

DEED OF SALE

BETWEEN

- (1) MR. SAMIT ROY
- (2) MRS. MALLIKA ROY
- (3) MRS. ARATI ROY
- (4) RICE PVT. LTD.
- (5) S.K. ROY MEMORIAL TRUST
- (6) MRS. ARATI CHOWDHURY
- (7) I.I.C.S. (INDIAN INSTITUTE OF COMPETITIVE STUDIES)
- (8) I.I.C.S. (INDIAN INSTITUTE OF COMPUTER SCIENCE)

VENDORS

AND

- (1) SRI PRADIP SHOME
- (2) SMT. SRABONI SHOME

PURCHASERS

SREEMAA PROPERTIES

Biswajit Chatterjee

Partner

700056, Police Station - Belghoria, District - 24 Parganas (North), one of the Director of Roy's Ray & Ray Group, and Managing Trustee of S.K. Roy Memorial Trust, (4) RICE PVT. LTD., a company within the meaning of the Companies Act, 1956 having each office at "DISHARI HOUSE", 11/1, B.T. Road, Police Station - Belghoria, Kolkata - 700056, represented by Mr. Samit Roy (5) S.K. ROY MEMORIAL TRUST, having its office at 11/1, B.T. Road, Police Station - Belghoria, Kolkata - 700056, represented by its Managing Trustees (1) Mr. Samit Roy, (2) Mrs. Mallika Roy, (3) Mrs. Arati Roy, (6) MRS. ARATI CHOWDHURY, wife of Late Maniklal Chowdhury residing at A.K. Point, Kolkata - 700009, represented by her Constitute Attorney MR. SAMIT ROY, son of Late Sachis Kiran Roy, of 22 & 23, M.M. Feeder Road, Kolkata - 700056, Police Station - Belghoria, District - 24 Parganas (North), authorised by a Power of Attorney executed and registered at District Sub-Registrar at Cosipore-Dum Dum and recorded Vide Book No.IV, Being No.653 for the year 2003 represented by her Constitute Attorney, authorised by a Power of Attorney (7) I.I.C.S. (INDIAN INSTITUTE OF COMPETITIVE STUDIES), a partnership firm, having its office at "DISHARI HOUSE", 11/1, B.T. Road, Police Station - Belghoria, Kolkata - 700056, represented by its partner Mr. Samit Roy (8) I.I.C.S. (INDIAN INSTITUTE OF

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Partner

COMPUTER SCIENCE) a partnership firm, having its office at "DISHARI HOUSE", 11/1, B.T. Road, Police Station - Belghoria, Kolkata - 700056, represented by its partner Mr. Samit Roy hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART AND (1) SRI PRADIP SHOME**, son of Late Tegendra Shome, by occupation - Service, (2) **SMT. SRABONI SHOME**, wife of Sri Pradip Shome, by occupation - Housewife, both by religion - Hindu, residing at P-24, Tagore Park, Dr. R.N. Tagore Road, Belghoria, Kolkata - 700056, Police Station - Belghoria, District - 24 Parganas (North), hereinafter called the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS one Gayadin Ram @ Gayadin Ram Jaiswal was a Hindu hailed from Northern side of India and governed by the Mitakshara School of Hindu Law and he was the Karta of the Hindu Undivided Family namely Gayadin Ram @ Gayadin Ram Jaiswal & Sons (H.U.F.) ;

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AND WHEREAS the said Gayadin Ram @ Gayadin Ram Jaiswal was a owner of **ALL THAT** the piece or parcel of immovable properties lying and situated at 4, M.M. Feeder Road, Police Station - Belghoria, Kolkata - 700057 ;

