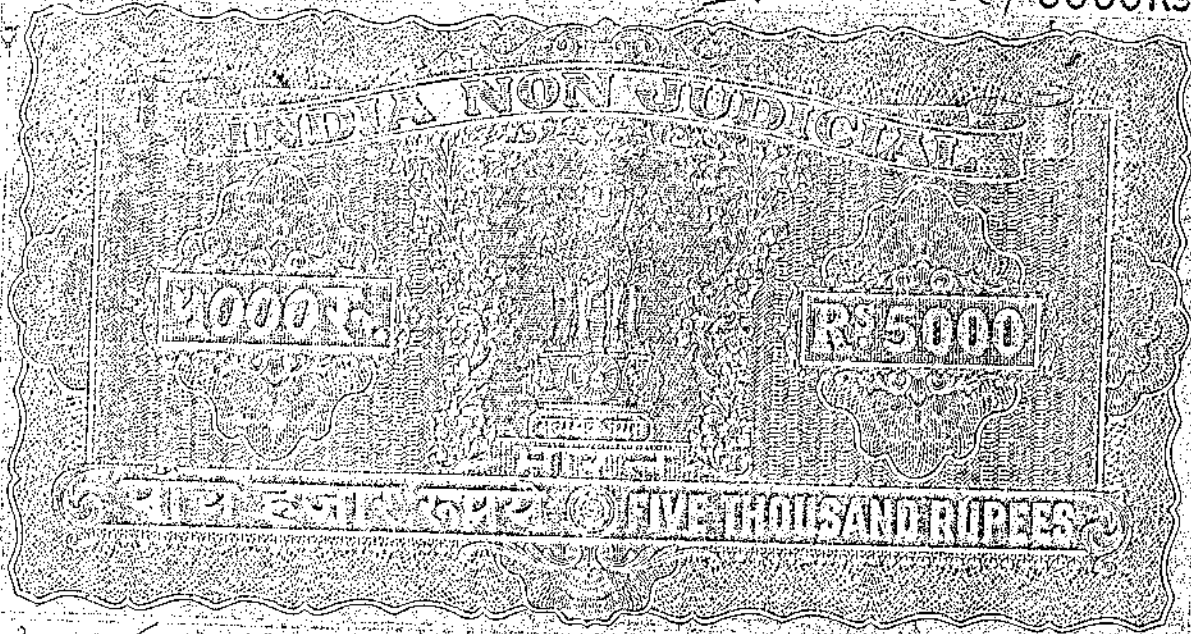


PR 1425

226/5000Rs

amg



PR 224  
 1) 339 St. Br. Calcutta 280027 dt. 29.6.95 Rs. 9000/-  
 2) " " " " 280028 dt. 2.10.95 Rs. 9000/-  
 3) " " " " 280029 dt. 1.12.95 Rs. 6500/-

have been realised with deficit stamp duty of Rs. 41

Defect A fees Rs. 2295/- Subsequently realised by Case No. 457/95 Receipt No. 2254/95  
 Registrar of Assurances  
 Calcutta, No-1  
 3-4-95

7-4-95  
 2-5-95  
 27-5-95  
 1639  
 55  
 25  
 4  
 1723  
 1639  
 55  
 25  
 4  
 1723

THIS INDENTURE OF CONVEYANCE made this, the 3<sup>rd</sup> day of April One thousand nine hundred ninety five BETWEEN SHRI CHANDRA SEKHA DEY son of late Manmohan Dey, residing at No. 75/2A, 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 and assigns) 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-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, nominees and assigns) of the OTHER PART:

750000  
 219500  
 219500  
 1639  
 55  
 25  
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 1723  
 Contd..p/2.

