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STAMP AFFIXED BY

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STAMP SUPERINTENDENT
CALCUTTA COLLECTORATE

No. 23, 5(c)

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REGISTRAR OF ASSURANCES
158600 CALCUTTA

THIS INDENTURE made this 31st day of MARCH One Thousand Nine Hundred and Eighty-Eight BETWEEN KOTHARI SCIENTIFIC & RESEARCH INSTITUTE, a Society registered under the West Bengal Societies Registration Act, 1961 and having its registered office at No. 8, India Exchange Place, Calcutta...

Presented for registration at 1.20 P.M.
at the [illegible] office
on the 31st day of March 1988
by Asha Deli Saloo [illegible]

Asha Devi Saloo.

REGISTRAR OF ASSURANCES
CALCUTTA
7. 3. 88

Asha Devi Saloo

Sir Kothari Scientific & Research Institute.

Member Governing Body.

Asha Deli Saloo
Member Governing Body
of Kothari Scientific &
Research Institute
8, Judges Court Road
Cal

Chand Ratan Damani
S/o J. M. Damani
8 Judges Court Rd
Calcutta

Chand Ratan Damani
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REGISTRAR OF ASSURANCES
CALCUTTA
7. 3. 88

Thumb impression of the
Executant is dispensed with

Calcutta-700001 hereinafter called THE VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Governing Body for the time being and its successor or successors in office and assigns) of the ONE PART A N D TULIP BUILDERS PRIVATE LIMITED, a Company within the meaning of the Companies Act, 1956 and having its registered office at 5/2/17, R.K.Banerjee Lane, P.O. Salkia, Howrah-711106 hereinafter called 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 assigns) of the OTHER PART :

WHEREAS...

WHEREAS:

A. By an Indenture of Conveyance dated 19th March, 1966 made between the Official Trustees of West Bengal, therein referred to as the Vendor of the One Part, Bhagwati Devi Agarwala, Kishorelal Agarwal, Parmeswari Devi Goenka, Ratna Devi Goenka, Savitri Devi Goenka, Sheo Kumar Agarwal, Geeta Budhia, Shiv Ratan Budhia, Nav Ratan Budhia, Biswanath Garodia, therein referred to as the Purchasers of the Other Part and registered with the Registrar of Assurances, Calcutta in Book No.I, Volume No. 63 Pages 222 to 239 Being No. 578 for the year 1966 the said Official Trustees of West Bengal for the consideration therein mentioned sold transferred and conveyed unto and in favour of the said Purchasers All That the Premises No.7, Little Russel Street, Calcutta (more fully and particularly described in the Schedule A thereunder written and also in the Schedule hereunder written).

B. By another Indenture of Conveyance dated 27th June, 1979 and made between Smt. Ratna Devi Goenka, therein referred to as the Vendor of the One Part and Kothari Scientific & Research Institute, the Vendor herein, therein referred to as the Purchaser of the Other Part, and registered with the Registrar of Assurances, Calcutta in Book No.I, Volume No. 186 Pages 94 to 182 Being No. 3444 for the year 1979 the said Ratna Devi Goenka for the consideration therein mentioned sold transferred and conveyed unto and in favour of the

Vendor...

Vendor herein All That 4/100th share of land messuage tenement hereditament appurtenant to premises No.7, Little Russel Street, Calcutta Together With her right title interest therein.

C. By virtue of the said Deed of Conveyance dated 27th June, 1979 the Vendor herein absolutely became entitled to 4/100th share or interest in the said premises.