AND WHEREAS the said Gayadin Ram @ Gayadin Ram Jaiswal died intestate on 31.12.1969 leaving him behind his son Shiv Prasad Jaiswal, four grand sons namely (1) Krishna Kumar Jaiswal, (2) Raj Kumar Jaiswal, (3) Dilip Kumar Jaiswal (4) Pramod Kumar Jaiswal as his legal heirs and successors, the wife of Gayadin Ram @ Gayadin Ram Jaiswal was predeceased to him. After demise of Gayadin Ram @ Gayadin Ram Jaiswal his son Shiv Prasad Jaiswal became the Karta of the Hindu Undivided Family and the property left by said Gayadin Ram lying at premises No.4, M.M. Feeder Road, devolved upon the H.U.F. and the same becomes the property of the Hindu Undivided Family namely Shiv Prasad Jaiswal & Sons (H.U.F.) ;

AND WHEREAS the said Shiv Prasad Jaiswal died intestate on 31st May, 1983, leaving him behind his four sons namely (1) Krishna Kumar Jaiswal, (2) Raj Kumar Jaiswal, (3) Dilip Kumar Jaiswal (4) Pramod Kumar Jaiswal and his wife Parbati Devi and two daughters namely (1) Shakuntala Gupta

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and (2) Shashi Prasad as his sole legal heirs and successors and after demise of Shiv Prasad Jaiswal his elder son namely Krishna Kumar Jaiswal became the Karta of the Hindu Undivided Family, Shiv Prasad Jaiswal & Sons (H.U.F.) ;

AND WHEREAS the said Krishna Kumar Jaiswal the eldest son of said Shiv Prasad Jaiswal died intestate on 25th June, 1975 leaving him behind his son Vikram Jaiswal, wife Madhuri Devi and three daughters namely (1) Sangeeta, (2) Kushta and (3) Poonam as his sole legal heirs and successors;

AND WHEREAS the said Raj Kumar Jaiswal died intestate on 1st April, 1987 leaving him behind his son Vinay, wife Pushpa Devi and three daughter namely Malini, Nisha and Preeti as his sole legal heirs and successors ;

AND WHEREAS after demise of said Krishna Kumar Jaiswal and Raj Kumar Jaiswal, Dilip Kumar Jaiswal the living son of Shiv Prasad Jaiswal becomes the Karta of the Hindu Undivided Family, Shiv Prasad Jaiswal & Sons (H.U.F.)

AND WHEREAS the said (1) Smt. Shakuntala Gupta, (2) Smt. Shashi Prasad, (3) Smt. Madhuri Jaiswal, (4) Mr. Vikram

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Jaiswal, (5) Mrs. Sangeeta Gupta, (6) Vineeta Walia, (7) Mrs. Poonam Kejriwal, (8) Smt. Pushpa Devi Jaiswal, (9) Sri Vinay Kumar Jaiswal, (10) Smt. Malini Agarwal, (11) Smt. Nisha Gupta, (12) Smt. Preeti Somani, (13) Mr. Dilip Kumar Jaiswal are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of Rayat **Shakuntala Sattwiya LAND WITH STRUCTURE** lying and situated at Mouza - Ariadaha-Kamarhati, under D.R. Barasat, A.D.S.R. Cossipore Dum Dum, District - 24 Parganas, now known as District - North - 24 Parganas, Police Station - Baranagore, now New Police Station at Belghoria, in Touzi No.173, R.S. No.12, J.L. No.1, under Khatian No.2641, Dag No.6119, measuring an area of 2 (two) Bighas 10 (ten) Cottahs 12 (twelve) Chittacks 18 (eighteen) Sq.ft. a little more or less, under Kamarhati Municipality, being Municipal Premises No.4, M.M. Feeder Road, Ward No.16, Police Station - Belghoria, Kolkata - 700057;

AND WHEREAS the said Smt. Shakuntala Gupta, Smt. Shashi Prasad, Mrs. Sangeeta Gupta, Vineeta Walia, Mrs. Poonam Kejriwal, Smt. Malini Agarwal, Smt. Nisha Gupta, Smt. Preeti Somani have executed eight several General Power of Attorney in favour of Mr. Dilip Kumar Jaiswal