Evergreen Properties Pvt

22 A, Hazra Road

3/4/95

Stamp Act 1899  
 Stamp Act Amendment Act 1958  
 Stamp Act Amendment Act 1968  
 Stamp Act Amendment Act 1971  
 Stamp duty paid under the Stamp Act Rs. 219000  
 Additional duty under O.L. Act Rs. 12900  
 Paid in excise Rs. 1000  
 Total Rs. 231900



15 m  
 2 m  
 1 m  
 6 18 m

Asst. Registrar of Assurances  
 Calcutta, No-1

3-4-95

Chandra Sekhar De

Chandra Sekhar De  
 Sp. Late Manmohan De  
 of 20A Hazra Road  
 Calcutta

Chandra Sekhar De

Bhawanee De  
 Chandra Sekhar De  
 of 20A, Hazra Road  
 Calcutta

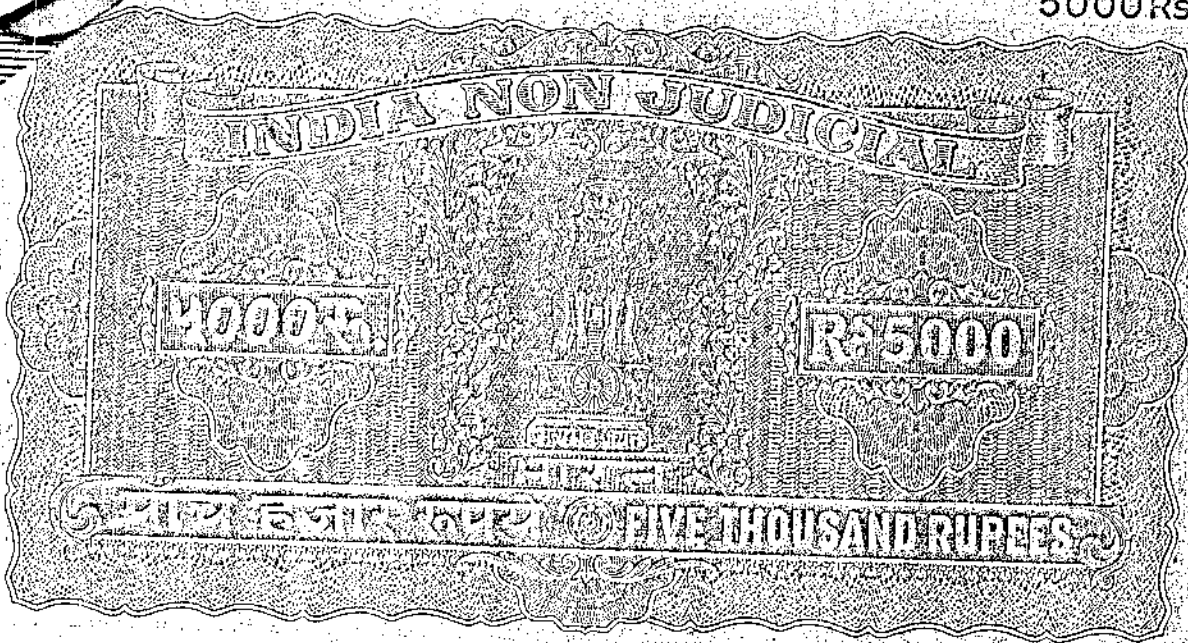
Bhawanee De  
 Wife of CHANDRA SEKHAR DE  
 70/2-A, Hazra Road  
 Calcutta - 700029  
 House wife

Asst. Registrar of Assurances  
 Calcutta, No-1

3-4-95

Official impression of the  
 Registrar of Assurances

5000Rs



-: 2 :-

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 Beltalagram, 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, P.S. Tollygunge, Calcutta- 29, within the limits of Calcutta Municipal Corporation, District 24- Parganas (South) together with the brick built building standing thereon.

Contd..P/ 3.

