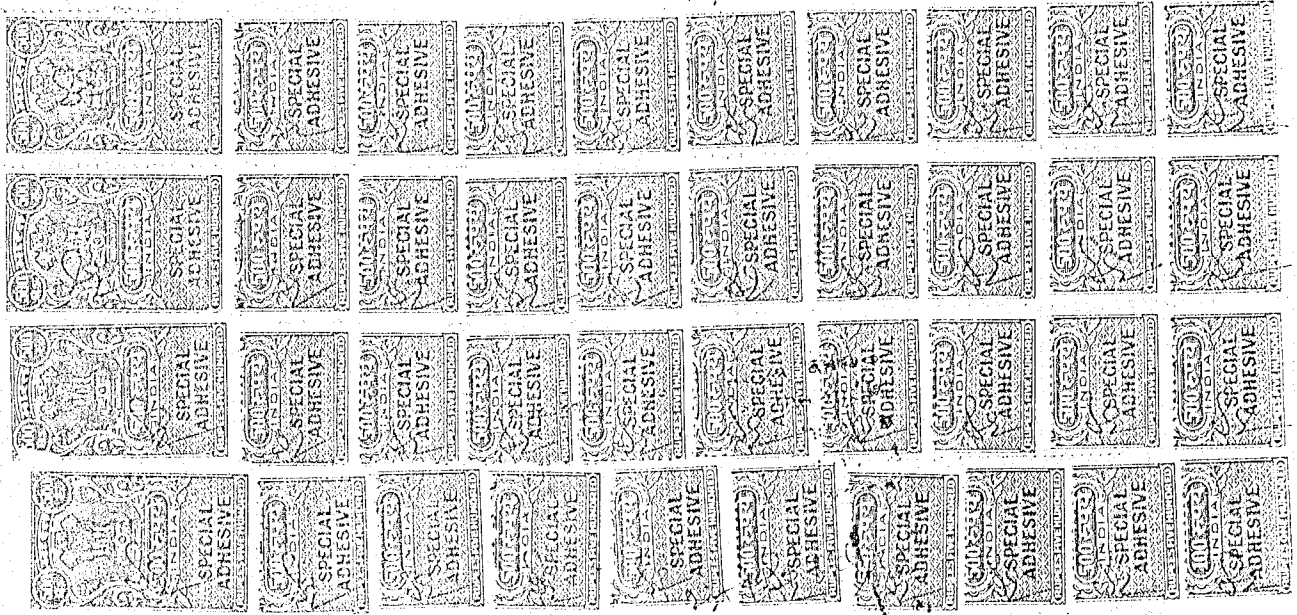


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9/6/97  
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**STAMP AFFIXED BY**  
 259/97  
**STAMP SUPERINTENDENT**  
**CALCUTTA COLLECTORATE**

Take M.V. from  
 8.04.97

THIS INDENTURE OF CONVEYANCE made this the 24th day of September  
 1927 One Thousand Nine Hundred Ninetyseven BETWEEN

+4-5 (A)

under the Indian  
 amended by  
 Treasury Challen  
 in respect of this deed of Sale /  
 Exchange  
 of I. R. Act, 1900.

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102-1600-00

ADOL. DIST. SUB-REGISTRY  
 CALCUTTA SOUTH

23/2/98

Police Regn / Form.  
 No. 2764 / 2  
 M.R. No. 474  
 23/2/98

ADOL. DIST. SUB-REGISTRY  
 CALCUTTA SOUTH

2-3/2/98



Presented for Registration in  
 Form No. 1 on the 25th  
 day of Sept 1919 at  
 Addl. Dist. Sub-Registrar Office  
 at Alipore, South 24 Parganas  
 by Joseph Ch. Dey, Applicant  
 claimant / one of the exponents  
 claimant/Agent to  
 Attorney No. 10719  
 authenticated by the  
 Registrar of Companies

Joseph Chandra Dey  
 S/o J.C. Dey  
 of 75/1A Hazra Road

By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey

*Joseph Chandra Dey*



2099

Joseph Ch. Dey  
 S/o J.C. Dey

By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey  
 By Joseph Ch. Dey

*Joseph Chandra Dey*

MANOJ DE  
 S/o J. C. DE  
 FLAT NO. D-5  
 PLOT NO C-7  
 APPARNA APP II  
 SHALIMAR GARDEN EXT II  
 SHAI BABAD GHAZIABAD  
 201005

*Joseph Chandra Dey*

*Jogesh Chandra Dey*

JOGESHA, DEY son of Late Monmohan Dey residing at 75/2A, Hazra Road, P.S. Lake, Calcutta-700029, hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs legal representatives successors nominees executors and assigns) of the 'ONE PART' AND AMRITA PROMOTERS PRIVATE LIMITED a Company incorporated under the Companies Act 1976, having registered office at 29/2B, H.K. Seth Lane, ~~P.S.~~, Calcutta-700050, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office successors-in-interest nominees and permitted 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 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.