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authorizing them to enter into agreement for sale, to execute
Deed of Sale of the above mentioned property ;

AND WHEREAS said Mr. Dilip Kumar Jaiswal for self
and as Karta of Shiv Prasad Jaiswal & Sons (HUF) and for
and on behalf of Smt. Shakuntala Gupta, Smt. Shashi
Prasad, Mrs. Sangeeta Gupta, Vineeta Walia, Mrs. Poonam
Agarwal, Smt. Malini Agarwal, Smt. Nisha Gupta, Smt. Preeti
Sanyal as their constituted attorney and on behalf of Hisco
Steel Private Limited as its Authorised Signatory and Madhuri
Jaiswal, Vikram Jaiswal Pushpa Devi Jaiswal and Vinay
Kumar Jaiswal executed an Deed of Sale in favour of Sachis
Kiron Roy Memorial Trust (S.K. Roy Memorial Trust),
represented by its Managing Trustees namely - (1) Sri Samit
Roy, (2) Mrs. Mallika Roy and (3) Mrs. Arati Roy on 2nd
December, 2003 this document was duly registered in the
office of Sub-Registrar at Cossipore Dum Dum and entered in
Book No.1, Volume No.1, Pages 320 to 340, Being No.35, for
the year 2004 ;

AND WHEREAS after purchasing the abovementioned
property said Sachis Kiron Roy Memorial Trust (S.K. Roy
Memorial Trust) has become owner of abovementioned land
having mutated its name in the local Kamarhati Municipality
have been enjoying the same as an absolute owner thereof ;

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AND WHEREAS said Sachis Kiron Roy Memorial Trust (S.K. Roy Memorial Trust) executed a Deed of Trust and appointed (1) Mr. Samit Roy, Managing Director of Roy's Institute of Competitive Examination Pvt. Ltd. and Ray & Ray Group, (2) Mrs. Malika Roy, one of the Hon. Director of Roy's Institute of Competitive Examination Pvt. Ltd., (3) Mrs. Arati Roy, one of the Director of Ray & Ray Group, for Charitable Fund and the said Charitable fund will be utilised for the purpose of Educational and other charitable objectives in India.

AND WHEREAS for the benefit of the S.K. Roy Memorial Trust one meeting was held on 24.12.2003 at Dishiri Bhawan, 11/1, B.T. Road, Kolkata - 700056, the trustees of the trust have unanimously resolved that Mr. Samit Roy, the Chairman of the trust, be authorized to sale, transfer, convey, mortgage the properties of the Trust at 4, M.M. Feeder Road, Kolkata - 700056, and he can also act as the only signatory in the execution and implementation process for the matters mentioned hereinabove ;

AND WHEREAS one Bijoy Gopal Mukherjee had many properties in and around Kolkata, at the time of his death on 19th February, 1953, the said Bijoy Gopal Mukherjee was

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surviving by his widow Smt. Indumati Mukherjee and five sons namely (1) Kalidas Mukherjee, (2) Durgadas Mukherjee, (3) Satidas Mukherjee, (4) Debidas Mukherjee and (5) Chandidas Mukherjee ;

AND WHEREAS after the death of Bijoy Gopal Mukherjee, his widow Indumati Debi and five sons, namely (1) Kalidas Mukherjee, (2) Durgadas Mukherjee, (3) Satidas Mukherjee, (4) Debidas Mukherjee and (5) Chandidas Mukherjee became the absolute owners jointly in respect of the properties left by said Bijoy Gopal Mukherjee ;

AND WHEREAS said Kalidas Mukherjee died intestate leaving him behind his widow Smt. Pratima Debi son Sri Asish Mukherjee married daughter Smt. Anjana Ganguly and mother Smt. Indumati Debi as his sole legal heirs and successors ;

AND WHEREAS by a Deed of Partition Agreement dated 22nd February, 1963, made among the aforesaid legal heirs of said Bijoy Gopal Mukherjee the amicable partition of the properties the property exclusively as per allotment in terms of amicable partition by metes and bounds and developed the property at their own cost since after amicable partition;