1  
Eva Arizm perfectus (P) Ltd

22 A Green Island Rd  
Calif

3/4/95

30 sm 15 m  
@ 2 m  
@ 1 m  

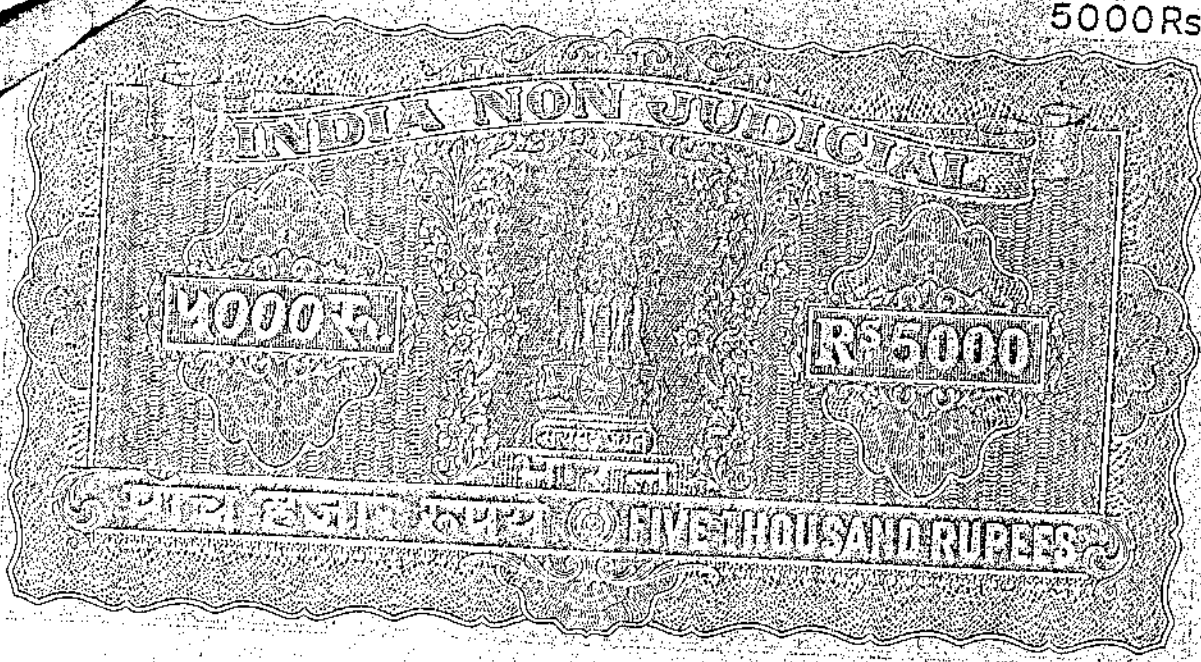
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18 m



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California, 850-1

5000Rs.



... 3 ...

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, Phanmohan Dey and Sachindra Nath Dey as his only legal heirs and representatives to his estate.

Contd...p/4.

