

7689
699
695

70000
Sale East + West

7689
14
3
9
55
25

One thousand nine hundred ninety five BETWEEN SEAVULI FINANCE LIMITED a company incorporated under the Companies Act, 1956 and having its Registered office at 52/2 Ballygunge Circular Road, Calcutta-700019 hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor



THIS INDENTURE OF CONVEYANCE made this 31st day of

Additional Registrar of Assurances
Calcutta No-1

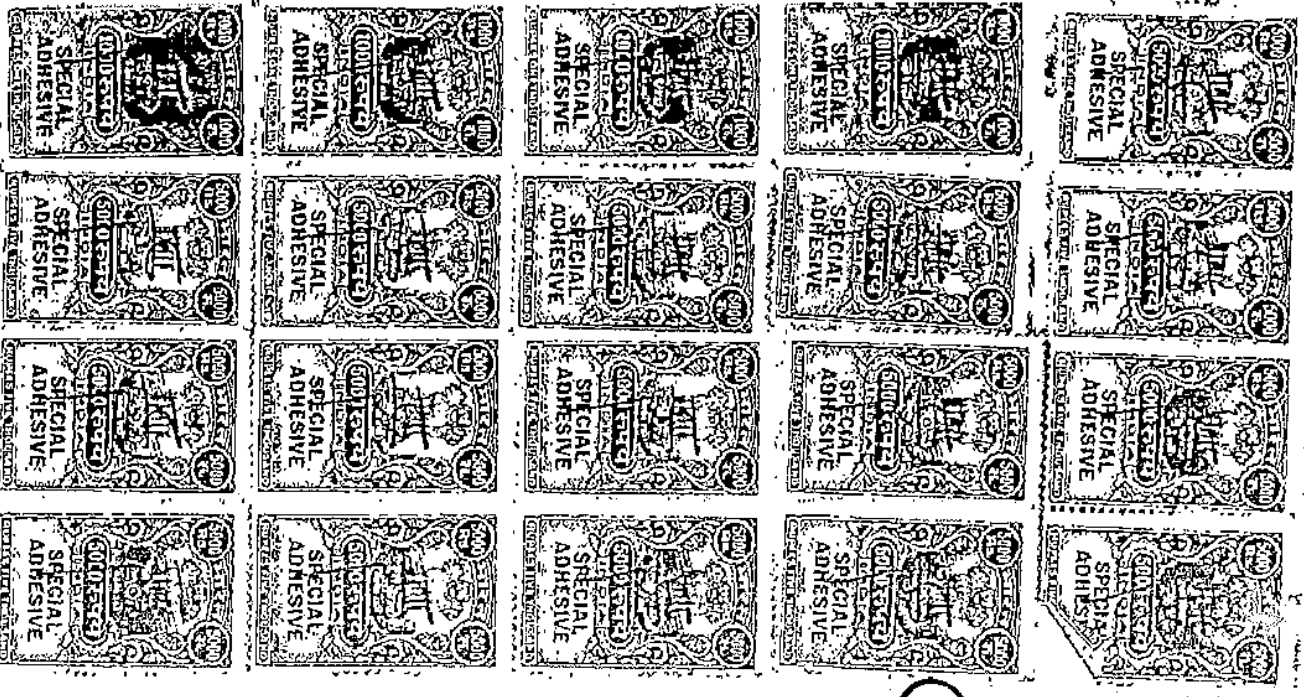
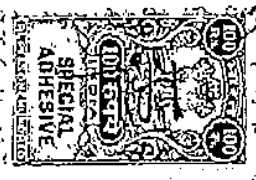
2270

Total Rs. 172600

STAMP AFFIXED BY
STAMP SUPERINTENDENT
CALCUTTA COLLECTOR

6-7-95
Additional Registrar of Assurances
Calcutta No-1
172580
84100
81800
81000

Stamp on a contract made on 19th Oct. 1911
under Section 108 (1) of the
Contract Act, 1911
Bengal Act No. 23 of 1911
Stamp on a contract made on 19th Oct. 1911
under Section 108 (1) of the
Contract Act, 1911
Bengal Act No. 23 of 1911
Stamp on a contract made on 19th Oct. 1911
under Section 108 (1) of the
Contract Act, 1911
Bengal Act No. 23 of 1911



Cheque No. 104443 dt. 28.6.25
for Rs. 85320/- has been paid as
deficit stamp duty of Rs. 41/-

19

19

17th Registrar of Assurances
Calcutta No. 1

Stamp impression of the
Registrar to be affixed



Identified by me
Jangy Aggarwal Advocate
Calcutta

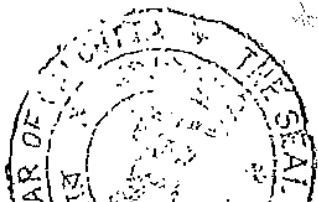
Jangy Aggarwal Advocate
Calcutta

DIRECTOR
(SUDHAKAR KUMAR KHATUN)

SEAJULI FINANCE LTD.