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AND WHEREAS after demise of said Bijoy Gopal Mukherjee the aforesaid legal heirs of said Bijoy Gopal Mukherjee have amicably partitioned the properties, left behind by the said Bijoy Gopal Mukherjee among themselves by metes and bounds, by executing the aforesaid Deed of Partition Agreement and since then they have been enjoying absolute ownership of their respective shares of properties. The aforesaid partitioned was effected by a suit brought by one of the son of the said Bijoy Gopal Mukherjee namely Sri Durgadas Mukherjee against other legal heirs of Late Bijoy Gopal Mukherjee. The aforesaid suit was filed in the High Court at Calcutta and the same was registered as Suit No.824 of 1978 (Durgadas Mukherjee -vs- Debidas Mukherjee and Others) ;

AND WHEREAS by a Decree dated 15th February, 1983 passed by the Hon'ble Mrs. Justice Padma Khastgir the said suit was decreed on the basis of the said Deed of partition agreement as stated hereinabove. In terms of decree the title to the property described in the Schedule below belonged to Debidas Mukherjee was declared by holding that the amicable partition dated 22nd February, 1963 was effected and acted upon by and between parties hereto ;

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AND WHEREAS pursuant to the aforesaid decree and the Deed of Partition Agreement for amicable partition made between the legal heirs of Bijoy Gopal Mukherjee, the said Debidas Mukherjee was allotted absolute Ownership in respect of amongst other properties, the properties lying at "NIRMALA KANAN" of 4, M.M. Feeder Road, Kolkata - 700057, lying and situate at Mouza - Ariadaha-Kamarhati, J.L. No.1, R.S. No.12, Touzi No.173, Dag No.6117 measuring an area of 19 (nineteen) Cottahs 5 (five) Chittacks 20 (twenty) sq.ft. and Dag No.6118 measuring an area of 18 (eighteen) Cottahs 2 (two) Chittacks 2 (two) sq.ft. under Khatian No.1356 and other properties within Police Station - Belghoria, under Kamarhati Municipality being Municipal Ward No.16, total land measuring an area of 1 (one) Bigha 17 (seventeen) Cottahs 7 (seven) Chittacks 22 (twenty two) sq.ft. a little more or less with all structures, erections, fittings thereon and therein as described in the said Agreement for Partition made between the parties in the year 1963 as stated above ;

AND WHEREAS said Debidas Mukherjee being an absolute owner applied for mutation of his name in respect of the aforesaid in the record of Kamarhati Municipality on 5th December, 1996 along with all necessary papers [and the aforesaid mutation proceeding is pending] ;

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AND WHEREAS the said Debidas Mukherjee died intestate on 15th September, 2000 leaving him behind his wife Smt. Ira Mukherjee, two sons namely Sri Sudip Mukherjee and Sri Sandip Mukherjee and one daughter namely Smt. Sikha Bhattacharyya as his legal heirs and successors ;

AND WHEREAS the said Smt. Ira Mukherjee, Sri Sudip Mukherjee, Sri Sandip Mukherjee and Smt. Sikha Bhattacharyya became owner in respect **ALL THAT** piece or parcel of land lying at "NIRMALA KANAN" of 4, M.M. Feeder Road, Kolkata - 700057, lying and situate at Mouza - Ariadaha-Kamarhati, J.L. No.1, R.S. No.12, Touzi No.173, Dag No.6117 measuring an area of 19 (nineteen) Cottahs 5 (five) Chittacks 20 (twenty) sq.ft. and Dag No.6118 measuring an area of 18 (eighteen) Cottahs 2 (two) Chittacks 2 (two) sq.ft. under Khatian No.1356 and other properties within Police Station - Belghoria, under Kamarhati Municipality being Municipal Ward No.16, total land measuring an area of 1 (one) Bigha 17 (seventeen) Cottahs 7 (seven) Chittacks 22 (twenty two) sq.ft. a little more or less according to Hindu Succession Act, 1956 ;

