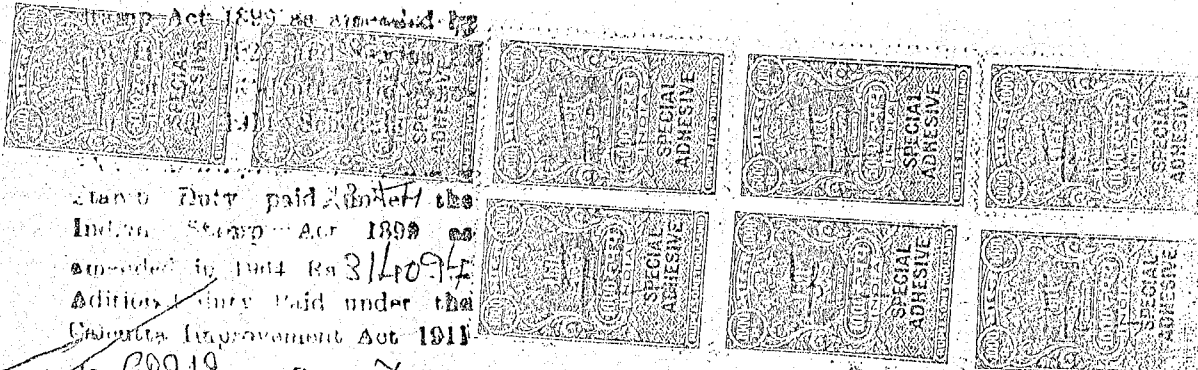


I-926
 RT
 19/5/95

Admissible under Regn. Rule 31
 duly stamped under the Indian
 Stamp Act 1899 as amended by



Stamp Duty paid under the
 Indian Stamp Act 1899 as
 amended in 1904 Rs 31,40,94
 Additional duty paid under the
 Calcutta Improvement Act 1911
 Rs 62818 P 7

41
 1,95,000
 31,40,940

Total Rs 37,69,12

STAMP AFFIXED TO
 19/5/95
 GOVT GOVERNMENT OFFICE
 CALCUTTA COLLECTORATE

A 34540
 2874
 34579

31,40,94
 62818
 37,69,12
 21,000
 35,29,12

3,52,912
 that when stamp duty Rs. 3,52,912/-
 has been realized from...
 by 41 & 42(1) of I S. Act, and the instrument
 is duly stamped by Challan No. 695720
 Dated 23/5/95
 A/cpr. C. B. Bhowmik
 Collector, u/s 41 & 42(1) of I S. Act
 South 24 Parganas, Alipore
 29/5/95

THIS INDENTURE OF CONVEYANCE made this the 19th day
 of May One Thousand Nine Hundred Ninetyfive B E T -
 W E E N SHRI ASHISH KUMAR DEY son of Late Phani Mohan Dey,
 residing at No.75/2B, Hazra Road, P.S.-Lake, Calcutta-
 700 029, hereinafter referred to as the "VENDOR" (which
 expression shall unless excluded by or repugnant to the
 context be deemed to mean and include his heirs, executors,
 administrators, legal representatives, successors and assi-
 gnas) of the ONE PART AND EVERGREEN PROPERTIES PVT. LTD.
 a Company incorporated under the Companies Act, 1956, having
 its registered office at No.22A, Gorachand Road, Calcutta-

1540
 157
 1579
 District Collector
 South 24 Parganas

Approved for Registration by
Registrar of the Alipore
District on the 11th
May 1959
Office
of the Registrar
of the Alipore District
Alipore

Registration certificate

Asis Kumar Dey
Name of Applicant
S/o. W/o. P/o.
of 75/2B
Dist. South 24 Parganas
Caste Hindu, Muslim
Profession



Asis
District Sub-Registrar
South 24 Parganas, Alipore
1959

Asis Kumar Dey



1357

Asis Kumar Dey

Asis Kumar Dey

Asis Bhoomik
Name
S/o. W/o. D/o. Bodo Bhoomik
of
Dist. South 24 Parganas
Caste Hindu, Muslim
Profession

Asis Bhoomik
S/o of Bodo Bhoomik
Alipore Police Court
Al-27
Business

Asis

District Sub-Registrar
South 24 Parganas, Alipore
1959

700 014, hereinafter referred to as 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, nominee and assigns) of the OTHER PART.