D. By a Deed of Partition dated 13th day of September, 1979 made between Bhagwati Devi Agarwal, Kishorelal Agarwal, Parmeswari Devi Goenka, Savitri Devi Geonka, Sheo Kumar Agarwal, Geeta Budhia, Shiv Ratan Budhia, Nav Ratan Budhia, Biswanath Garodia, therein collectively referred to as the parties thereto of the One Part and Kothari Scientific & Research Institute therein referred to as the party thereto of the Other Part and registered with the Registrar of Assurances, Calcutta in Book No.I, Volume No. 151 Pages 196 to 206 Being No. 4939 for the year 1979 All That the messuage tenement land hereditament and premises No.7, Little Russel Street, Calcutta Togethe With all houses, outhouses, servant's quarters, edifi garages, godowns, sanitary fittings fixtures, electri pump and motors and all other pitch areas, walls, ya courtyards were partitioned and whereby and wherund the parties of the First Part viz. Bhagwati Devi Aga

and..

and others transferred and conveyed all their right title interest in the said premises unto and in favour of the Vendor herein absolutely and for ever Together with the benefit of covenant for production of the original title deeds listed in Schedule B to the said Indenture of Conveyance dated 19th March, 1966.

E. By virtue of the said Deed of Partition the Vendor thus became absolutely seized and possessed of or otherwise well and sufficiently entitled to All That premises No.7, Little Russel Street, Calcutta Subject However to the right of the tenant being Sarkies Karapit and others but otherwise free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever.

F. The Vendor has agreed to sell and transfer unto and in favour of the Purchaser All That the Demarcated Portion of the main building situated on the Demarcated Portion of the said premises (hereinafter called 'the Demarcated Portion') together with the undivided 15% per cent share in the land comprised in the said Demarcated Portion of the land being a portion of the said premises (more fully and particularly described in the Schedule hereunder written and also shown and delineated in themap or plan annexed hereto and bordered in Red thereon) subject however to the rights of the existing tenants on the said premises but otherwise free from all encumbrances and charges.

NOW...

NOW THIS INDENTURE WITNESSETH as follows :-

I. In consideration of the said sum of Rs. 8,25,000/- (Rupees eight lacs twenty five thousand only) paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby release and forever discharge the Purchaser) the Vendor doth hereby grant release transfer convey assure and assign unto and to the Purchaser All That the Demarcated Portion of the main building situated at Premises No.7, Little Russel Street, Calcutta measuring about 1200 sq.ft. carpet area (be the same a little more or less) situated on the First Floor of the said Building Together with the undivided 15% per cent proportionate share in the land comprised in the said Premises No.7, Little Russel Street, Calcutta Together With the undivided proportionate share in the outhouses, servant's quarters, edifices, garages, godowns, sanitary fittings and fixtures, electrical wiring fittings and fixtures, electric pump and motors and all other pitch areas, walls, yards, courtyards (more fully and particularly described in the Schedule hereunder written and also shown and delineated in the map or plan annexed hereto and bordered in Red thereon) hereinafter called 'the Demarcated Portion' OR HOWSOEVER OTHERWISE the said land messuage hereditaments and premises or any part thereof now are or is or at any time or times heretofore were or was situated tenanted butted bounded known numbered described and/or distinguished Together With proportionate share in all

walls...

walls, rights, liberties, privileges, easements, profits, appendages and appurtenances whatsoever of the said land messuage and hereditaments and premises or any part thereof belonging to or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND the proportionate share in the estate right title interest inheritance reversions remainders uses trust possession property claim and demand whatsoever of the Vendor unto and upon the said Demarcated Portion Together with the benefit of covenant to produce all deeds and pattahs and muniments and evidences of title relating to the said premises No.7, Little Russel Street, Calcutta under the Deed of Conveyance dated 19th March, 1966 and all deeds and pattahs and muniments and evidences of title in writing and other documents whatsoever in anywise relating or concerning the said Demarcated Portion or any part thereof which now are or hereafter shall or may be in the possession power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit TO HAVE AND TO HOLD the said Demarcated Portion hereby granted and conveyed or expressed so tobe done tothe use of the Purchaser absolutely and for ever free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever SUBJECT HOWEVER to the right of the said Tenant being Sarkies Karapit.