AND WHEREAS the said Smt. Ira Mukherjee, Sri Sudip Mukherjee, Sri Sandip Mukherjee and Smt. Sikha

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Bhattacharyya sold and transferred the above mentioned property on 7th day of June, 2003 to (1) Sri Samit Roy, (2) Mrs. Mallika Roy, (3) RICE Pvt. Ltd., (4) S.K. Roy Memorial Trust, (5) Mrs. Arati Roy, (6) Mrs. Arati Chowdhury, (7) I.I.C.S. (Indian Institute of Competitive Studies), (8) I.I.C.S. (Indian Institute of Computer Science) (Vendors Nos.16 to 23 herein) by a Deed of Indenture which was duly registered in the office of Sub-Registrar at Cossipore Dum Dum and entered in Book No.I, Volume No.202, Page 167 to 196, Being No.7969 for the year 2003 ;

AND WHEREAS the Vendors also purchased the above mentioned property in respect **ALL THAT** a piece or parcel of land lying at "NIRMALA KANAN" of 4, M.M. Feeder Road, Kolkata - 700057, comprised in J.L. No.1, R.S. No.12, Touzi No.173, Dag No.6117 measuring an area of 19 (nineteen) Cottahs 5 (five) Chittacks 20 (twenty) sq.ft. and Dag No.6118 measuring an area of 18 (eighteen) Cottahs 2 (two) Chittacks 2 (two) sq.ft. under Khatian No.1356, Mouza - Ariadaha-Kamarhati, and other properties within Police Station - Belghoria, under Kamarhati Municipality being Municipal Ward No.16, total land measuring an area of 1 (one) Bigha 17 (seventeen) Cottahs 7 (seven) Chittacks 22 (twenty two) sq.ft. a little more or less mutating their name in Kamarhati

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Municipality have been enjoying the same as absolute owners thereof ;

AND WHEREAS the Vendors amalgamated the above mentioned two properties and at the same time it has been divided by several plots marked plots No.1, 2, ... etc. ;

AND WHEREAS the Vendors have agreed to sell and the Purchasers has agreed to purchase **ALL THAT** land measuring about 5 (five) Cottahs in Touzi No.173, R.S. No.12, J.L. No.1, under Khatian No.1356, 2641, Dag No.6118, 6119, under Kamarhati Municipality, being Municipal Premises No.4, M.M. Feeder Road, Ward No.16, Police Station - Belghoria, Kolkata - 700057, marked Plot No.9 more fully mentioned and particularly described in Schedule 'B' written hereunder at or for the price of Rs.8,00,000/- (Rupees eight lakh) only free from all sorts of encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and consideration of the sum of Rs.8,00,000/- (Rupees eight lakh) only to the Vendors paid by the Purchasers at or immediately before the execution of these present the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and the every part thereof acquit, release and discharge the

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Purchasers their heirs, executors, administrators, representatives and assigns and everyone of them and also the said property the Vendors as beneficial owner do by these present indefeasible grant, sell, convey and transfer, assign and assure unto the Purchasers, their heirs, executors, administrators, representatives and assigns free from encumbrances, attachment and other defects in title, **ALL THAT** piece and parcel of land measuring about 5 (five) Cottahs in Touzi No.173, R.S. No.12, J.L. No.1, under Khatian No.2641,1356, Dag No.6119, 6118, under Kamarhati Municipality, being Municipal Premises No.4, M.M. Feeder Road, Ward No.16, Police Station - Belghoria, Kolkata - 700057, marked Plot No.9 more fully and particularly described in the schedule "B" hereunder written or **HOWSOEVER** otherwise the said property now or hereto fore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHERWITH** the land or ground whereupon or on part whereof the same is erected and built together further with all houses, out-houses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the

