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THIS ENDORSEMENT made this 31 day of MARCH

One thousand Nine Hundred and Eighty-Eight B E T W E E N

KOTHARI SCIENTIFIC AND RESEARCH INSTITUTE a Society registered under the West Bengal Societies Registration Act, 1961 and having its registered office at No.8, Indira Exchange Place,

A 10439
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Calcutta...

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transmitted for reference to the
if the Calcutta office
to the ... of ...
by Asha Devi Saloo

to Secy

Asha Devi Saloo

Sri Kothari Scientific & Research Institute.
Member Governing Body.

to Secy

SECRETARY
CALCUTTA

Asha Devi Saloo
Member Governing Body
Kothari Scientific &
Research Institute
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to Secy
Chand Kothari Damani
Sri J. H. Damani
Sri J. M. Damani
Sri J. M. Damani
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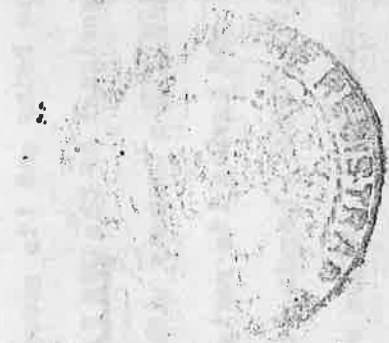
Chand Kothari Damani
Sri J. M. Damani
Sri J. M. Damani
Service

SECRETARY
CALCUTTA

Thumb impression of the
Breach 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 NANDAN PROMOTERS PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956 and having its registered office at 19, S.K. Deb Road, Calcutta-700048, 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...



-28.1.18

REGISTRAR OF ASSURANCES
CALCUTTA

W H E R E A S :

- 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 Agarwal, Kishorelal Agarwal, Parmeswardi Devi Goenka, Ratna Devi Goenka, Savitri Devi Goenka, Shoo Kumar Agarwal, Geeta Baidia, Shriy Ratan Baidia, Nav Ratan Baidia, 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 and also in the Schedule hereunder written.)
- B. By another Indenture of Conveyance dated 27th June, 1979 and made between Smt. Ratan 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 102 Being No. 3444 for the year 1979 the said Ratan Devi Goenka for the consideration therein mentioned

sold...

sold transferred and conveyed unto and in favour of the Vendor herein All That 4/100th share of land message 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, Kishore Lal Agarwal, Parmeswari Devi Goenka, Savitri Devi Goenka, Shoo Kumar Agarwal, Geeta Budhia, Shiv Ratan Budhia, Nav Ratan Budhia, Bishwanath Garodia, therein collectively referred to as the parties thereto of the One Part and Kothari Scientific & Research Institute, therein referred to as the party 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 message tenement land hereditament and premises No.7, Little Russel Street, Calcutta together with all houses, outhouses, servant's quarters, edifices, garages, godowns, sanitary fittings, fixtures, electric pump and motors and all other pitch areas, walls, yards, courtyards, were partitioned and whereby and whereunder the parties of the First Part,

viz.....

viz. Bhagwati Devi Agarwal 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 October, 1966.

F. 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 Sankies Karapit and others but otherwise free from all encumbrances 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 17.5% 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 the map or plan annexed hereto and bordered in Red thereon subject however to the rights

of...

of the existing tenants on the said premises but otherwise free from all encumbrances and charges at and for a consideration of Rs. 9,50,000/- (Rupees Nine Lacs Fifty Thousand only).

NOW THIS INDENTURE WITNESSETH as follows :-

I. In consideration of the said sum of Rs. 9,50,000/- (Rupees Nine Lacs Fifty 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 1400 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 7.5% per cent proportionate share in the land comprised in the said premises No.7, Little Russel Street, Calcutta and together with the undivided proportionate share in the 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 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 message hereditaments

and...

and premises or any part thereof now are or is or at any time heretofore were or was situated tenanted butted bounded called known numbered described and/or distinguished Together with proportionate share in all walls, rights, liberties, privileges, easements, profits, appendages, and appurtenances whatsoever of the said land message 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 trusts 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 evidence 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 are now 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 to be done to the use of the Purchaser absolutely and for ever free from all encumbrances charges liens incidents attachments trusts whatsoever or howsoever SUBJECT HOWEVER to the right of the said Tenant being Sarkies Karapit.

