

THIS INDENTURE is made on This 2.0.. Day of May. Two Thousand and Seven BETWEEN (1) SHRI ASHOK

wife of Shri Sujit Kumar Ghosh, (3) SMT. SHILA PATRA, wife of

U/S. of (8) of the W. P. Prevention of under valuation of instruments. 1.94

Market Value is an ed is 16,12 000

Deficit Stamp duty of Rs. 73270

Certified that the deficit Stamp

duty Rs. 73270

Act and the instrument is duly

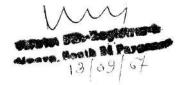
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A = 3982/- $E9 \times 9 = 14/-$ H = 28/- M(b) = 4/- 4028/-

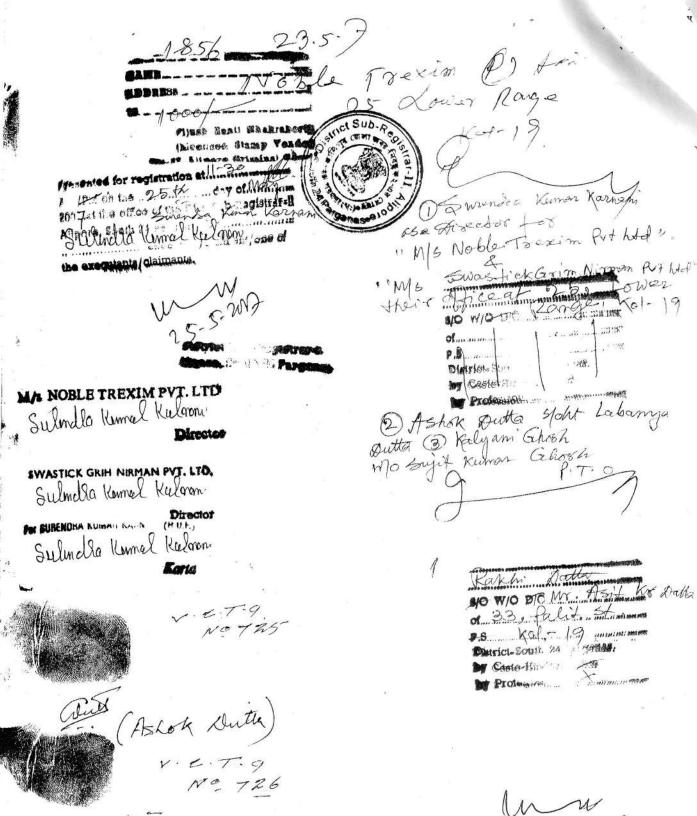
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Anath Nath Patra. (4) SMT. TAPATI DASGUPTA, wife of Shri. Dilip Dasgupta, (5) SMT. PADMA DATTA, wife of Late Prativa Datta, all are residing at 7A, Balaram Bose Ghat Road, Kolkata - 700 025 (6) SHRI ASHIT KUMAR DATTA, son of Late Prativa Datta, residing at 33, Palit Street, Kolkata - 700 019, (7) SMT. MUKUL DUTTA, wife of Late Amiya Kumar Dutta, (8) SMT. SUCHISMITA DEBNATH, wife of Moloy Debnath, (9) SMT. AVA DUTTA, wife of Late Dipti Kumar Dutta, all three are residing at 25. Nrisingha Dutta Road, Kolkata - 700 008, hereinafter jointly called the OWNERS/VENDORS (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their heirs, executors, administrators legal representatives and/or assigns) of the ONE PART.

AND

M/S NOBLE TREXIM PVT. LTD. (2) M/S SWASTICK GRIH NIRMAN PVT. LTD. both companies incorporated under the Companies Act, 1956 having their Registered Office at 25, Lower Range, Kolkata - 700 019, represented by its Director Mr. Surendra Kumar Karnani, (3) SURENDRA KUMAR KARNANI (HUF) represented by its Karta Mr. Surendra Kumar Karnani of P-311, Lake Town, Block - A, Kolkata - 700 089, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and/or assigns) of the SECOND PART.