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same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidence of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, her heirs, executors, administrators or representatives or any persons from whom she or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with her rights, members and appurtenances unto and to the use of the Purchasers, their heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these present **AND** the

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Partner

Vendors do hereby for himself, her heirs, executors, administrators, representatives and assigns, **THAT** notwithstanding any act, deed, or thing whatsoever, by the Vendors or by any of her predecessors and ancestors in title, done or executed or knowingly suffered to the contrary she the Vendors had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchasers, their heirs, executors, administrators, representatives and assigns in the manner aforesaid, **AND THAT** the Purchasers, their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder or interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for her or from or under any of his ancestors or predecessors on title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the

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Partner

Vendors well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of her ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for her the Vendors or from or under any of her predecessors or ancestors in title shall and will from time and at all times hereafter at the request and costs of the Purchasers, their heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and execute all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required the true intent and meaning of this deed IT IS declared by the Vendors that the Purchasers have every right to mutate their name both in the B.L. & L.R.O. Barrackpore under 24 Parganas (North) as well as in the record of Local Kamarhati Municipality.

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SCHEDULE OF THE PROPERTY

PART - I

ALL THAT piece and parcel of Rayat Sthitiban Sattwiya LAND measuring 2 (two) Bighas 10 (ten) Cottahs 12 (twelve) Chittacks 18 (eighteen) Chittacks a little more or less, comprising in Dag No.6119 under Khatian No.2641 in Touzi No.173, R.S. No.12, J.L. No.1, Mouza - Ariadaha-Kamarhati, under D.R. Barasat, A.D.S.R. Cossipore Dum Dum, District - 24 Parganas, now known as District North 24 Parganas, Police Station - Baranagore, now New Police Station at Belghoria, under Kamarhati Municipality, being Municipal Premises No.4, M.M. Feeder Road, Ward No.16, Police Station - Belghoria, Kolkata - 700057, butted and bounded as follows:-

ON THE NORTH : By C.S. Dag No.6107

ON THE EAST : By C.S. Dag No.6120, 6118, 6117, 6108
and 6107 ;

ON THE SOUTH : By C.S. Dag No.6155 and 6128 ;

ON THE WEST : By Railway Land.

PART - II

ALL THAT piece or parcel of land with structure measuring an area of 19 (nineteen) Cottahs 5 (five) Chittacks 20 (twenty) sq.ft. comprised in Dag No.6117 and land

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measuring 18 (eighteen) Cottahs 2 (two) Chittacks 2 (two) sq.ft. comprised in Dag No.6118 under Khatian No.1350, J.L. No.1, R.S. No.12, Fouzi No.173, Mouza - Ariadaha-Kamarhati, under D.R. Barasat, A.D.S.R. Cossipore Dum Dum, District - 24 Parganas, now known as District North 24 Parganas, Police Station - Belghoria, under Ward No.16, Holding No.F-58 within the limit of Kamarhati Municipality being Municipal Ward No.16, total land measuring an area of 1 (one) Bigha 17 (seventeen) Cottahs 7 (seven) Chittacks 22 (twenty two) sq.ft. a little more or less lying at "NIRMALA KANAN" of 4, M.M. Feeder Road, Kolkata - 700057, butted and bounded as follows:-

ON THE NORTH : By Dag No.6108

ON THE EAST : By Dag No.6115, 6116 and partly Private Passage

ON THE SOUTH : By Dag No.6120;

ON THE WEST : By Dag No.6119 ;

Part - I : 2 Bigha 10 Cottah 12 Chittacks 18 Sq.ft.

Part - II : 1 Bigha 17 Cottah 07 Chittacks 22 Sq.ft.

Total Area of land: 4 Bigha 08 Cottah 03 Chittacks 40 Sq.ft.