SEAJULI FINANCE LTD.
272, Gally, Ganga Sonepur
Calcutta
Director (DIRECTOR)
Jangy Aggarwal Advocate
Calcutta
1) Article 20(2) of the Companies Act, 1956
2) Section 20(2) of the Companies Act, 1956
3) Section 20(2) of the Companies Act, 1956
4) Section 20(2) of the Companies Act, 1956

For BUCKINGHAM INDUSTRIES LIMITED



Presented for Registration on 2/25
at the Registrar of Assurances Office
Calcutta on 21/25

My Name David John one
of the members
17th Registrar of Assurances
Calcutta No. 1
31-3-85



1914 the said Bhupendra Nath Bose for the consideration
 3. By another Deed of conveyance dated the 9th April

By a Deed of conveyance dated the 4th March 1911 the
 said Charles Edward Grey for the consideration therein
 mentioned sold and conveyed to Bhupendra Nath Bose a piece or
 parcel of Mourasht Mokurari land measuring 4 Bighas more or
 less being a portion of the said premises No.98, Tollygunge
 Circular Road, Calcutta absolutely and forever.

One Charles Edward Grey was seized and possessed of
 a piece or parcel of land containing an area of 15 Bighas 7
 Cottahs 10 Chittacks and 10 square feet being premises No.98,
 Tollygunge Circular Road, Calcutta.

W H E R E A S :

the THIRD PART.
 SHRI ADITYA JAJODIA son of Shri Krishna Kumar Jajodia residing
 at B/6 Basant Marg, New Delhi-110057 by creed Hindu by
 Occupation Business hereinafter called the "PURCHASER" (which
 expression shall unless excluded by or repugnant to the
 subject or context be deemed to mean and include his heirs
 executors administrators legal representatives and assigns) of
 or successors and assigns) of the FIRST PART, BUCKINGHAM
 INDUSTRIES LIMITED a company incorporated under the Companies
 Act, 1956 and having its registered office at 2/7 Sarat Bose
 Road, Calcutta-700020 hereinafter called the "CONFIRMING
 PARTY" (which expression shall unless excluded by or repugnant
 to the subject or context be deemed to mean and include its
 successor or successors and assigns) of the SECOND PART; AND

REGISTRATION OF ASSURANCE

6/2/52



therein mentioned sold and conveyed to Percival Paul Chater Manuk a piece or parcel of land measuring 1 Bigha 14 Cottahs 6 Chittacks and 16 Square feet more or less being the Northern portion of premises No.98/1, Tollygunge Circular Road (formerly No.98, Tollygunge Circular Road) Calcutta absolutely and forever.

4. After purchasing the aforesaid land the said Percival Paul Chater Manuk constructed a two storied building on the said piece or parcel of land which was subsequently assessed and numbered by the then Corporation of Calcutta as premises No.3, Alipore Park and thereafter as premises No.3, Alipore Park Road and after that again as premises No.3, Alipore Park, Calcutta.

5. By another Indenture of Conveyance dated the 15th

June, 1918 made between the said Percival Paul Chater Manuk therein referred to as the Vendor of the one Part and Nader Chand Mullick, Nanda Dulal Mullick and Makhanlal Mullick therein jointly referred to as the purchasers of the other Part and registered at the office of the Registrar of Assurances at Calcutta in Book No.1 Volume No.63 Pages 188 to 199 Being No.2533 for the year 1918 the Vendor therein for the consideration therein mentioned sold granted transferred and conveyed unto the purchasers therein the said message tenement and dwelling house land and hereditaments being premises No.3, Alipore Park, Calcutta absolutely and forever free from all encumbrances whatsoever.