1  
Eva Green Properties (P) Ltd

22/7

Govindan Rd

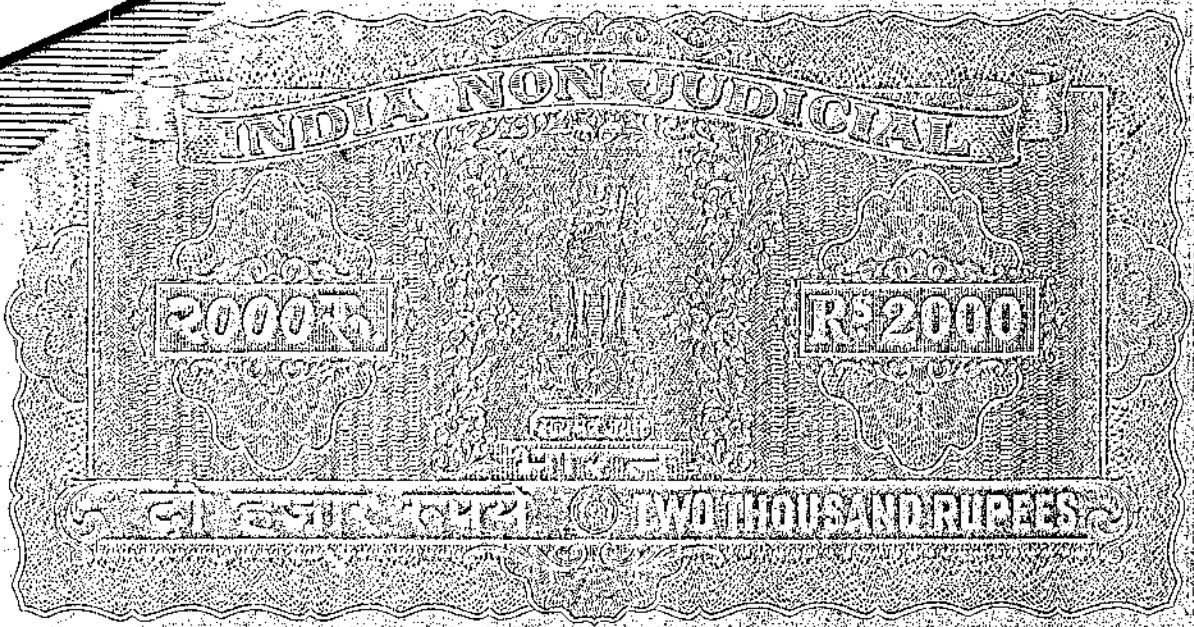
Colaba, Mumbai

3/4/95

3 Bunk 15 m  
e 2 m  
e 1 m  
18 m



6  
3/4/95  
Registrar of Companies  
Colaba, Mumbai



-: 4 :-

AND WHEREAS after the death of the said Ram Gopal Dey,  
 the said Monmohan Dey, Phani Mohan 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.

Contd...P/ 5.

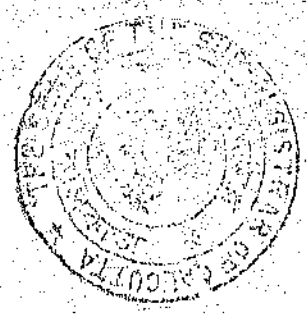
1  
Evangelical Protestant (P) Ltd  
22 A, Goreland Rd  
Calcutta

3/4/75

3 Bds 15 m  
e 2 m  
e 1 m  

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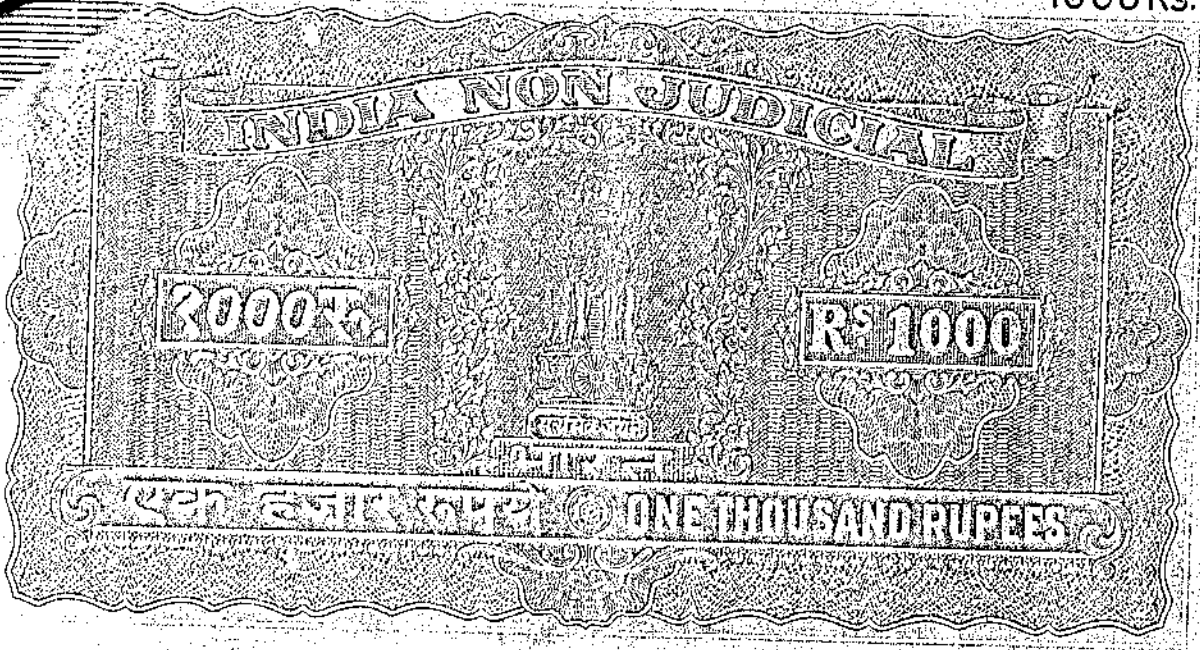
18 m



6/3/75  
Adl. Registrar of Assurance  
Calcutta, No-1



1000Rs.



--- 5 ---

AND WHEREAS by a registered deed of Gift made between Manmohan Dey, Phani Mhan Dey and Sachindra Nath Dey therein jointly referred to as the Doners of the One Part and Pulin Behari Paul therein referred to as the Donee of the Other Part, the said Doners therein bequeathed and transferred by way of gift unto the Donee therein AND THAT the piece and parcel of

Contd...P/ 5.