II. The Vendor doth hereby for itself, its successor or successors inoffice and assigns covenant that notwithstanding any act deed or thing by the Vendor or any of its predecessors in title done or executed or knowingly suffered

to...

to the contrary, the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Demarcated Portion hereby granted and conveyed or expressed or intended so tobe and every part thereof for a perfect or expressed and indefeasible estate of inheritance without any manner or condition use trust or other things 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 and full power to grant, convey, transfer and dispose of the said Demarcated Portion hereby granted or expressed so to be unto and to the use of the Purchaser and that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said Demarcated Portion and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or anyperson or persons lawfully or equitably claiming from under or in trust for it.

III. The Vendor and all persons having or lawfully or equitably claiming any estate right title or interest in the said Demarcated Portion or any part thereof from under or in trust for it or from or under any of its 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 or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said Demarcated Portion and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or

may be reasonably required Together With all the right to continue the said action initiated against the said Sarkies Karapit.

IV. And that the Purchaser shall be entitled to hold the said Demarcated Portion alongwith the other co-owners of the said premises and that the Purchaser by virtue to having undivided proportionate share in the land comprised in the said premises and in all that the houses, outhouses, servant's quarters, edifices, garages, godowns, sanitary fittings, fixtures, electrical wiring fittings, fixtures, electric pump and motors and all other pitch areas, walls, yards, courtyards, shall be entitled to frame a scheme and rules and regulations for use of the Demarcated Portion of the said premises with other co-owners of the said premises.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the divided and Demarcated constructed space in the Building No.7, Little Russel Street, Calcutta measuring about 1200 sq.ft. carpet area (be the same a little more or less) situated in the First Floor of the said main building together with the undivided 15% per cent share or interest of the Vendor into and upon the demarcated portion of the land containing by admeasurement 1 Bighas 7 cottahs 8 chittacks 12 sq.ft. comprised in the demarcated portion of the said premises, the situation of the said building and also the demarcated portion shown and delineated in the map or plan annexed hereto and bordered in Red thereon Together with undivided proportionate share in all other constructions outside the mainbuilding on the said demarcated portion of land.

A.D.S.

IN...

IN WITNESS WHEREOF the Vendor hereto has executed these presents the day month and year first above written.

SIGNED SEALD AND DELIVERED by the Vendor inpursuance of a Resolution of the Member Governing Body of the Vendor dated 9th March 1988 in the presence of :

For Kothari Scientific & Research Institute,
Asha Devi Saboo
Member Governing Body

B N Chatterjee
Solicitor

RECEIVED OF AND from the within-named Purchaser the within-mentioned sum of Rupees eight lacs twenty five thousand only) being the full consideration money as per memo below : Rs. 8,25,000/-

MEMO OF CONSIDERATION:

1. By Pay-order No - 302501 dt 23.3.88 drawn on UCO Bank, Ganesh Chandra Avenue, Branch Calcutta in favour of the Vendor Rs 2,00,000/-

2. By Pay-order No - 316697 dt 25.3.88 drawn on State Bank of India, N.C. Dutta Sarani. Branch, Calcutta in favour of the Vendor Rs 6,25,000/-