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SCHEDULE 'B' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of 7 (seven) Chittack 22 (twenty two) sq.ft. comprised in Dag No.6118 and land measuring an area of 4 (four) Cottah 8 (eight) Chittack 23 (twenty three) sq.ft. comprised in Dag No.6119, Mouza - Ariadaha-Kamarhati, J.L. No.1, R.S. No.12, Touzi No.173, under Khatian No.1356, 2641 Police Station - Belghoria, under Kamarhati Municipality being Municipal Ward No.16, Holding No.F-57, total land measuring an area of 5 (five) Cottahs with R.T. Shed (measuring 80 sq.ft.) a little more or less with all structures, marked as **Plot No.'9'** and which is butted and bounded in the manner following: -

ON THE NORTH: By Plot No.8

ON THE SOUTH: By Plot No.10

ON THE EAST : By Part Dag No.6118 and 23 feet wide
common Road

ON THE WEST : By Dag No.6105

AND WHICH said property delineated in the Map or Plan annexed hereto and thereon colour "**RED**" and Re.1/- proportionately is payable to the Government of West Bengal for the above mentioned property.

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Partner

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES:

1. Sandipan Bera.
10, Mahadev Chahal Road.
Cal-57

Samit Roy

Mr. Samit Roy
Self and on behalf of :-
1. Rice Pvt. Ltd.
2. S.K. Roy Memorial Trust
3. Smt. Arati Chowdhury
4. I.I.C.S. (Indian Institute of Competitive Studies)
5. I.I.C.S. Indian Institute of Competitive Studies
as their representative

2. Hari Das Maiti
100 D.D. Mondal Ahat
Road
Calcutta - 76

Mallika Roy
Mrs. Mallika Roy
Self and on behalf of
S.K. Roy Memorial Trust

Arati Roy
Mrs. Arati Roy
Self and on behalf of
S.K. Roy Memorial Trust
1. Madhup Street
2. Seaboni Shome.

Signature of the Purchasers

Drafted and prepared by me.

Panchanan Bera
Panchanan Bera
Advocate.

Type By:

S. Mondal
Srikanta Mandal
4/1, Nritya Gopal Ghosal Road,
Ariadaha, Kolkata - 700057
M- 9830537010

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Partner

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within named sum of Rs.8,00,000/- (Rupees eight lakh) only as and by way of consideration for this sell as detailed hereunder written :-

Rs.8,00,000.00

(Rupees eight lakh) only

WITNESS:

1. *Sandip Kumar Barua*

2. *Hari Das Meitei*

Samit Roy

Mr. Samit Roy
Self and on behalf of :-
6. Rice Pvt. Ltd.
7. S.K. Roy Memorial Trust
8. Smt. Arati Chowdhury
9. I.I.C.S. (Indian Institute
of Competitive Studies)
10. I.I.C.S. Indian Institute
of Competitive Studies
as their representative