Ever-green Properties (P)  
Ltd

227 Grandchild Rd  
1st Flr

Calcutta, West Bengal

3/4/95

3.9m 15m  
2m  
1m  
18m



3/4/95

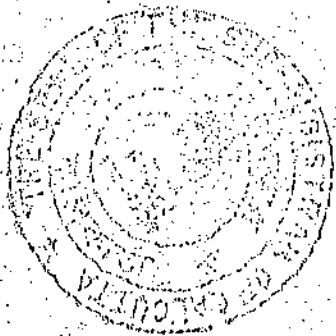
Registrar of Assurances  
Calcutta, No-1

land measuring more or less 4 cottahs 7 chittacks being a demarcated portion of municipal premises No. 75/2, Hazra Road, Calcutta, more fully described in the schedule written thereunder.

AND WHEREAS after the said Deed of Gift the said Monmohan Dey, Phani Mohan 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 and 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 right 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 Monmohan Dey and Phani Mohan 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.



63/600  
Acting Registrar of Insurance  
California, No. 1

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 entitled to as joint owners of ALL THAT the premises No. 75/2A and 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 Monmohan Dey and Phani Mohan Dey jointly purchased from one Bhubanmohini 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 35 sq. ft. more or less for the purpose of exclusive use and enjoyment of the said passage by the said Monmohan 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 Monmohan Dey and Phani Mohan 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. 53, Pages 149-154, Being No. 3527 for the year 1949, in the office of the District Sub- Registrar, Alipore, the said Monmohan Dey was allocated to and entitled to ALL THAT the piece and parcel of land measuring more or less 4 Cottahs 14 Chittacks

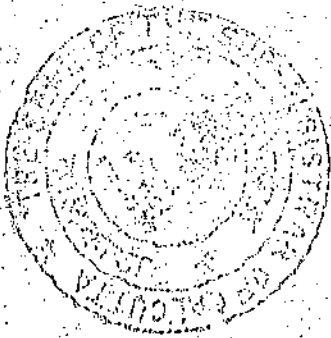


63/600  
Asst. Registrar of Insurance  
Calcutta, No-1

20 sq. ft. together with the one storied brick built building standing thereon situate lying at municipal Premises No. 75/2A and 75/2B, (formerly 75/2) Hazra Road, Calcutta, being the demarcated western portion of the said premises, together with all easements and/or amenities and/or facilities attached and connected thereto and also together with the right title and interest in upon and over the common passage, for the purpose of ingress and egress to the said premises from Sebak Baidya Street jointly with the said Phani Mohan Dey, more fully and particularly described in the schedule thereunder written.

AND WHEREAS the said Monmohan 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. 75/2A, Hazra Road, Calcutta.

AND WHEREAS while seized and possessed of the said property the said Monmohan Dey, as an absolute owner in respect of the demarcated Western Portion of the said property having an area of 4 Cottahs 14 chittacks and 20 sq. ft. together with one storeyed brick built building situated thereon being Municipal Premises No. 75/2A, Hazra Road, Calcutta-700 02<sup>nd</sup>, during his life time by a Registered Deed of Gift dated 18th December, 1951 gifted and bequeath a piece and parcel of demarcated portion of land having an area of 8 chittacks more or less in favour of his wife Smt. Saraswati Dey out of love and affection free from all encumbrances charges liens attachments whatsoever.



63/600  
Registrar of Insurance  
Calcutta, No-1



AND WHEREAS while seized and possessed of the said property as absolute owner thereof said Monmohan Dey by another Registered Deed of Gift dated 8th July 1972 gifted and bequeathed another demarcated portion of the land having an area of 12 chittack more or less out of the said premises No. 75/2A, Hazra Road, in favour of the said Vendor herein out of love and affection free from all encumbrances liens charges and attachments whatsoever and also granted right to the vendor to construct a brick built building thereon as per the sanctioned plan obtained by said Monmohan Dey after amalgamating the aforesaid gifted land having an area of 12 Chittacks with the said land having an area of 8 chittacks gifted in favour Saraswati Dey the mother of the Vendor together with the right to use the common passages for the purpose of pass and repass from Hazra Road and all other paths and/or passages including the common right over the under ground drain situated at the said premises and the said Deed of Gift was duly registered before the District Sub- Registrar at Alipore in Book No. I, Volume No. 18 Pages 254 to 257 being no. 2574 for the year 1972.