Tapati Desguplà. - Axil Dalla V. E.T.9 Nº 730 Mukul Datty suchirmita Dab Nath. Nº 732 Aka Datta Nº 733 X.T. I of Padna Detta by the per of Rokh: Data Rakh: Palte. Wolf Mr. Asit. Kum. Dalla 33, Palit St.

(4) Shila Patra wo Arath Nath Patra (5) Tapat pas Gupta Mo Delip Das Gupa 6 fadona Datta MON Prativa Datta All on 7 A, Balaram Bose ghat Road, Rol-25 Ashit Kuman Datte Deloht Proutina Datta

g 33, falit Street. Kol-19

g 33, falit Street Datta Jos Amiya bumar Dutta MON = Kanchsmita Deb Wath Mo Moloy

Deb Nath

Ava Sutta Moht Diph

Numar Sutta All of 25, Nrisingha Datta Road. vol-8

15-5-07

WHEREAS :

- A) The predecessor in interest of the Vendors namely Narayan Chandra Dutta (since deceased), was the absolute Owner of 1/4th share in respect of piece and parcel of land measuring about 44 Satak equivalent to 1 Bigha 6 Cottahs 9 Chittaks 41 Sft. situated within the Mouza Sayedpur, Khatian No. 311, Touzi No. 23, J.L. No. 12. Revenue Survey No. 193, Pargana Magura, P.S. Behala now Thakurpukur, District 24 Parganas (S) (more fully described in the schedule written hereunder) which was subsequently numbered as Premises No. 197, Moti Lal Gupta Road, under KMC Ward No.122, Kolkata 700 008 under the record of KMC.
- B) The remaining share in respect of the aforesaid property held by the brothers of said Narayan Chandra Dutta, (since deceased) namely Haran Chandra Dutta, Makhan Lal Dutta and Ashutosh Dutta who jointly held remaining undivided 3/4th share in respect of the aforesaid property.
- The said Narayan Chandra Dutta died intestate on 3.12.1991 leaving behind him six sons, namely Labanya Kumar Dutta. Prativa Kumar Dutta, Amiya Kumar Dutta, Milan Kumar Dutta (deceased bachelor), Dipti Kumar Dutta, Tripti Kumar Dutta (deceased bachelor) and one daughter namely Anila Dutta (deceased unmarried) as his legal heirs and representatives who thus jointly inherited the aforesaid undivided share of



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Narayan Chandra Dutta in respect of the property being premises no. 197, Moti Lal Gupta Road, Kolkata - 700 008.

- D) Amongst the said six sons, Milan Kumar Dutta and Tripti Kumar Dutta and one daughter Anila Dutta died unmarried and as such their undivided interest in the aforesaid property devolve upon the other legal heirs of said Narayan Chandra Dutta.
- Said Labanya Kumar Dutta died intestate on 01.10.1972 leaving behind him one son, namely Ashok Kumar Dutta, the Vendor No.1 herein and three daughters, namely Mrs. Kalyani Ghosh, Smt. Shila Patra and Smt. Tapati Dasgupta being the Vendors No. 2,3 & 4 who thus jointly inherited the aforesaid undivided share of said Labanya Kumar Dutta in respect of the said property being premises No. 197, Moti Lal Gupta Road, Kolkata 700 008.
- namely Prativa Kumar Dutta died intestate on 31.12.1970 leaving behind him his wife Padma Dutta and one son Asit Dutta being the Vendors No. 5 & 6 herein who thus jointly inherited the aforesaid undivided share of said Prativa Kumar Dutta in respect of the said property being premises No. 197, Moti Lal Gupta Road, Kolkata 700 008.