WHEREAS at all material times one Ram Gopal Dey, since deceased, was the absolute owner of ALL THAT the piece and parcel of land measuring 14 cottahs 4 chittacks 40 sq.ft. be the same a little more or less in Mouza Bel-talagram, Touzi No.2833, Division-VI, Sub-Division-P, Dihi Panchanagram, previous holding No.62, within holding No. 110, being Municipal Premises No.75/2, Hazra Road, Calcutta-700 029, P.S.-Tollygunge, within the limits of Calcutta Municipal Corporation, District-24 Parganas (South), together with the brick built building standing thereon.

AND WHEREAS while seized and possessed of the said property the said Ram Gopal Dey died intestate, leaving behind him his three sons namely Monmohan Dey, Phanimohan Dey and Sachindra Nath Dey as his only legal heirs and representatives to his estate.

AND WHEREAS after the death of the said Ram Gopal Dey, the said Manmohan Dey, Phanimohan Dey and Sachindra Nath Dey became the joint owners of the said property left behind by their father each having undivided one third share therein.

AND WHEREAS by a registered Deed of Gift made between Manmohan Dey, Phanimohan Dey and Sachindra Nath Dey therein jointly referred to as the Doners of the One Part and Pulin Bahari Paul therein referred to as the Donee of



Jen
District Sub-Registrar
Regina, Saskatchewan, Alberta

19 5 25

the Other Part, the said Doners therein bequeathed and transferred by way of gift unto the Donee therein ALL THAT the piece and parcel of land measuring more or less 4 cottahs 8 chittacks being a demarcated portion of Municipal Premises No.75/2B, Hazra Road, Calcutta, more fully described in the Schedule written thereunder.

AND WHEREAS after the said Deed of Gift the said Manmohan Dey, Phanimohan Dey and Sachindra Nath Dey was seized and possessed of ALL THAT the piece and parcel of revenue redeemed land measuring more or less 9 cottahs 12 chittacks 40 sq.ft. being the remaining portion of Municipal Premises No.75/2, Hazra Road, Calcutta, which was subsequently renumbered as Premises No.75/2A & 75/2B, Hazra Road, Calcutta.

AND WHEREAS Sachindra Nath Dey one of the joint owners in order to liquidate his personal loan sold, conveyed and transferred his undivided one third share title and interest in the Premises No.75/2A & 75/2B, Hazra Road, Calcutta unto and in favour of one Kedar Nath Mukhopadhyay by a registered Deed of Conveyance.

AND WHEREAS the said Manmohan Dey and Phanimohan Dey subsequently by a registered Deed of Conveyance purchased the said undivided one third share right title and interest from the said Kedar Nath Mukhopadhyay which was sold and transferred by their brother Sachindra Nath Dey to the said Kedar Nath Mukhopadhyay.

AND WHEREAS by virtue of the aforesaid purchase the said Manmohan Dey and Phani Mohan Dey was thus absolutely seized and possessed of or otherwise well and sufficiently



Jan
District Registrar
Punjab, India

1955

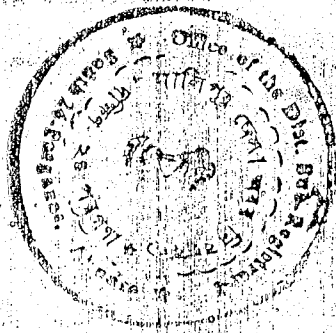
4

entitled to as joint owners of ALL THAT the Premises No. 75/2A & 75/2B, Hazra Road, Calcutta, each having one half equal shares therein.

AND WHEREAS in order to have access to the said premises No. 75/2A & 75/2B, Hazra Road, Calcutta, from Sebak Baidya Street the said Manmohan Dey and Phani Mohan Dey jointly purchased from one Bhuban Mohini Dasi by a registered Deed of Conveyance a three feet wide passage on the southern side of the said premises having an area of 5 chittacks 25 sq. ft. more or less for the purpose of exclusive use and enjoyment of the said passage by the said Manmohan Dey and Phani Mohan Dey for ingress and egress to the said premises.

AND WHEREAS for better use and enjoyment and to have effective control and dealings of their respective shares in the said premises, the said Manmohan Dey and Phanimohan Dey agreed to have their respective shares partitioned and divided amongst themselves in metes and bounds.