AND WHEREAS although the Vendor herein by virtue of the said Deed of Gift dated 8th July 1972, became the absolute owner in respect of the said demarcated portion of the land having an area of 12 chittacks together with the right to construct a building thereon after amalgamating the said property with the other demarcated portion of land having an area of 8 Chittacks gifted in favour of his mother Saraswati Dey since deceased due to some unavoidable circumstances could



63/6/85  
Asst. Registrar of Companies  
Kolkata, No-1

not construct the building thereon as per the sanctioned building plan obtained by Monmohan Dey.

AND WHEREAS after the demise of the said Monmohan Dey and Saraswati Dey the Vendor herein alongwith his other four brothers namely Jortirmoy Dey, Himangshu Dey, Dilip Dey and Joygsh Dey jointly inherited the balance portion of the said premises No. 75/2A, Hazra Road, Calcutta.

AND WHEREAS by virtue of the said two Deeds of Gift dated 08/07/1972 and 18/12/1951 and by way of inheritance after mutual understanding and/or arrangement and/or oral partition arrived at by and between the Vendor and the other brothers and co-sharers the Vendor herein was thus absolutely seized and possessed of or otherwise well and sufficiently entitled to as an absolute owner thereof of ALL THAT the piece and parcel of land measuring more or less 1 cottah 12 chittacks together with the structures and erections standing thereon situate lying at and being demarcated portion of municipal premises no. 75/2A, Hazra Road, Calcutta- 700 02, together with all easement and/or amenities and facilities attached and connected thereto and also together with the title and interest in upon and over the common passage for pass and repass to the said premises from Hazra Road, jointly with the other co-sharers of premises no. 75/2A, Hazra Road and all other paths and passages abutting the said premises, more fully and particularly described in the First Schedule hereunder written, hereinafter for the sake of brevity referred to as the 'said premises/property'.



63/400  
Sd/- Registrar of Companies  
Calcutta, No-1

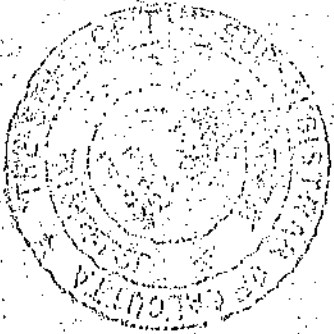
AND WHEREAS the Vendor has agreed to sell the said premises no. 75/2A, Hazra Road, P.S. Lake (formerly Tollygunge), Calcutta- 700 02<sup>o</sup>, comprising of land measuring more or less 1 cottah 12 chittacks together with the old structure and erection standing thereon in as is where basis, together with all easements, rights amenities and facilities attached thereto and also together with the right title and interest in upon and over the common passage more fully and particularly described in the First Schedule hereto at or for the price of Rs.1,50,000/- (Rupees one lac fifty thousand) only free from all encumbrances, trusts liens, lispendence attachments and liabilities of whatsoever nature.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs. 1,50,000/- (Rupees one lac fifty 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 acknowledge 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 the said piece and parcel of revenue redeemed land measuring about 1 cottahs 12 chittacks together with structures situated thereon in mostly tenanted condition being the demarcated eastern portion of Municipal Premises No. 75/2A, Hazra Road, P.S. Lake,



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State Registrar of Insurance  
California, No. 1

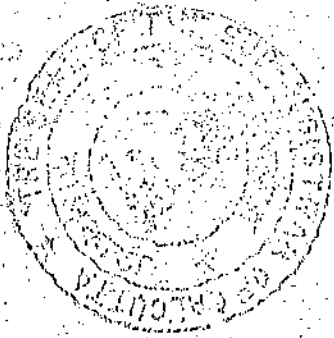
Calcutta- 700 02<sup>o</sup>, together with the right title and interest in upon and over the common passage for the purpose of ingress and egress to the said premises from Hazra Road jointly with the other co-sharers of premises no. 75/2A, Hazra Road, Calcutta and all other paths and passages abutting the said premises more fully and particularly described in the First Schedule hereunder written and delineated in the map and plan annexed hereto and thereon bordered "RED OR HOWSOEVER otherwise the said property now or heretofore were or was situated butted bounded called known numbered described and distinguished TOGETHER WITH the old dilapidated structures 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 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 Vendor his heirs, executors, administrators, legal representatives and assigns or 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