6. By a Deed of Partition dated the 17th January, 1941 made between the said Nader Chand Mullick therein referred to as the party of the first Part, the said Nanda Dulal Mullick

Form No. 1
Registrar of Assurances

6/2/1925





8. By a Deed of Lease dated the 14th December, 1971 registered at the office of the Registrar of Assurances at Calcutta in Book No. I Volume No. 133 Pages 117 to 118 Being No. 4935 for the year 1971 the said Smt. Durgesh Nandini Dassi and Madan Lal Mullick demised unto the Lessee therein the said message tenement and dwelling house land and hereditaments being premises No. 24/3 Alipore Road, Calcutta for a period of 22 years commencing from 14th December, 1971 and expiring on 30th November, 1993 at the rent and on the terms and conditions therein contained.

7. On or about 27th July 1945 the said Nanda Dulal Mullick died intestate leaving him surviving his widow Smt. Durgesh Nandini Dassi and his only son Madan Lal Mullick as his only heir, heir and legal representatives who had jointly inherited inter alia the said message tenement and dwelling house land and hereditaments being premises No. 24/3, Alipore Road, Calcutta in equal one half share.

therein referred to as the party of the second part and the said Makhania Mullick therein referred to as the party of the third part and registered at the office of the Registrar of Assurances at Calcutta in Book No. I Volume No. 14 Pages 188 to 207 Being No. 119 for the year 1941 the parties thereto had partitioned their several joint immoveable properties in the manner therein mentioned and on such partition the said message tenement and dwelling house land and hereditaments being premises No. 24/3, Alipore Road (formerly No. 3, Alipore Park), Calcutta more particularly described in Lot B of the schedule therein mentioned was inter alia allotted to the said Nanda Dulal Mullick in severally absolutely.

1-07-1981
FEDERAL REGISTER OF ACCOUNTANTS

Handwritten signature



12. By an Indenture of conveyance dated the 17th August 1990 made between the said Sankar Lal Mullick therein referred to as the Vendor of the One Part and the said Seajuli Finance Limited the Vendor herein and therein referred to as the purchaser of the other Part and registered at the Office of the Registrar of Assurances at Calcutta in Book No. 1 Being

11. Thus the said Madan Lal Mullick and Sankar Lal Mullick were jointly seized and possessed of the said message tenement and dwelling house land and hereditaments being premises No. 24/3 Alipore Road within the municipal limits of the City of Calcutta each having an undivided one equal half part or share in the same.

10. The said Last Will and Testament of the said Late Smt. Durgesh Nandini Dassi was duly proved in the City Civil Court at Calcutta and probate thereof was granted to the said Madan Lal Mullick on 4th January 1985 in Probate Case No. 117 of 1983 and in course of the administration of the estate of the said Smt. Durgesh Nandini Dassi deceased the said Executor assented to the legacy to the said Sankar Lal Mullick.

9. On or about the 8th December, 1976 the said Smt. Durgesh Nandini Dassi died after leaving a Will dated the 20th August, 1971 whereby she appointed her son the said Madan Lal Mullick as the Executor of her said Will and she bequeathed all her properties, moveable and immoveable, including her undivided one half share in the said message tenement and dwelling house land and hereditaments being premises No. 24/3, Alipore Road, Calcutta to her grandson Sankar Lal Mullick absolutely and forever.

~~1-57-1930~~
~~CHANDRA KUMAR~~
Addl. Registrar of Accounts
6/1/35





15. Pursuant to the said agreement the confirming party has paid the full consideration money for the said undivided

only).

14. The Vendor agreed to sell and the confirming party agreed to purchase the said undivided one-eighteenth part or share of and in the said message tenement and dwelling house land and hereditaments being premises No.24/3, Allipore Road, Calcutta together with the inheritance thereof free from all mortgages, charges, liens, dispendens, attachments and encumbrances whatsoever subject however to the said in part recited Indenture of Lease dated 14th December, 1971 at or for the price or the sum of RS.7,00,000/- (Rupees Seven Lakhs

December, 1971.

13. The Vendor is seized and possessed of or otherwise well and sufficiently entitled to an undivided one-eighteenth part or share of and in the said message tenement and dwelling house land and hereditaments being premises No.24/3 Allipore Road, Calcutta free from all encumbrances whatsoever but subject to the said Indenture of Lease dated 14th

Deed No.15085 for the year 1990 the Vendor therein for the consideration therein mentioned sold granted transferred and conveyed unto the Purchaser therein all that an undivided one-eighteenth part or share of and in the said message tenement and dwelling house land and hereditaments being premises No.24/3 Allipore Road, Calcutta more particularly described in the first schedule thereunder written and intended to be hereby conveyed to have and to hold the same unto the Purchaser therein absolutely and forever subject however to the said Indenture of Lease dated the 14th December 1971.