AND WHEREAS by a registered Deed of Partition dated 13th August, 1949 duly registered in Book No. I, Volume No. 63, Pages 149-154, Being No. 3527 for the year 1949, in the office of the District Sub-Registrar, Alipore, the said Phani Mohan Dey was allocated to and entitled to ALL THAT the piece and parcel of land measuring more or less 4 cottahs 14 chittacks 20 sq. ft. together with the one storied brick built building having a covered area of 945 sq. ft. standing thereon situate lying at municipal Premises No. 75/2A and 75/2B, (formerly 75/2,) Hazra Road, Calcutta, being the eastern portion of the said premises, together with all easements and/or amenities and/or facilities atta-



Jen
District Sub-Registrar
1910-1911
19 SEP

ched and connected thereto and also together with the right title and interest in upon and over the common passage situated at the southern side of the said premises for the purpose of ingress and egress to the said premises from Sebak Baidya Street jointly with the said Monmohan Dey, more fully and particularly described in the Schedule thereunder written.

M
AND WHEREAS the said Phani Mohan Dey duly mutated and recorded his name in the assessment register of the Calcutta Corporation and the said property was thus renumbered and known as Municipal Premises No. 75/2B, Hazra Road, Calcutta-700 029.

AND WHEREAS while seized and possessed of the said property, the said Phani Mohan Dey died intestate on the 7th August, 1952, leaving behind him his wife Gazamoti Dey and his only son Ashish Kumar Dey as his heirs and legal representatives.

M
AND WHEREAS since the death of the said Phani Mohan Dey, the said Gazamoti Dey and Ashish Kumar Dey by way of inheritances became the joint owners of the said property being Premises No. 75/2B, Hazra Road, Calcutta, each having undivided one half equal shares therein and have mutated and recorded their respective names in the assessment register of the Calcutta Corporation (presently Calcutta Municipal Corporation) and have been paying the corporation taxes regularly.

AND WHEREAS the said Gazamoti Dey on the 22nd day of February, 1972 died intestate leaving behind her only son Ashish Kumar Dey as her only legal heirs and representatives as also to her one-half share in the said property.



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District Registrar
Phoenix, Arizona

19 5 25

AND WHEREAS by virtue of the aforesaid inheritance the said Ashish Kumar Dey, the Vendor herein, is thus absolutely seized and possessed of or otherwise well and sufficiently entitled to as an absolute owner to ALL THAT the municipal premises No. 75/2B, Hazra Road, P.S.-Lake (formerly Tollygunge), Calcutta-700 029, comprising of land measuring more or less 4 cottahs 14 chittacks 20 sq. ft. together with the one storied brick built building standing thereon having a covered area 945 sq. ft. together with easement rights, amenities and facilities attached thereto and also together with right title and interest in upon and over the three feet wide common passage at the southern side of the said property for the purpose of pass and repass to the said property from Sebak Baidya Street jointly with the owners of Premises No. 75/2A, Hazra Road, Calcutta, more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the said property has a very meagre rental income since a major portion of the said building at the said property is occupied by several tenants, particulars of such tenancy is fully and particularly mentioned in the Second Schedule hereunder written.

AND WHEREAS the said building is in a dilapidated condition due to non maintenance for a considerable period of time.



Jen
District Registrar
Edmonton, Alberta
19 5 25

AND WHEREAS due to paucity of fund the Vendor herein is not in a position to effect the necessary urgent repairing and maintenance of the said dilapidated old building at the said premises and as such the Vendor has decided to sell the said Premises No. 75/2B, Hazra Road, P.S.-Lake, (formerly Tollygunge), Calcutta-700 029, comprising of land measuring more or less 4 cottaks 14 chittacks 20 sq. ft. together with the old dilapidated one storied brick built buildings standing thereon having a covered area of 945 sq. ft. in as is where basis, together with all easements, rights, amenities and facilities attached thereto and also together with the right title and interest in upon and over the three feet wide common passage at the southern side of the said property more full and particularly described in the First Schedule hereto and together with the existing tenants and/or sub-tenants at the said building at or for the price of Rs. 1,95,000 (Rupees One Lac Ninetyfive Thousand) only free from all encumbrances, trusts, liens, dispendence attachments and liabilities of whatsoever nature.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs. 1,95,000 (Rupees One Lac Ninetyfive / Thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and knowledge of and from the same and every part thereof doth hereby acquit release and forever discharge the Purchaser its successor or successors-in-interest and/or permitted assigns and every one of them and also the said property he the Vendor as beneficial Owner doth hereby by these presents indefeasibly grant sell convey transfer assure and assign unto the Purchaser its successor or successors-in-interest and/or assigns ALL THAT



