liu Tung King*



9  
LIBRARY OF THE  
UNIVERSITY OF MICHIGAN

RECEIVED of and from the within-named  
PURCHASERS the within-mentioned sums of  
Rs. 15,06,00,000/- (Rupees Fifteen crores six  
lakhs only) Being the consideration money  
payable under these presents as per memo  
below:

**MEMO OF CONSIDERATION OF ESTATE OF LATE LAI YUN HSIANG LIU**

Name of the Company	Cheque No.	Bank	Dated	Cheque Amt.	TDS	Total consideration
PS Group Realty Ltd	083380	HDFC Bank Ltd. Central Plaza	10/04/08	874909.00	256341.00	1131250.00
Sreome Builders Pvt. Ltd.	029091	Indian Bank, Sarat Bose Road Br.	10/04/08	874909.00	256341.00	1131250.00
Devkripa Vanijya Pvt. Ltd.	005393	Indian Bank, Sarat Bose Road Br.	10/04/08	874909.00	256341.00	1131250.00
Bhumi Vinimay Pvt Ltd	005198	Indian Bank, Sarat Bose Road Br.	10/04/08	874909.00	256341.00	1131250.00
Angira Sales Pvt. Ltd.	210005	Indian Bank, Sarat Bose Road Br.	10/04/08	874909.00	256341.00	1131250.00
P.K.C. & Associates Pvt. Ltd	173229	Indian Bank, Sarat Bose Road Br.	10/04/08	874909.00	256341.00	1131250.00
Par Care Research & Medical Pvt. Ltd.	480852	Vijaya Bank, Garihat Rd. Br.	10/04/08	874909.00	256341.00	1131250.00
Sursanita Tie-Up Pvt. Ltd.	375401	State Bank of India	10/04/08	874909.00	256341.00	1131250.00
				6999272.00	2050728.00	9050000.00

*Handwritten signature/initials*

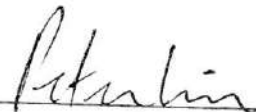
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REPUBLIC OF DENMARK  
MINISTRY OF FOREIGN AFFAIRS  
COPENHAGEN

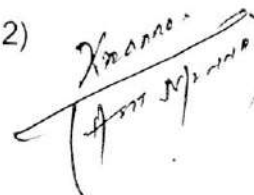
**MEMO OF CONSIDERATION OF ESTATE OF LATE LAI YUN HSIANG LIU**

Name of the Company	Cheque No.	Bank	Dated	Cheque Amt.	TDS	Total consideration
PS Group Realty Ltd.	032519	SBI, Chowringhee	17/07/2008	10000000.00	4009404.00	17693750.00
	032536		21/07/2008	3684346.00		
Sreome Builders Pvt. Ltd.	088655	Indian Bank, Sarat Bose Road Br.	22/07/2008	8500000.00	4009404.00	17693750.00
	088691		23/07/2008	5184346.00		
Devkripa Vanijya Pvt. Ltd.	088692	Indian Bank, Sarat Bose Road Br.	23/07/2008	9000000.00	4009404.00	17693750.00
	088693		23/07/2008	4684346.00		
Bhumi Vinimay Pvt Ltd.	088694	Indian Bank, Sarat Bose Road Br.	23/07/2008	9000000.00	4009404.00	17693750.00
	088695		23/07/2008	4684346.00		
Angira Sales Pvt. Ltd.	088689	Indian Bank, Sarat Bose Road Br	23/07/2008	9000000.00	4009404.00	17693750.00
	088690		23/07/2008	4684346.00		
P.K.C. & Associates Pvt. Ltd.	088656	Indian Bank, Sarat Bose Road Br.	22/07/2008	9000000.00	4009404.00	17693750.00
	088697		23/07/2008	4684346.00		
Par Care Research & Medical Pvt. Ltd.	208022	Vijaya Bank, Gariahat Br.	22/07/2008	13684346.00	4009404.00	17693750.00
Sursanita Tie-Up Pvt. Ltd.	208028	Vijaya Bank, Gariahat Br.	23/07/2008	13684346.00	4009404.00	17693750.00
Total Rs.				109474768.00	32075232.00	141550000.00

  
 \_\_\_\_\_  
 SIGNATURE OF THE VENDOR

**Witnesses:**

1) Radhe Sujan Banerjee

2) 



9

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Richard Lim

Signature .....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....

Signature M. H. H. H. H.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name .....












Signature James Lee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



9  
ADDITIONAL REGISTRAR  
MADRAS



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature ..... *[Handwritten Signature]*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					





Registered in  
book no .....  
VOLUNTARILY  
.....  
.....  
.....

BETWEEN

PETER LIU alias PETER SHEN- KING LIU

..... VENDOR

- AND -

TUNG KING LIU

..... CONFIRMING PARTY



- AND -

PS GROUP REALTY LTD & ORS

..... PURCHASERS

ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA

CONVEYANCE



R. L. GAGGAR

SOLICITOR & ADVOCATE

6 OLD POST OFFICE STREET

KOLKATA 700 001