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

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*[Handwritten signature or scribble]*

Dey as his only legal heirs and representatives to his estate.

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.

AND WHEREAS by a registered deed of gift made between Manmohan Dey, Phani Mohan 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 ALL THAT the piece and parcel of 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 Owner in order to liquidate his personal loan sold, conveyed and

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LIBRARY OF THE

UNITED STATES DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

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.

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.

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SEP 11 1957

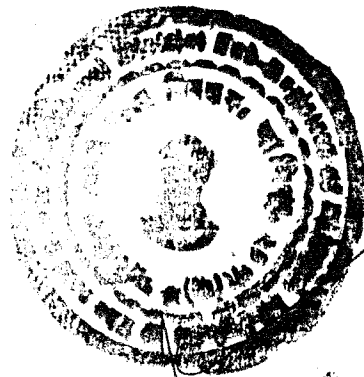
SEP 11 1957



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 18th August, 1949 duly registered in Book No. I, Volume No. 63, Pages 149 to 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 20 sq.ft. together with the one storied brick built building standing thereon situate lying at being municipal premises no. 75/2A, and 75/2B, 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



DEPARTMENT OF JUSTICE

OFFICE OF THE ATTORNEY GENERAL

25 SEP 1957

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 two storied brick built building situated thereon being municipal premises no. 75/2A, Hazra Road, Calcutta-29, 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.

AND WHEREAS while seized and possessed of the said property as absolute owner the said Monmohan Dey by another registered deed of gift dated 8th July, 1972 gifted and bequeathed unto and in favour of one of his son namely Sri Chandra Sekhar Dey demarcated portion of land having an area of 12 Chittacks more or less, out of the said premises no. 75/2A, Hazra Road, Calcutta, more fully and particularly described in the Schedule thereunder written.

AND WHEREAS after the death of the said Monmohan Dey the Vendor herein became the Owner of, to the exclusion of the other brothers namely Jyotirmoy Dey, Himangshu Dey, Dilip Dey and Jogesh Dey, ALL THAT the piece and parcel of land measuring 6

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Chittacks 31 sq.ft. more or less, together with the two storied building standing thereon fully tenanted being the demarcated front portion of the premises no. 75/2A, Hazra Road, P.S. Lake, Calcutta-29, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the said property.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase ALL THAT the piece and parcel of land measuring 6 Chittacks 31sq.ft. more or less, together with the two storied building standing thereon fully tenanted being the demarcated front portion of premises no. 75/2A, Hazra Road, P.S. Lake, Calcutta-29, more fully and particularly described in the Schedule hereunder written at and for a total consideration of Rs. 2,80,000/- (Rupees Two Lacs Eighty Thousands) only, free from all encumbrances charges liens dispendences attachments whatsoever.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರವಾಗಿ  
25/11/2017

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs.2,80,000/- (Rupees Two Lacs Eighty Thousands) 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 the Vendor as beneficial Owner doth hereby by these presents indefeasibly grant sell convey transfer assure and assigns unto the Purchaser its successor or successors-in-interest and/or assigns ALL THAT the piece and parcel of land measuring 6 Chittacks 31 sq.ft. more or less, together with the two storied building standing thereon fully tenanted <sup>in favour of Sri Anil Das and others</sup> being the demarcated front portion of premises no. 75/2A, Hazra Road, P.S. Lake, Calcutta-29, more fully described in the Schedule hereunder written and in the map or plan annexed hereto and thereon bordered in 'RED' OR HOWSOEVER otherwise the said property now or heretofore were or was situated butted bounded called known numbered described and distinguished TOGETHER with benefit and advantages of ancient and other rights 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

*[Handwritten signature]*



Handwritten signature or scribble over a rectangular stamp.