Jen
District Sub-Registrar
1111 E. Fairbanks, Alaska

19 5 25

the said piece and parcel of revenue redeemed land measuring about 4 cottahs 14 chittacks 20 sq.ft. together with one storied brick built building situated thereon having a covered area of 945 sq.ft. in mostly tenanted condition being Municipal Premises No. 75/2B, Hazra Road, P.S.-Lake, Calcutta-700 029; together with the right title and interest in upon and over the three feet wide common passage at the southern side of the said premises for the purpose of ingress and egress to the said premises from Sebak Baidya Street jointly with the Owners of Premises No. 75/2A, Hazra Road, Calcutta more fully and particularly described in the First Schedule hereunder written and delineated in the map annexed hereto and thereon bordered "ED", OR HOWSOEVER otherwise the said property now or hereto-fore were or was situated butted bounded called known numbered described and distinguished TOGETHER with the old dilapidated buildings erections fixtures walls yards courtyards and benefit and advantages of ancient and other lights liberties easements privileges appendages and appurtenances whatsoever in respect of the said property or any part thereof belonging to or anywise appertaining to or with the 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 AND all the estate right title inheritance use trust property claim demand whatsoever both at law and equity of the Vendor into and upon the said property and every part thereof AND ALL deeds, pattas, muniments, writings and evidences 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



Jan
District Sub-Registrar
1914-1915, District of Columbia

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the custody power or possession of the Vendor his heirs ex-
ecutors administrators legal representatives and assigns of
any person from whom he or they can may procure the same
without any lawful action or suit at law or in equity TO
ENTER INTO AND HOLD OWN POSSESS AND ENJOY the said property
and every part thereof hereby granted sold conveyed trans-
ferred assured and assigned or expressed and intended so to
be with their right members and appurtenances unto and to
the use of the Purchaser its successor or successors-in-
interest and/or assigns forever freed and discharged from
or otherwise by the Vendor well and sufficiently indemnified
of and against all encumbrance, claims, liens etc. whatso-
ever created or suffered by the Vendor from to these presents
AND the Vendor doth hereby for himself his heirs executors
administrators legal representatives successors and assigns
covenant with the Purchaser its successor or successors-in-
Interest and/or legal representatives and/or assigns THAT
notwithstanding any act deed or thing whatsoever by the Ven-
dor or any of its predecessors and ancestors in title done
or executed or knowingly suffered to the contrary the Ven-
dor had at all times heretofore and now has got good right
full power and absolute authority and indefeasible title to
grant sell convey transfer assure and assign or expressed
or intended so to be unto and to the use of Purchaser its
successor or successors-in-interest legal representatives
and assigns in the manner as aforesaid AND THAT the Purcha-
ser its successor or successors-in-interest and/or legal
representatives and/or assigns shall and may at all time
hereafter peaceably and quietly possess and enjoy the said
property and every part thereof and receive the rents
issues and profits thereof without any lawful eviction,



Jen
District Sub-Registrar
1111 St. James Street, Victoria
19 SEP

hinder and 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 the Vendor or from or under any of his predecessors or ancestors in 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 Vendor well and sufficiently save indemnified of from and against all and all manner of claims charges liens debts attachment encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors in title or person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor 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 the Vendor or any of his ancestors and predecessors in title shall and will from time to time at all times hereafter at the request and cost of the Purchaser its successor or successor-in-interest and/or legal representatives and/or assigns do and execute or caused to be done or executed 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 Purchaser its successor and successors-in-interest and/or legal representatives according to the true intent meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendor and all his heirs executors administrators legal representatives successors and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser its successor or successors-in-interest and/or legal representatives and/or assigns against all loss damages costs charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinafter contained.



