

07180

I -

08240



12122



Pay.  
61,39,00/-



STAMP RECEIVED BY  
17/7/03  
POST OFFICE  
SINGAPORE

23. 44

*[Signature]*

7-9-05-

add Lee Kuan Yew (3031)  
Cheque No  
028956 A 25/8/05 = 473,050.  
Polanyi Rd (8433)  
195447 A 30/8/05 = 5650  
Total 4,28,700/-

A 1639  
E 7  
J 55-  
May 25-  
M 4  

---

1730/-

*[Handwritten signature]*

65824/  
No

1,2100

THIS CONVEYANCE made this 18th day of July 2003  
BETWEEN YEO FAH TANNERY PRIVATE LIMITED, a Company, having its

AM  
19/7/03

*[Signatures]*  
18/7/03

Presented for registration 1-0 P.M.  
at Kolkata Registration Office

on the 19th day of July, 2003

by Lalit Sharma

one of the directors

Amalendu  
Registrar of Companies  
Kolkata

19/7/03

Declaration is submitted by

Lalit Sharma Director

for J.C. Overseas Ltd

office 27 Elliot Road Calcutta  
700016 / Liyaoliang Director

For Yeofah Tannery Pvt Ltd

office at 47 South Tangra  
Road Calcutta - 700046

J.C. OVERSEAS LTD.  
OVERSEAS LTD.

Director  
Dire

LALIT SHARMA

For YEO FAH TANNERY PRIVATE LTD.

Director

LI YAO LIANG



Samir Chakraborty  
40 Raja P.K. Chakraborty  
10, old post office street  
Kolkata - 700001  
Samir

Identified by  
Samir Chakraborty  
S/O of P.K. Chakraborty  
10, old post office street

Samir Kal - 700001

Amalendu  
Registrar of Companies  
Kolkata

19/7/03

registered Office at 47, South Tangra Road, Kolkata – 700 046, hereafter called “the **VENDOR**” (which expression shall include its successors-in-interest and/or assigns) of the **ONE PART AND J. C. OVERSEAS LIMITED**, a Company, having its registered Office at 27, Elliot Road, Kolkata - 700 016, hereafter called “the **PURCHASER**” (which expression shall include its successors-in-interest and/or assigns) of the **OTHER PART** :

**WHEREAS:**

- A. Prahlad Chandra Mondal was the sole and absolute owner of **ALL THAT** the piece and parcel of land admeasuring 1 (One) Bigha 15 (Fifteen) Cottahs and 1 (One) Chittack and 20 (Twenty) Square Feet, more or less comprised in old Holding No.276, New Holding No.226, Mouza South Tangra, Sub-Division N, Division 5, hereafter called the “**FIRST PREMISES**”, free from all encumbrances whatsoever;
- B. By a registered Conveyance in Bengali (Kobala) dated 12<sup>th</sup> June, 1911, Prahlad Chandra Mondal sold, conveyed and transferred the entirety of the First Premises to Chandi Charan Das, free from all encumbrances, for the consideration therein mentioned;
- C. By a Conveyance dated 2<sup>nd</sup> April, 1917 between Chandi Charan Das, therein called the Vendor of the One Part and Bejoy Krishna Paul, therein called the Purchaser of the Other Part and registered in the Office of the District Sub-Registrar, Alipore, in Book No.I, Volume No.14, at Pages 167 to 169, Being No.954 for the year 1917, the Vendor therein sold, conveyed and transferred the entirety of the First Premises to the Purchaser therein, free from all encumbrances, for the consideration therein mentioned;
- D. Bejoy Krishna Paul got the First Premises Revenue redeemed on 15<sup>th</sup> July, 1920 and obtained a Revenue Redemption Certificate. Some time the year 1928 during District Settlement Operation the area of the First Premises was found to be .61 (Point Six One) Acre or 1 (One) Bigha 16 (Sixteen) Cottahs 14 (Fourteen) Chittacks and 22 (Twenty Two) Square Feet, more or less and was recorded in the Records of Right of the Settlement Office in the name of Bejoy Krishna Paul in C.S. Khatian No.587, C.S. Plot No.761, Mouza Tangra, J. L. No.5, Police Station formerly Tollygunge, at present Jadavpur;
- E. By a Conveyance dated 10<sup>th</sup> June, 1974 between Bejoy Krishna Paul, therein called the Vendor of the One Part and Yeo Fah Tannery Private Limited, the Vendor herein, therein called the Purchaser of the Other Part and registered in the Office of the Sadar Registration Office at Alipore, 24-Parganas, in Book No.I, Volume No.95, at Pages 80 to 85, Being No.3883 for the year 1974, the Vendor therein sold,