II. AND the Vendor doth hereby for itself, its successor or assigns in office 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 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 so to be and every part thereof for a perfect or expressed and indefeasible estate of inheritance without any manner or conditions use trust or other things whatsoever to alter, defeat, enumber or make void the same and that notwithstanding any such act deed or thing or whatsoever as aforesaid the Vendor has good right and full power to grant, 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 peacefully 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 any person 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 and/or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said

Demarcated...

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 the right to continue the said action initiated against the said parties Karapit.

IV. AND that the Purchaser shall be entitled to hold the said Demarcated Portion along with 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, out-houses, servants' 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 rule 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 1400 sq.ft. carpet area (be the same a little more or less) situated in the First Floor of the main building together with the undivided 17.5% per cent share or interest of the Vendor into upon the demarcated portion of the land containing by admeasurement ^{1319sq} of cottages & 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 and constructions outside the

A.P.S.

main...

main building on the said demarcated portion of land.

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

For Kattari Scientific & Research Institute
Aswathi Salun
Member Governing Body.

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

R. S. S. S. S.
Aswathi

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rupees Nine Lacs Fifty Thousand only being the consideration - money herein as per memo below :

Rs. 9,50,000/-

MEMO OF CONSIDERATION

1. Buy Pay - order No. 3025 on dt 23.3.88 drawn on UCB Bank, Ganesha Chandra Avenue, Branch, Calicut in favour of the vendor