- Another co-sharer of the aforesaid property, namely Amiya Kumar Dutta also died intestate on 20.01.1991 leaving behind him his wife Mukul Dutta and Smt. Suchismita Debnath being the Vendors No. 7 & 8. herein who thus jointly inherited the aforesaid undivided share of said Amiya Kumar Dutta in respect of the said property being premises No. 197, Moti Lal Gupta Road, Kolkata 700 008.
- H) Another co-sharer of the aforesaid property, namely Tripti Kumar Dutta also died intestate on 22.10.1985 leaving behind him his wife Ava Dutta being the Vendor No. 9 herein who thus inherited the aforesaid undivided share of said Amiya Kumar Dutta in respect of the said property being premises No. 197, Moti Lal Gupta Road, Kolkata 700 008.
- I) The predecessor in interest of the present Vendors and his said brothers also jointly owned several other properties including the properties being premises No. 24 & 25, Nrisingha Dutta Road, Kolkata 700 008 and also the land at Premises No. 30, Bose Para Bye Lane, Kolkata.
- J) After promulgamation of the Urban Land (Ceiling and Regulation) Act, 1976 it was detected that the legal heirs of said Makhan Lal Dutta and Haran Chandra Dutta were holding excess vacant land beyond the ceiling limit and accordingly, a return to that effect was duly submitted to the Competent Authority appointed under the said Act.



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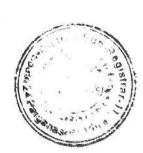
- It was detected that the legal heirs of Makhan Lal Dutta were holding excess vacant land beyond the ceiling limits to the extend of 11 satak equivalent to 6 cottahs 10 chittacks 21 sft. and the legal heirs of Haran Chandra Dutta were holding excess vacant land beyond the ceiling limits to the extend of 05 satak equivalent to 3 Cottahs 18 Sft. and accordingly the entire share of the legal heirs of Late Makhan Lal Dutta i.e. 11 satak and an area of 05 satak out of the share of legal heirs of Haran Chandra Dutta were acquired in the aforesaid premises no. 197, Motilal Gupta Road, Kolkata - 700 008 as a result of which the present vendors (being legal heirs of Ashutosh Dutta) jointly with the legal heirs of Haran Chandra Dutta (since deceased) and legal heirs of Narayan Chandra Dutta (since deceased) remained the joint owners in respect of the said property being premises no. 197, Moti Lal Gupta Road, Kolkata - 700 008.
- L) The aforesaid excess vacant land held by the legal heirs of Makhan Lal Dutta was duly handed over to the Competent Authority appointed under the Urban (Land Ceiling & Regulation) Act, 1976 being their entire share in the said premsies.



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M) The present vendors being the absolute owners of 11 satak of land equivalent to 6 cottahs 10 chittaks and 21 sft. in respect of the aforesaid property being premsies no. 197, Moti Lal Gupta Road, under KMC Ward No.122, P. S. Thakurpukur, Kolkata - 700 008 having decided to sell and the purchaser have agreed to purchase the same at or for a total considertion of Rs.3,62,993/- (Rupees Three Lacs Sixty Two Thousand Nine Hundred Ninety Three only) on lump sum basis.

NOW THIS INDENTURE WITNESSETH that pursuance the said arrangements and in consideration of a total Rs.3,62,993/= (Rupees Three Lacs Sixty Two Thousand Nine Hundred Ninety Three only) on lump sum basis paid by Purchaser to the Vendors at or before execution of these presents (receipt whereof the Vendors doth hereby admit and acknowledge) and of and from the same and every part thereof the Vendors doth hereby grant, convey, transfer, assign, release and discharge unto and to the use of the said Purchaser free from all encumbrances, charges, liens, whatsoever, ALL THAT the piece and parcel of undivided land measuring about 11 Satak equivalent 6 Cottahs, 10 Chittacks and 21 Sq.ft. situated within Khatian No. 311, Touzi No. 23, No. 12, Revenue Survey No. 193, Pargana Magura, Mouza Sayedpur, P.S. previously Behala now Thakurpukur, being present Municipal Premises No. 197, Motilal Gupta Road, under Ward No.122, Kolkata - 700008 (more fully described in the Schedule hereunder written) hereinafter referred to as the