ADJ. REGISTRAR OF ASSURANCE
GENERAL NO-1
2/1/82



1. That in pursuance of the said agreement and in consideration of the said sum of Rs. 7,00,000/- (Rupees Seven lakhs only) of good and lawful money of the Union of India already paid by the confirming Party to the Vendor and reimbursed by the Purchaser to the confirming Party (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and

NOW THIS INDENTURE WITNESSETH as follows:-

16. The Vendor further agreed that upon payment of the full consideration money to the Vendor the Vendor shall execute a proper Deed of conveyance in respect of the said undivided one-eighteenth part or share of and in the said message tenement and dwelling house land and hereditaments being premises No. 24/3 Allipore Road, Calcutta in favour of the confirming Party or its nominee or nominees.

17. In pursuance of the said Agreement the confirming Party has nominated the Purchaser as the Purchaser of the said undivided one-eighteenth part or share of and in the said message tenement and dwelling house land and hereditaments being premises No. 24/3 Allipore Road, Calcutta and has requested the Vendor to execute the necessary Deed of conveyance in favour of the Purchaser to which the Vendor has agreed.

Vendor in favour of the confirming Party.

formal Deed of conveyance has so far been executed by the premises No. 24/3 Allipore Road, Calcutta to the Vendor but no tenement and dwelling house land and hereditaments being one-eighteenth part or share of and in the said message

REG. REGISTRAR OF ASSURANCE
COLONIA, MD-1
3/18/55



from the same and every part thereof doth hereby acquit
release and forever discharge the said undivided one-
eighteenth part or share of and in the said messuage tenement
and dwelling house land hereditaments and premises as well as
the Purchaser) THEY the Vendor doth hereby sell grant transfer
and convey and the Confirming Party doth hereby confirm and
assure unto the Purchaser ALL THAT an undivided one-eighteenth
part or share of and in ALL THAT brick built messuage tenement
and dwelling house land and hereditaments being premises
No. 24/3, Alipore Road, Calcutta and more particularly
described in the schedule hereunder written (hereinafter for
the sake of brevity referred to as the said property) OR
HOWSOEVER OTHERWISE the said property now are or is or at any
time or times heretofore were or was situate butted bounded
called known numbered described and distinguished TOGETHER
WITH all boundary walls areas sewers drains ditches paths
passages water water-courses and all manner of ancient and
other rights liberties easements privileges advantages
emoluments appendages and appurtenances whatsoever to the said
property belonging or in anywise appertaining thereto or any
part thereof or with which the same now are or is or at any
time or times heretofore were or was held used occupied
enjoyed accepted reputed deemed taken or known as part parcel
or member thereof or appurtenant thereto AND all the reversion
or reversions remainder or remainders and the rents issues and
profits thereof and every part thereof AND all the estate
right title interest claim use inheritance trust possession
property or demand whatsoever of the Vendor both at law or in
equity in to and upon the said property TOGETHER WITH all
deeds pattahs muniments writings and other evidences of title
exclusively relating to the said property or any part thereof
which now are or is or at any time or times hereafter shall or

~~ADJ. REGISTRAR OF ASSURANCE~~
~~GEORGIA, No-1~~

Handwritten signature





(b) That the Vendor has good right full power and absolute and indefeasible authority to sell grant transfer and convey the said property

(a) That notwithstanding any act deed matter or thing whatsoever heretofore done committed or knowingly suffered by the Vendor to the contrary the Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby sold granted transferred and conveyed as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances whatsoever subject however to the said in part recited Indenture of Lease dated the 14th December 1971.

as follows:-

2. The Vendor doth hereby covenant with the Purchaser

of Lease dated the 14th December 1971, thereof unto and to the use of the Purchaser absolutely and forever subject however to the said in part recited Indenture or otherwise expressed or intended so to be and every part hereby sold granted transferred conveyed assigned and assured dated 17th August, 1990 TO HAVE AND TO HOLD the said property contained in the said in part recited Indenture of conveyance production of title deeds relating to the said property as equity TOGETHER with the benefit of the covenant for procure the same without any suit or action at law or in Vendor or any person or persons from whom the Vendor can may be in the possession power custody or control of the