Jen
District Registrar
Edmonton, Alberta

19 5 25

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of revenue redeemed land containing by admeasurement an area of 4 cottahs 14 chittacks 20 sq.ft. to the same a little more or less together with an old dilapidated one storied brick built Building standing thereon having a covered area of 945 sq. ft. (mostly tenanted) situate lying at and being Municipal Premises No. 75/2B, Hazra Road, (formerly Premises No. 75/2A and 75/2B, and prior to that Premises No. 75/2), P.S.-Lake (formerly Tollygunge), Calcutta-700 029, within the limits of Calcutta Municipal Corporation, together with right title and interest in upon and over the three feet wide common passage at the southern side of the said premises for the purpose of ingress and egress to the said premises from Sevak Baidya Street jointly with the Owners of Premises No. 75/2A, Hazra Road, Calcutta, and delineated in the map annexed hereto and thereon bordered "RED", butted and bounded in the manner following, that is to say.

- ON THE NORTH BY : HAZRA ROAD;
- ON THE EAST BY : PARTLY PREMISES NO. 75/1, HAZRA AND PARTLY BY PREMISES NO. 16 AND PARTLY BY PREMISES NO. 17, SEBAK BAIDYA STREET;
- ON THE SOUTH BY : PREMISES NO. 14/3, SEVAK BAIDYA STREET;
- ON THE WEST BY : PARTLY PREMISES NO. 75/2A, HAZRA ROAD, AND PARTLY BY PREMISES NO. 16D, SEVAK BAIDYA STREET;



Jen
District Registrar
Edmonton, Alberta
19 5 25

THE SECOND SCHEDULE ABOVE REFERRED TO

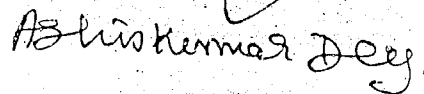
LIST OF TENANTS

1. Shri Debabrata Banerjee - Unit (1) Flat.
2. Shri Pradip Mitra - Unit (2) Flat
3. Shri Arvind Kumar - Shoproom No. (1)
4. Shri Suresh Agrawal - Shoproom No. (2).
5. Shri Biswajit Chatterjee - Shoproom No. (3)

IN WITNESS WHEREOF the Vendor hereto have hereunto set and subscribed his hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by
the VENDOR at Calcutta in the
presence of :

1) Pradip Mitra Acharya
32, Ganga Road,
Calcutta-17


(V E N D O R)

2) Sri Debabrata Banerjee
2/7, Chittaranjan Colony
Cal-17



Jan
District Registrar
Bangalore, Karnataka

19 5 21

RECEIVED of and from the withinnamed
PURCHASER the withinmentioned sum of
Rs. 1,95,000/- (Rupees One Lac Ninety
Five Thousand only) being the withmen-
tioned consideration money of the
foregoing Conveyance as per Memo
below :

Rs. 1,95,000/-

MEMO OF CONSIDERATION -

Received the sum of
Rs. 1,95,000/- by cash
(R.A.I.) notes _____ Rs. 1,95,000/-
(Rupees One lac Ninety five
thousands) only.

Witnesses:

Pradip Mitra Adv.
32, Ghantala Road
Calcutta-17

Aziz Kumer Dey

Sri Subramanyam Bhowmik
2/7, C.R. Colony
Calcutta-17

Pradip Mitra Adv.
32, Ghantala Road
Calcutta-17



ave
District Sub-Registrar
North of Jalisco, Alvaro

19. 5. 98



FOR THE YEAR 19

RECEIVED

BOOK NO. 47

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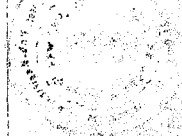
Plan
ad/da
Requiere

District Sub-Registrar
North of Jalisco, Alvaro

from

2/6/98

PASSAGE



145'-6"

OCCUPIED
10'-9" x 17'-6"

BY

①
RESIDENTIAL
TENANTED
UNIT
9'-3" x 25'-8" 8'-3" x 25'-8"

Asad Kameel Dey

PASSAGE

②
RESIDENTIAL
TENANTED UNIT
14'-6" x 6' 11"

①
SHOP
12'-5" x 5'-7"

②
SHOP
7'-10" x 12'-3"

③
SHOP
3'-11" x 11'-2"

SCALE - 1" = 1/8"

HAZRA ROAD

1. SHED AND PI (1) OF PREMISES NO - 73/2B HAZRA ROAD

DATED THIS THE 19TH DAY OF

ASHISH KUMAR DEY

..... VENDOR

A N D

EVERGREEN PROPERTIES PVT. LTD.

..... PURCHASE

C O N V E Y A N C E

PRADIP MITRA
ADVOCATE

52/11
18