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"said property" TOGETHER WITH all other easement rights including the right of ingress and egress TOGETHER WITH all other easements and/or facilities and/or amenities attached thereto free from all encumbrances, charges, liens, attachments, whatsoever including the proportionate right over 18 feet wide common passage from Moti Lal Gupta Road leading to the aforesaid property TOGETHER WITH the compound outhouse, garden and appurtenances belonging thereto TOGETHER WITH all trees, fences, hedges, ditches, ways, waters, watercourses, lights, liberties, privileges, easements and appurtenances, whatsoever, to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or appurtenant thereto AND ALL the estate, right, title, interest, claim, demand, whatsoever of the Vendors unto and upon the same and every part thereto TO HAVE AND TO HOLD the same unto and to the use of the Purchaser, its successor or successors in office and / or assigns absolutely and forever together with all title, deeds, writings, muniments and other evidences of title AND THE VENDORS hereby covenant to the Purchaser, its successor or successors in office and / or assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title, whatsoever, AND THAT the Vendors have full power and absolute authority to sell



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said property in manner as aforesaid AND the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy said property in khas without any demand, whatsoever, from the Vendors or any person or persons claiming through or under them AND further that the Vendors, their heirs, executors, legal representatives, successor or successors and/or assigns covenant with the Purchasers, its successor or successors in office and/or assigns to save harmless, indemnify and keep indemnified the Purchaser, its successor or successors in office and/or assigns from or against any losses damages costs charges, expenses if suffered by reason of any defect in title of the Vendors or any breach of the covenant hereunder contained AND FURTHER that the Vendors or any person or persons having or lawfully or equitably claiming any estate or interest, whatsoever, in the said property or part thereof from under or in trust for the Vendors or from or under or any of their predecessor in interest at request and at the cost of the Purchaser, its successor or successors in office and/or assigns from time to time shall do and execute or cause to be done and executed such acts, deeds, things and matters, whatsoever, for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, its successor or successors in office and/or assigns according, to the true intents and meaning of this deed as shall or reasonably required.



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SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece and parcel of undivided land measuring about 11 satak equivalent to 6 Cottahs 10 Chittacks and 21 Sq.ft. situated within Khatian No. 311, Touzi No. 23, J.L. No. 12, Revenue Survey No. 193, Pargana Magura, Mouza Sayedpur, P.S. previously Behala now Thakurpukur, being present Municipal Premises No. 197, Motilal Gupta Road, under KMC Ward No. 122, Kolkata - 700008 including the proportionate right over the 18 feet wide common passage from Moti Lal Gupta Road leading to the aforesaid property and butted and bounded as follows:

ON THE NORTH: By land under dag no. 115

ON THE SOUTH : By Moti Lal Gupta Road

ON THE EAST : By land under Dag no. 113

ON THE WEST : By parly land under Dag no. 99 of

Sukumar Dutta & Ors. and partly of

balance land under Dag No.99.



Towns Marie Marie

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

SIGNED SEALED AND DELIVERED BY THE OWNERS/VENDORS AT KOLKATA IN PRESENCE OF :

, Rake Datta

2. Santy lwen Ran

SIGNED SEALED AND DELIVERED BY THE PURCHASER IN PRESENCE OF :

1. Rake Datta

2. Saroj Wear Par

1. Ashop Duta)
2. Karyonta Gh cash
3. Shila Patra
4. Tapati Dasgupta. 6. Asil-Dalla 7. Juky Datta 8. Bushismita Dab Math. AVA Data Data purof Ruse Dulle

M/s NOBLE TREXIM PVT. LTD Sulndla Kumal Kalorom

Directos

SWASTICK GRIM NIKMAN PYT LID. Sulndla Kemal Kalnon

FOI BURENDHA KUMAR KAHNANI (H.U.F.)
Sulmalla Kumal Kulmon

(PURCHASER)



MEMO OF CONSIDERATION

Received a sum of Rs. 3,62,993/= (Rupees Three Lacs Sixty Two Thousand Nine Hundred Ninety Three only) being full consideration money as per memo given below:

- a) By Pay Order No. 860947 dt. 24507 dt. 24507 drawn on State Bank of India, Lamartiner Branch, Kolkata in favour of Ashok Dutta Rs. 22, 687/=
- b) By Pay Order No. 8.6.946.. dt. 24(50)...
 drawn on State Bank of India, Lamartiner
 Branch, Kolkata in favour of Kalyani
 Ghosh
 Rs. 22. 687/=
- drawn on State Bank of India, Lamartiner
 Branch, Kolkata in favour of Shila
 Patra

 Rs. 22, 687/=
- d) By Pay Order No. 860949. dt. 240007 drawn on State Bank of India, Lamartiner Branch, Kolkata in favour of Tapati
 Dasgupta Rs. 72. 687/=
 - e) By Pay Order No.8.0943. dt.14507.
 drawn on State Bank of India, Lamartiner
 Branch, Kolkata in favour of Padma
 Dútta

Rs. 45, 374/=

f) By Pay Order No. 8.60942. dt. 2457. drawn on State Bank of India, Lamartiner Branch, Kolkata in favour of Ashit Kumar

Rs. 45. 374/=

g) By Pay Order No. 8.60941. dt. 14/57. drawn on State Bank of India, Lamartiner Branch, kolkata in favour of Mukul Dutta

Rs. 45, 374/=



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h) By Pay Order No. 8.0940. dt. 24507. drawn on State Bank of India, Lamartiner Branch, Kolkata in favour of Suchismita Debnath

Rs. 45, 374/=

i) By Pay Order No. 860939... dt. 24507. drawn on State Bank of India, Lamartiner Branch, Kolkata in favour of Ava Dutta

Rs. 90, 749/=

Total

Rs. 3,62,993/=

(Rupees Three Lacs Sixty Two Thousand Nine Hundred Ninety Three only)

Witnesses:

1. Ruku Datte.
33, Palit Street
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Kind John Sphoth
Shila Patron
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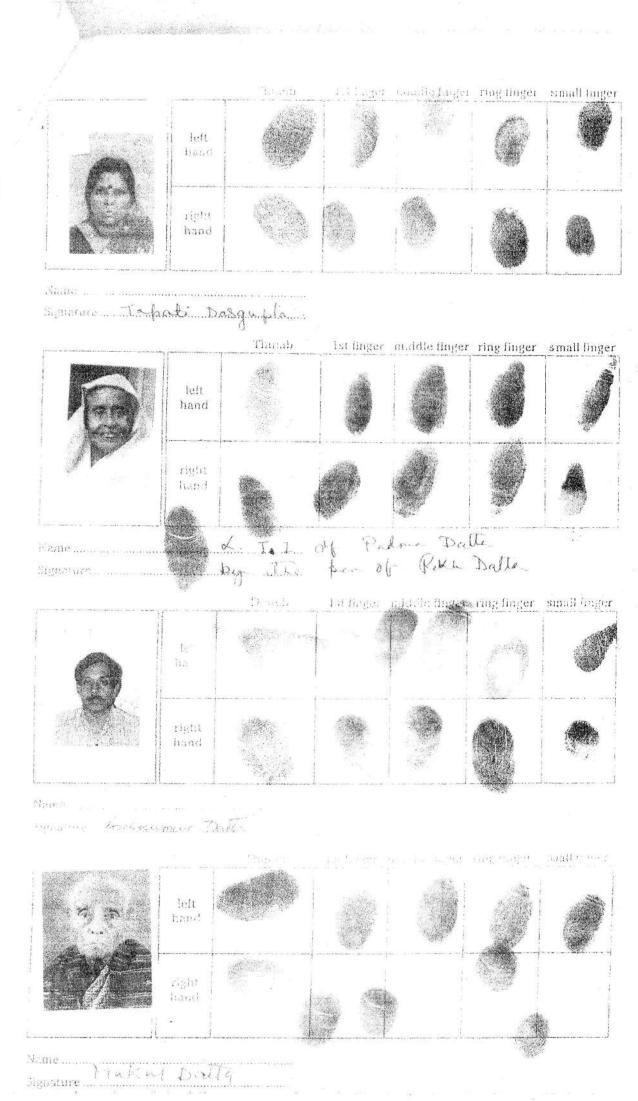
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