AGRI. REGISTRAR OF ASSURANCES
Georgetown, No. 1

Handwritten signature



ALL THAT an undivided one-eighteenth part or share containing an area of 1 Cottah 14 Chittacks and 25 Square Feet be the same a little more or less of and in ALL THAT partly two storied and partly three storied main building and three one-storied out houses with dwelling units, garages, pump room, etc. all constructed before 1976 together with a piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built situate lying at and being premises No.24/3, Allipore Road within the municipal limits of the town of Calcutta within the collectorate of Allipore in Holding No.98/1 Police Station Allipore (formerly

THE SCHEDULE ABOVE REFERRED TO:

3. The confirming Party doth hereby covenant with the purchaser that the confirming Party has not at any time heretofore done, executed or knowingly suffered or been party or privy to any act deed or thing whereby the said property or any part thereof are is or may be affected or encumbered in title, estate or otherwise or whereby the confirming Party is preventing from nominating the purchaser in the manner aforesaid.

execute or cause to be done made acknowledged and executed all such further and other acts and deeds things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold granted transferred and conveyed and every part thereof unto and to the use of the purchaser as shall or may be reasonably required.

California, No-1
Addl. Registrar of Assurances

347 1/95



Tollygunge) Sub-Registration Office Alipore in the District of 24 Parganas (South) and butted and bounded as follows:-

- on the North : By Alipore Road, Calcutta;
- on the East : By premises No.24/2 Alipore Road, Calcutta;
- on the South : Partly by premises No.2 Alipore Road, Calcutta and partly by Ronaldsay Road, Calcutta;
- on the West : By premises No.24/4 Alipore Road, Calcutta.

Advt Registrar of Assurance
Calcutta, No-1
28/8/95



IN WITNESS WHEREOF the Vendor and the Confirming Party hereto have hereunto executed these presents the day month and year first above written.

THE COMMON SEAL of the said BUCKINGHAM INDUSTRIES LIMITED hath hereunto been affixed by Sri ASHOK CHAND LAMA one of the Directors of the company pursuant to the Resolution of the Board of Directors dated 16th Feb. 1995 at Calcutta in the presence of:

(ASHOK CHAND LAMA)
(DIRECTOR)

Handwritten signature

THE COMMON SEAL of the said SEAJUB FINANCE FINANCE LIMITED hath hereunto been affixed by Sri SURENDRAN KUMAR KHATTAN one of the Directors of the company pursuant to the Resolution of the Board of Directors dated 15th March 1995 at Calcutta in the presence of:

(SURENDRAN KUMAR KHATTAN)
(DIRECTOR)

Handwritten signature

106 MOORE ROAD ALIBABA CH-9

ADD. Registrar of Assurances
Calcutta, No-1
3/2/97



DIRECTOR

SEAJULI FINANCE LTD.

[Signature]



[Signature]

W. H. H. H.

(Enter seven lakhs only)

Total: Rs. 7,00,000.00

Rs. 7,00,000.00

By cheque No. 373662 dated 9.3.1992
drawn on ARIZ Contractors Bank Plc.
in favour of
The Vendor for

MEMO OF CONSIDERATION

(Rupees Seven lakhs only)

Rs. 7,00,000/-

Rs. 7,00,000/-

RECEIVED of and from the within named
purchaser the within mentioned sum of
Rs. 7,00,000/- (Rupees Seven lakhs only)
being the full consideration money
within expressed to have been paid by
them to us as follows:

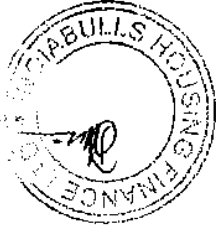
Act. Registrar of Assurance
Calcutta, No-1

31/3/98



KHATTAN & CO. ADVOCATES
9, Old Post Office Street
Calcutta-700001.

96



31-395
Adel Registrar of Assurances
Calcutta, No-1



INDENTURE OF CONVEYANCE

13/9/95
Adel Registrar of Assurances
Calcutta, No-1



SHRI ADITYA JADODIA
Purchaser

AND

BUCKINGHAM INDUSTRIES LIMITED
Confirming Party

AND

SEAJULI FINANCE LIMITED
Vendor

BETWEEN

DATED THIS 31st DAY OF March, 1995

2270
Being No. 1995
of the year 1995