31/6/75  
31/6/75  
Registrar of Insurance  
Calcutta, No-1



the said property and every part thereof hereby granted sold conveyed transferred 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 encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for himself his heirs executors administrators legal representatives successor 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 Vendor or any of its predecessors and ancestors in title done or executed or knowingly suffered to the contrary the Vendor 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 Purchaser 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, 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



63/615  
Registrar of Insurance  
Calcutta, W.B.-1

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 successors 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 hereinunder contained.



3/1/68  
State Registrar of Insurance  
Sacramento, Calif. 95811

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of revenue redeemed land containing by admeasurement an area of 1 Cottah 12 Chittacks be the same a little more or less together with an old dilapidated structure and erections standing thereon, (mostly tenanted) <sup>mainly of brick</sup> situateling and being the demarcated eastern portion of municipal premises no. 75/2A, Hazra Road, (formerly premises No. 75/2A, and 75/2B, and prior to that premises No. 75/2), Police Station Lake (formerly Tollygunge), Calcutta- 700 029, within the limits of Calcutta Municipal Corporation, together with the right title and interest in upon and over the common passage for the purposes of ingress and egress to the said premises from Hazra Road jointly with the other co-sharers of premises no. 75/2A, Hazra Road, Calcutta and all other paths and passages abutting the said premises, butted and bounded in the manner following that is to say,

ON THE NORTH BY : Two storied building of Jotirmoy Dey and Himangshu Dey.

ON THE EAST BY : Premises No. 75/2B, Hazra Road,

ON THE SOUTH BY : Common passage leading to Sevak Baidya Street,

ON THE WEST BY : Premises No. 15/C, Sevak Baidya Street;



63/600  
Actg. Registrar of Insurance  
Columbia, Mo - 1

--: 16 :-

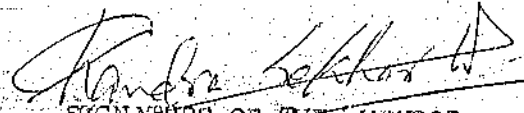
IN WITNESS WHEREOF the Vendor hereto have hereunto set and subscribed his hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

By the VENDOR at Calcutta in the presence of :-

1.

Alok Goswami  
P 494 A Kayatala Rd.  
Calcutta - 29

  
SIGNATURE OF THE VENDOR :

2.

Sri Debabanta Banerjee  
2/7, Chittaranjan Colony  
Calcutta - 700 092

Read over explained and drafted by me :-

Pradip Mitra  
Advocate.  
High Court, Calcutta



63/485  
Sd/- Registrar of Insurance  
Calcutta, No-1



RECEIVED the day month and year first  
above written and within mentioned sum  
of Rs. 1,50,000/- (Rupees one lac fifty  
thousand) only from the Purchaser being  
the full consideration money above ex-  
pressed to have been paid by him to its  
as per memo of consideration below:-

Rs. 1,50,000.00

MEMO OF CONSIDERATION

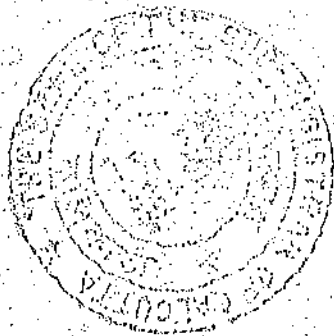
Received the sum of  
Rs. 1,50,000/- (Rupees  
one lac fifty thousand) only  
by cash (R.B.I note).

Randoo Beharalal

WITNESSES: -

Sri Debaraj Banerjee  
217, Chittaranjan Colony  
Calcutta - 700 092

Alk Goswami  
P.494 A Keyatala Rd.  
Cal - 29.