Rs 8,50,000/-

2. Buy Pay - order No. 311698 dt 25.3.88 drawn on State Bank of India, N.C. BKT, Sarami Branch, Calicut in favour of

Rs 1,00,000/-

Rs. 9,50,000/-

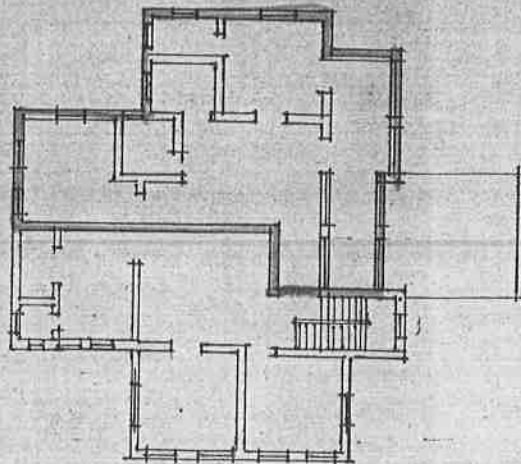
The Vendor
WITNESSES:-

R. S. S. S. S.

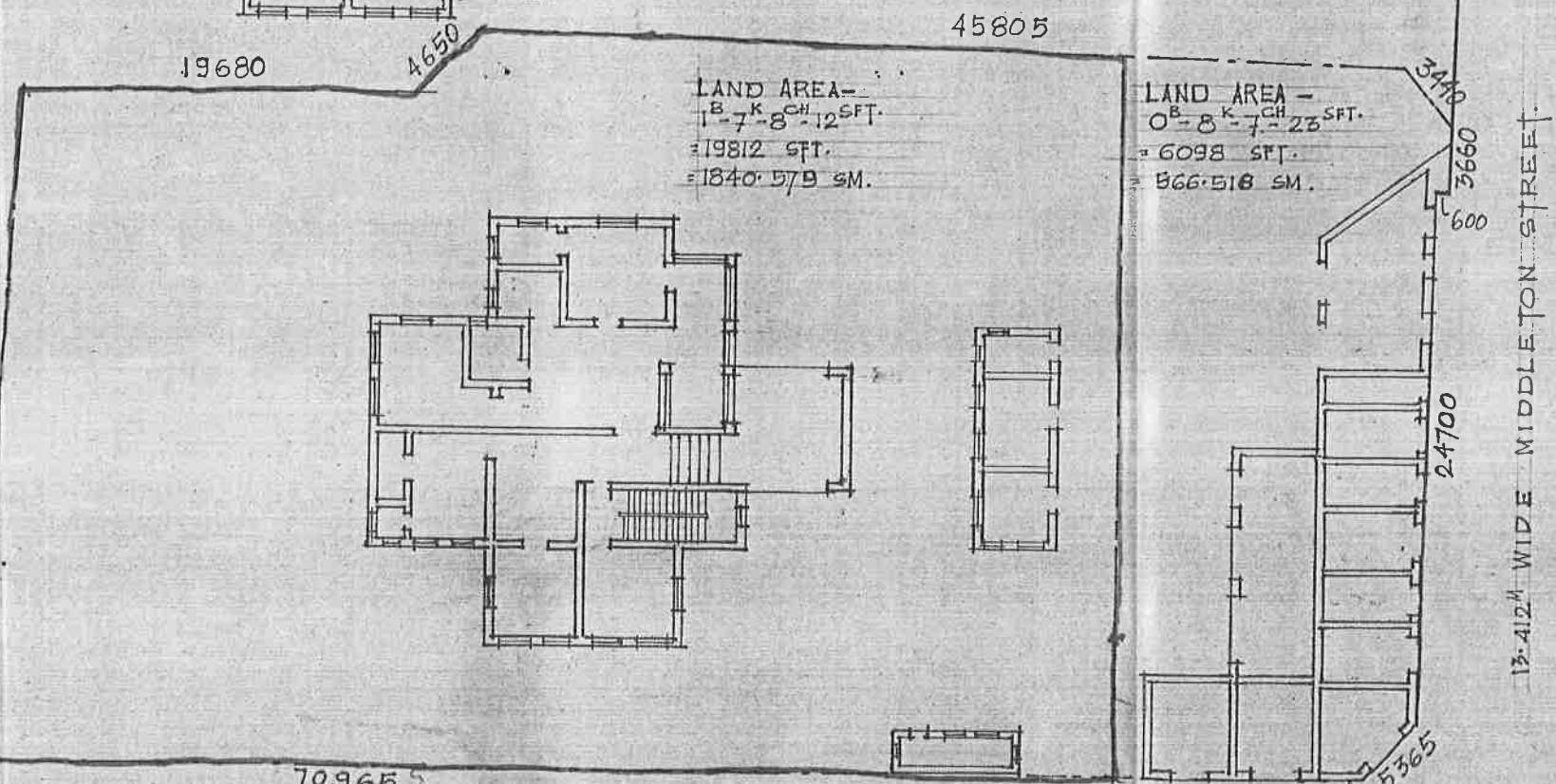
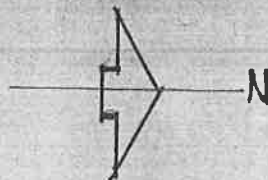
Aswathi
Aswathi

For Kattari Scientific & Research Institute
Aswathi Salun
Member Governing Body.

DEED PLAN OF PREMISES NO. 7 LITTLE RUSSEL STREET, CALCUTTA.
SCALE - 1:300



FIRST FLOOR PLAN.



LAND AREA -
1^B-7^K-8^{CH}-12^{SFT}.
= 19812 SFT.
= 1840.579 SM.

LAND AREA -
0^B-8^K-7^{CH}-23^{SFT}.
= 6098 SFT.
= 566.518 SM.

13.412^M WIDE MIDDLESTON STREET.

12.292^M WIDE LITTLE RUSSEL STREET.

GROUND FLOOR PLAN.

In Kalkari Scientific & Research Institute,
ASHA DEVI SARKAR,
Member Governing Body.

Witness:
[Signature]
DEALT - RDAS

Page 1

Book No 1
Volume No 94
Pages 385 - 398
Repay No 3659
For the Year 1938

DATED THIS 31ST DAY OF MARCH

B E T W E E N

KOTWARI SCIENTIFIC & RESEARCH INSTITUTE

A N D

NNDN PROMOTERS PRIVATE LIMITED

[Handwritten signature]

[Handwritten signature]
DIRECTOR OF ASSURANCE
CALCUTTA

26-11-90



C O N V E Y A N C E

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DIRECTOR OF ASSURANCE
CALCUTTA

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