25 3/4 1/2



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 related 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 they can may or procure the same without any lawful action or suit at law or in equity TO ENTER INTO AND HOLD DWN POSSESS AND ENJOY the said property and every part thereof hereby granted sold conveyed transferred assured and assigned or expressed and intended so to be with his 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, claim, 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 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 Vendor or any of his predecessors and ancestors in title done or executed or knowingly suffered to the contrary the Vendor had at all

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GENERAL INVESTIGATIVE DIVISION

25 SEP 2017

times heretofore and now have 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 times 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, hindrances, 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 attachments 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

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shall and will from time to time and 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.

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SERIALIZED \_\_\_\_\_  
INDEXED \_\_\_\_\_  
FILED \_\_\_\_\_  
MAY 19 1964  
FBI - MEMPHIS

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring 6 Chittacks  
31 sq.ft. more or less together with a two storied building  
standing thereon fully tenanted being a demarcated front portion  
of premises no. 75/2A, Hazra Road, P.S. Lake, Calcutta-29, Ward  
No. 85, butted and bounded in the following manner that is to say

$300 + 300 = 600 \text{ sq.ft.}$   
^

*Jacob...*

ON THE NORTH : By Hazra Road;

ON THE EAST : By premises no. 75/2A, Hazra Road;

ON THE SOUTH : The balance demarcated portion of premises  
no. 75/2A, Hazra Road;

ON THE WEST : By premises no. 75/3, Hazra Road.

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*Jacob...*



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SERIALS ACQUISITION  
UNIVERSITY OF MICHIGAN  
ANN ARBOR, MICHIGAN

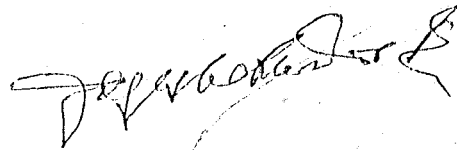


IN WITNESS WHEREOF the Vendor has hereto set and subscribed his hand and seal on these presents on the day month and year first above written.

SIGNED SEALED & DELIVERED

by the VENDOR at Calcutta

in the presence of :



1. YATIORMOY DE  
4667-Roshanagar Road  
DELHI-110007.

Contd.... 14

2. Swapna Kundu  
76/2, Dava Taran  
Cal 19



SEARCHED  
SERIALIZED  
INDEXED  
FILED

1951



RECEIVED of and from the withinnamed  
PURCHASER the within mentioned sum  
of Rs. 2,80,000/- (Rupees Two Lacs  
Eighty Thousand) only being the with-  
inmentioned consideration money of  
the foregoing conveyance as per  
Memo below :

Rs. 2,80,000/-

MEMO OF CONSIDERATION

By cash R.B.I notes Rupees, two lac and  
eighty thousand only

Witnesses :

1. YATIORMOY DE  
4667-Roshanara Road,  
DELHI-110007.

At present - Dalour Park, Gangauly Bagan,  
Calcutta-700084

2. Swapna Bhudran  
14/2, Dava Tarn Cal-19

Drafted by me.

Indip Nitray, Adv. High Court  
(ADVOCATE)

Typed by me.

Tapau Das.  
Dapora Police court.  
Oct-29.



U.S. GOVERNMENT PRINTING OFFICE: 1963 O 332-107



BOOK NO. 26  
VOLUME NO. 10  
PAGES 293-697  
SERIES NO. 697088  
983

16/6/58.