Mallika Roy

Mrs. Mallika Roy
Self and on behalf of
S.K. Roy Memorial Trust

Arati Roy

Mrs. Arati Roy
Self and on behalf of
S.K. Roy Memorial Trust

SREEMAA PROPERTIES

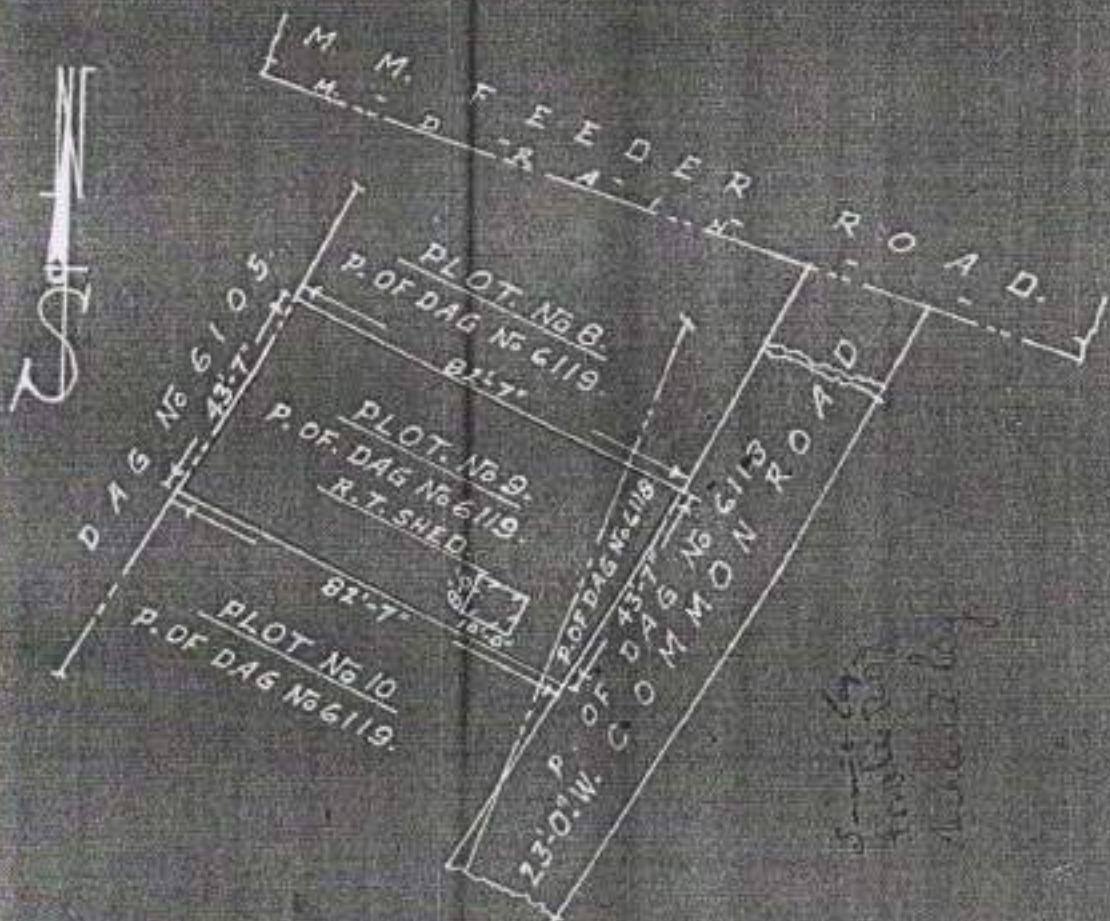
Biswajit Choudhury

Partner

SITE PLAN PLOT. No 9. MAUZA-ARIADHA-KAMARHATI.
L. No 1. R.S. No 12. PART OF DAG No 6118. KHATIAN No 1356. PART
OF DAG No 6119. KHATIAN No 2641. WARD No 16. AT. No 4 M.M.
FEEDER ROAD ARIADHA. UNDER: KAMARHATI-MUNICIPALITY.
P.S. BELGHORIA. DIST:-NORTH 24 PARGANAS.
PART OF DAG No 6118. AREA= 7. CH.-21 SFT. PART OF DAG No 6119.
AREA= 4 K.-8 CH.-23 SFT. TOTAL AREA= 5 K.-0 CH.-0 SFT. BOUNDED
BY RED. R.T. SHED AREA= 80. SFT.

SCALE 1"=30 FEET.

VEENDEE- 1. SREE. PRADIP SHOME & 2. SM. SRABONI SHOME.
VENDOR-



Handwritten signature and scribbles on the left margin.

Handwritten signature: Pradip Shome

Ghoshal
 22.5.2004
 55/11.D.D. Mondal Ghat Road
 Kol. 75
 L. No 10087B.

5.8

SEEMA PROPERTIES

Handwritten signature: Binoy Chandra

Partner



one plan attached

~~RECEIVED
SREEKAA PROPERTIES
JAN 18 2005~~

~~RECEIVED
SREEKAA PROPERTIES
JAN 18 2005~~

20. 4. 05



~~RECEIVED
SREEKAA PROPERTIES
JAN 18 2005~~

SREEMAA PROPERTIES

Partner