Rs. 8,25,000/-

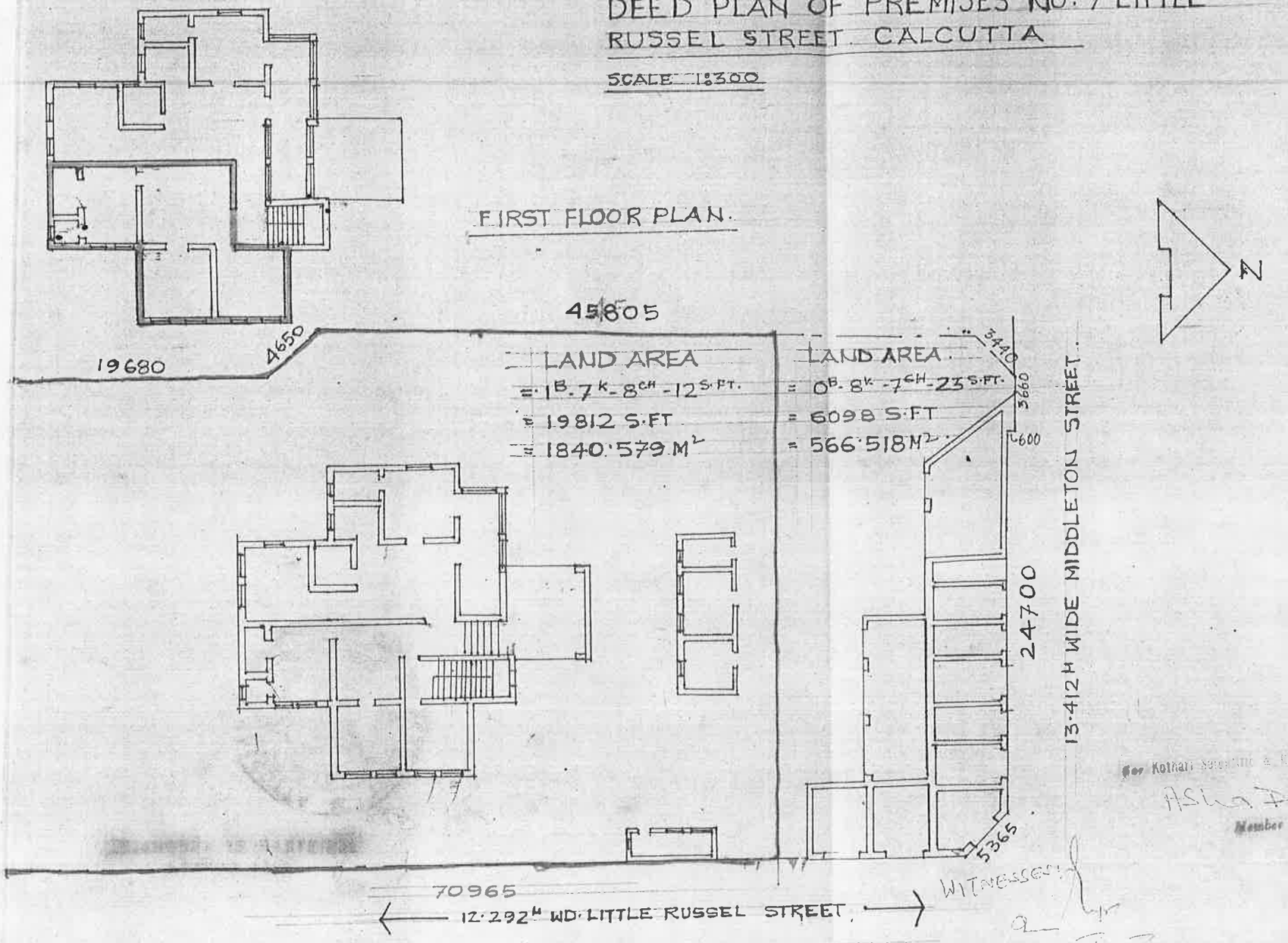
Witnesses:-

B N Chatterjee
Solicitor

For Kothari Scientific & Research Institute
Asha Devi Saboo
Member Governing Body

DEED PLAN OF PREMISES NO. 7 LITTLE RUSSEL STREET. CALCUTTA

SCALE 1:300



GROUND FLOOR PLAN.

For Kothari Scientific & Research Institute
Asha Devi Saboo
Member Governing Body

WITNESSES:

Book No I
Volume No 94
Pages 399 to 412
F. No 3668
For the year 1988

DATED THIS 31st DAY OF March

BETWEEN

KOTHARI SCIENTIFIC & RESEARCH INSTITUT

AND

TULIP BUILDERS PRIVATE LIMITED

REGISTRAR OF ASSURANCES
CALCUTTA

26-11-90

CONVEYANCE

R. L. GAGGAR
Solicitor & Advocate
6, Old Post Office Street,
Calcutta.

REGISTRAR OF ASSURANCES
CALCUTTA