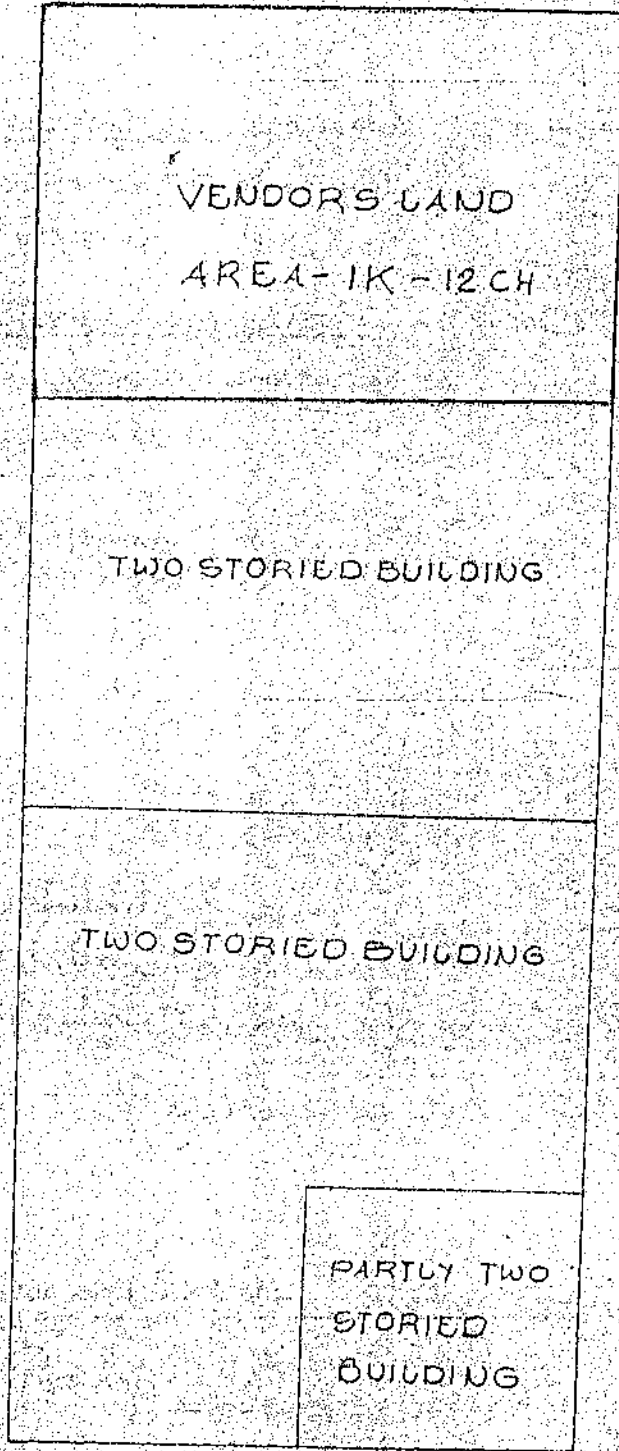


63 31 6178  
Acting Registrar of Insurance  
Columbia, Mo - 1

COMMON PASSAGE



75/2B HAZRA ROAD



15C SEBAK BAIDYA ST

*Randra Sekhar D*

HAZRA ROAD

SITE PLAN OF PREM NO-75/21A  
HAZRA RD. CALCUTTA-700029



3/4/80  
Asst. Registrar of Assurances  
Calcutta, No. 1

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1995

DATED THIS 3<sup>rd</sup> DAY OF APRIL 1995

BETWEEN

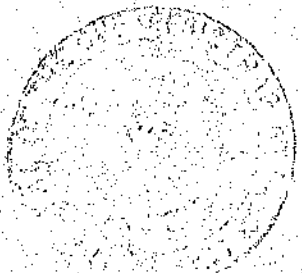
SHRI CHANDRA SEKHAR DEY

..... VENDOR

AND

EVERGREEN PROPERTIES PVT. LTD.

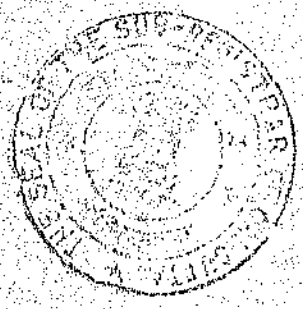
..... PURCHASER :



Edl. Registrar of Assurances,  
Calcutta, No-1

12.9.95

CONVEYANCE



Edl. Registrar of Assurances,  
Calcutta, No-1

3.4.95

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