Add. Registrar of Companies  
Kolkata

conveyed and transferred to the Purchaser therein the entirety of the First Premises, free from all encumbrances whatsoever, for the consideration therein mentioned;

- F. Thus, the Vendor herein had seized and possessed of and had become entitled to the First Premises, free from all encumbrances whatsoever;
- G. By a Conveyance dated 16<sup>th</sup> October, 1973 between Musst. Najibunessa Bibi, therein called the Vendor of the One Part and Yeo Fah Tannery Private Limited, the Vendor herein, therein called the Purchaser of the Other Part and registered in the Office of the Registrar of Assurances, Calcutta, in Book No.I, Volume No.217, at Pages 38 to 45, Being No.6133 for the year 1973, the Vendor therein sold, conveyed and transferred to the Purchaser therein **ALL THAT** the piece and parcel of land admeasuring 65 (Sixty Five) Decimals, equivalent to 1 (One) Bigha 19 (Nineteen) Cottahs 5 (Five) Chittacks and 9 (Nine) Square Feet, more or less comprised in C.S. Dag No.760, C.S. Khatian No.83, Mouza Tangra, Holding No.225, J. L. No.5, R. S. No. N.G.D.4, Division 4, Sub Division N, Dihi Panchannagram, Touzi No.1298/2833, hereafter called "**the SECOND PREMISES**", free from all encumbrances, for the consideration therein mentioned;
- H. Thus, the Vendor herein had seized and possessed of and had become entitled to the First Premises and the Second Premises, in aggregate admeasuring 3 (Three) Bighas 16 (Sixteen) Cottahs 3 (Three) Chittacks and 31 (Thirty One) Square Feet, more or less, hereafter collectively called the "**LARGER PREMISES**", free from all encumbrances whatsoever;
- I. The Vendor has inducted M/s. Tai Lien Tannery, hereafter called "**the TENANT**", as a monthly tenant in respect of a portion of the Larger Premises i.e., **ALL THAT** the structures **TOGETHER WITH** the piece and parcel of land, whereupon or on a part whereof the same are erect and built admeasuring 1 (One) Bigha 5 (Five) Chittacks and 27 (Twenty Seven) Square Feet, more or less, more fully described in the **SCHEDULE** hereto, hereafter called "**the PREMISES**" for a monthly rental of Rs.300/- (Rupees Three Hundred) only;
- J. The Premises has now been separately assessed in the records of the Kolkata Municipal Corporation and has been numbered as Municipal Premises No.104D/2, Matheswar Tolla Road, Kolkata - 700 046;
- K. By an Indenture of Lease dated 8<sup>th</sup> July, 2003, between the Vendor herein, therein called the Lessor of the One Part and J.C. International Limited, therein as well as hereafter called "**the LESSEE**" of the Other Part and registered in the Office of the Additional Registrar of Assurances - I, Kolkata in Book No. I, Serial No.P- 06826 for the year 2003, the Lessor therein granted a long term lease in respect of the



Adl. Registrar of Assurances  
Kolkata

entirety of the Premises for a period of 99 years from 1<sup>st</sup> July, 2003, with an option of renewal on the part of the Lessee therein for a further period of 99 years for annual rent of Rs. 2000/- (Rupees Two Thousand) only payable according to English calendar month **SUBJECT TO** the tenancy right of the Tenant in respect of the entirety of Premises, otherwise free from all encumbrances, in the manner and for the consideration therein mentioned;

- L. Now, the Vendor has agreed to sell and the Purchaser has agreed to purchase the entirety of the Premises described in the **SCHEDULE** hereto with notional possession thereof **SUBJECT TO** the tenancy right of the Tenant **AND FURTHER SUBJECT TO** the leasehold right of Lessee as mentioned in Recital 'K' herein above, otherwise free from all encumbrances, for the consideration and in the manner mentioned hereafter;

**NOW THIS INDENTURE WITNESSETH THAT:**

- I. In consideration of the premises and in consideration of Rs. 1,50,000/- (Rupees One Lac And Fifty Thousand) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipt whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof, forever acquit, release and discharge the Purchaser and the Premises) the Vendor doth hereby grant, sell, transfer, convey, assign and assure unto the Purchaser **ALL THAT** the structures **TOGETHER WITH** the piece or parcel of land, admeasuring 1 (One) Bigha 5 (Five) Chittacks and 27 (Twenty Seven) Square Feet, more or less, situate, lying at and being Municipal Premises No.104/D/2, Matheswar Tala Road, Kolkata - 700 046, more fully described in the **SCHEDULE** hereto and delineated on the Map or Plan annexed hereto and bordered with **RED** colour thereon, hereinbefore as well as hereafter called "the **PREMISES**" **SUBJECT TO** the tenancy right of the Tenant **AND FURTHER SUBJECT TO** the Leasehold right of Lessee as mentioned in Recital 'K' herein above otherwise free from all encumbrances **TOGETHER WITH** right to use <sup>for egress and ingress</sup> in common with the owner /occupiers of the adjacent Premises <sup>and the passage</sup> on the eastern side, the Culvert situated on the North-Eastern side of the Premises delineated on the Map or Plan annexed hereto and bordered with "**GREEN**" colour thereon **OR HOWSOEVER OTHERWISE** the Premises now are or is or at any time heretofore were or was situate, butted, bounded, called, known, numbered, described and/or distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, crops, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages, appurtenances benefits and advantages whatsoever belonging to the Premises or in anywise appertaining thereto or any part thereof,