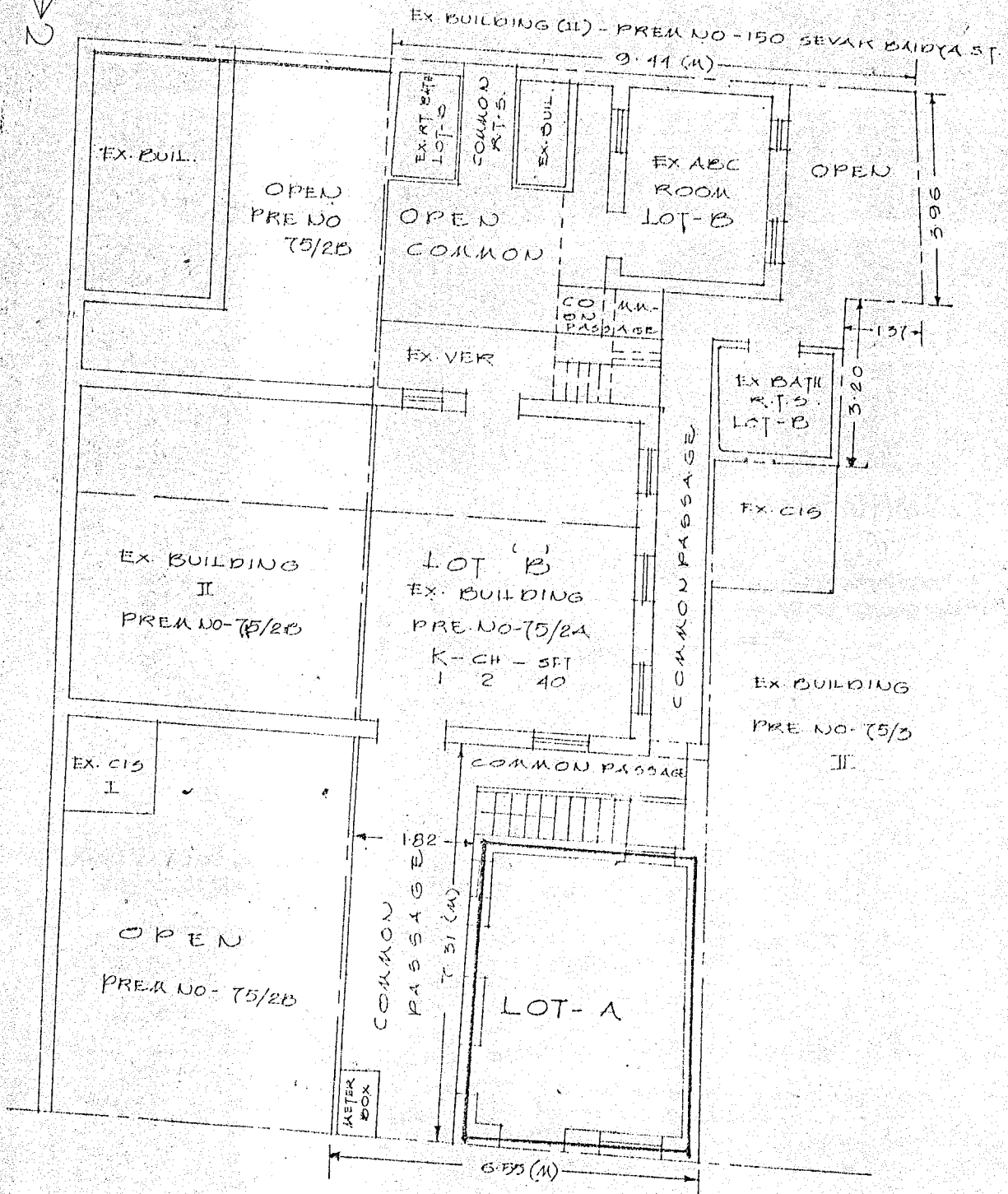
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SITE PLAN OF PREM. NO. - 75/2A HAZRA ROAD. CAL.  
SCALE - 1:8100  
AREA OF LOT-A - OR - 5 CH - 21 SFT



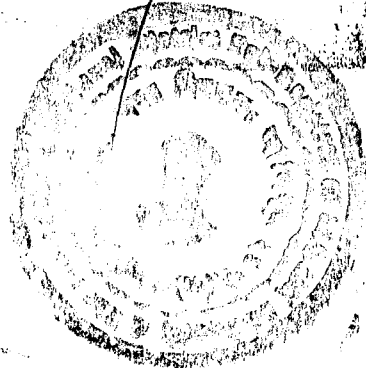
HAZRA ROAD

*J. M. Choudhary*  
 J. M. CHAUDHARY

SIGN OF OWNER



~~UNITED STATES POSTAL SERVICE~~  
~~POSTAGE WILL BE PAID BY ADDRESSEE~~  
215 SEP 1978



12  
CORR NO. 1  
CONTAINER NO. 14  
NO. 10  
SERIAL NO. 697  
102 PER YEAR IS 98  
410

16/6/98  
A27

DATED THIS 24<sup>TH</sup> DAY OF September 1997

BETWEEN

SRI JOGESH DEY

.... VENDOR

AND

AMRITA PROMOTERS PVT. LTD.

.... PURCHASER



CONVEYANCE

REGISTERED  
24/9/97

PRADIP MITRA  
ADVOCATE  
HIGH COURT, CALCUTTA

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24/9