1952

Adm. Registrar of Accounts  
Kohima

usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions remainder or remainders and all rents, issues and profits thereof and all and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the Premises or any part thereof **AND** all deeds, pattas, muniments, writings and evidences of title relating to the Premises or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the Premises and all lands, hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser, absolutely and forever **SUBJECT TO** the tenancy right of the Tenant **AND FURTHER SUBJECT TO** the Lease hold right of the Lessee as mentioned in Recital "K" hereinabove, otherwise free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions, and alignments whatsoever;

**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

- (a) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of its respective predecessors in title done, committed, executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the Premises and all other properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser, in the manner aforesaid;
- (b) **AND THAT** notwithstanding any act, deed, matter or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Premises and all properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;





- (c) **AND THAT** the Premises and all other properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, lispendens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the Premises from under or in trust for the Vendor **SAVE** the tenancy right of the Tenant and further leasehold right of the Lessee as mentioned in Recital "K" hereinabove;
- (d) **AND THAT** the Vendor has, at or before the execution of these presents delivered the notional possession of the entirety of the Premises to the Purchaser;
- (e) **AND THAT** the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Premises and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from them;
- (f) **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged from and by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from or against all manner of former or other right, title, interest, lien, charge and encumbrance whatsoever made, done, occasioned and/or suffered by the Vendor or any person or persons rightfully claiming through or under or in trust of the Vendor **SAVE** the tenancy right of the Tenant and the Lease hold right of the Lessee as mentioned in Recital "K" hereinabove;
- (g) **AND THAT** the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, attachments, lispendens, uses, debaters, trusts, claims and demands of any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in





248. Registrar of Assurances  
Kolkata

respect of the Premises or any part thereof **SAVE** the tenancy right of the Tenant and the Leasehold right of the Lessee as mentioned in Recital "K" hereinabove;

- (h) **AND ALSO THAT** the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the Premises or any part thereof from 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 Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the Premises and every part thereof and other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;
  - (i) **AND ALSO THAT** the Vendor 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 the Premises and the other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title **SAVE** the tenancy right of the Tenant and the Leasehold right of the Lessee as mentioned in Recital "K" hereinabove;
  - (j) **AND ALSO THAT** the Purchaser shall be entitled to receive the possession of the Premises from the Lessee after expiry of the term of Lease granted in favour of the Lessee or sooner or earlier determination and/or termination thereof and further the Purchaser shall be entitled to receive the lease rent from the Lessee during the term of Lease in the manner mentioned in the Lease Deed dated 8<sup>th</sup> July, 2003, as mentioned in Recital "K" herein before;
- III.** The Purchaser doth hereby covenant with the Vendor to observe and perform all the covenants to be observed and performed by the Lessor as mentioned in the Said Lease Deed dated 8<sup>th</sup> July, 2003 mentioned in Recital 'K' herein above;





2001, Registrar of Assurances  
Kohala

**THE SCHEDULE:  
(The Premises)**

*Li Yao Liang*  
**ALL THAT** the old and dilapidated tin shed structures admeasuring about 5000 (Five Thousand) Square Feet, more or less **TOGETHER WITH** the piece or parcel of land, admeasuring 1 (One) Bigha 5 (Five) Chittacks and 27 (Twenty Seven) Square Feet, more or less, lying, situate at and being Municipal Premises No. 104/D/2, Matheswar Tola Road, Kolkata - 700 046 and delineated on the Map or Plan annexed hereto and bordered "**RED**" thereon, within Police Station Jadavpur, <sup>at present Telgaha</sup> Ward No.66 of the Kolkata Municipal Corporation, under the jurisdiction of Sub-Registrar Sealdah and butted and bounded as follows:

- ON THE NORTH** : By Municipal Road known as Matheswar Tolla Road;  
**ON THE EAST** : 104/D, Matheswar Tala Road, Kolkata - 700 0046  
**ON THE SOUTH** : By Municipal Road known as Eastern Metropolitan Bypass;  
and  
**ON THE WEST** : 104/D/3, Matheswar Tala Road, Kolkata - 700 0046

**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day month and year first above written.

**EXECUTED AND DELIVERED** by  
the **VENDORS** at Kolkata in the  
presence of:

1. Mahendra Kumar Surang,  
Advocate  
S. Jalan & Company,  
Advocates  
6/7A, A. J. C. Bose Road,  
Kolkata - 70007.
2. *Sanjay Chakrabarti*  
10, Old post office str  
Kolkata - 700001

For YEO FAH TANNERY PRIVATE LTD.

*Li Yao Liang*  
(LI YAO LIANG) Director

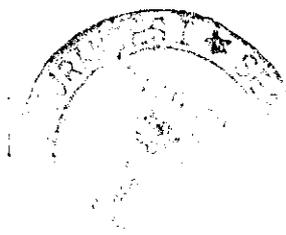
**EXECUTED AND DELIVERED** by  
the **PURCHASER** at Kolkata in the  
presence of:

1. Mahendra Kumar Surang,  
Advocate
2. *Sanjay Chakrabarti*

J.C. OVERSEAS LTD.

J.C. OVERSEAS LTD.

*Chalit Sharma*  
Director  
(CHALIT SHARMA)



*M*  
Asst. Registrar of Companies  
Kolkata

**RECEIVED** from the within named Purchasers the within mentioned amount of Rs.1,50,000/- (Rupees One Lac And Fifty Thousand) only by way of full and final payment of the consideration for sale of the Premises No. 104/D/2, Matheswar Tala Road, Calcutta-700 046 as per the Memo below:

**MEMO OF CONSIDERATION**

By Cash paid on 18<sup>th</sup> July, 2003 ..... Rs.1,50,000/-

For YEO FAH TANNERY PRIVATE LTD.

**WITNESSES:**

1. Mahendra Kumar Surana,  
Advocate

  
Director

2. 

Drafted by :

Mahendra Kumar Surana,  
(M.K. Surana)  
Advocate

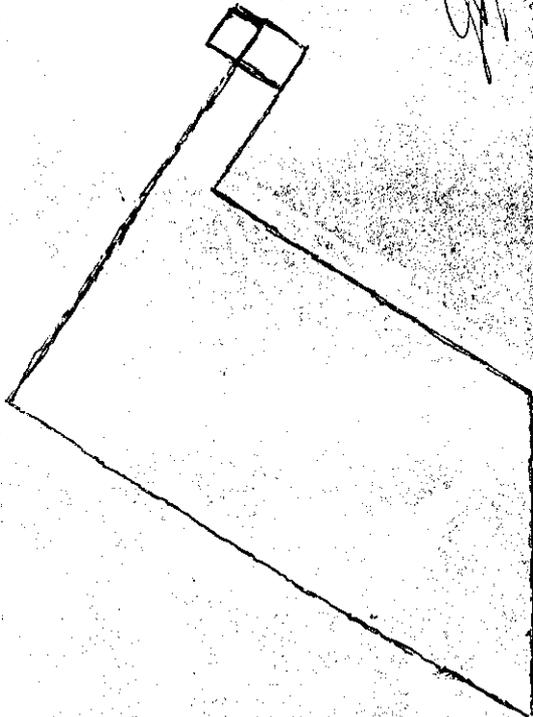
ISSUE

*An*  
Add. Registrar of Assurances  
Kolkata

For YEO FAH TANNERY PRIVATE LTD.

*Yeoh Fung*

Director



*Yeoh Fung*

*[Signature]*

J.C. OVERSEAS LTD.

*[Signature]*

Director

11/1/1958

444, REGISTER OF ASSOCIATES  
BY APPOINTMENT



DATED THIS 18<sup>th</sup> DAY OF July 2003

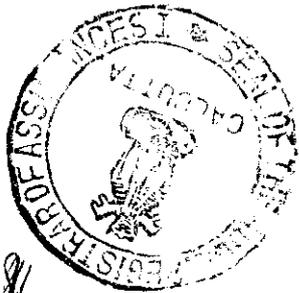
1 to 12  
8240  
2005

BETWEEN

YEO FAH TANNERY PRIVATE LIMITED  
... VENDOR

AND

J. C. OVERSEAS LIMITED  
... PURCHASERS



Registrar of Assurances  
Kolkata

20/10/05

CONVEYANCE



Registrar of Assurances  
Kolkata

62A  
1717

M/S. S. JALAN & COMPANY  
ADVOCATES & SOLICITORS,  
3<sup>rd</sup> FLOOR, RIGHT BLOCK  
10, OLD POST OFFICE STREET,  
KOLKATA-700 01

Scanned  
20/10/05