

g. (1) 503606.9500 Total Rs. 2527
g. (2) 75 + 9500
125
M.V. Form. 33600
4, 8, 11, 12
Mason

STAMP AFFIXED BY

9/13/97
STATE GOVERNMENT
ALFORD SOUTH 24-PARGANAS

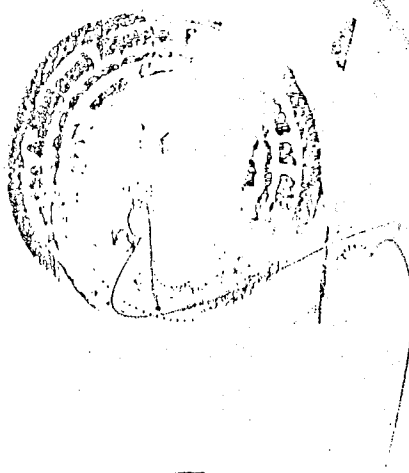
ADDL. DIST. SUB-REGISTRAR
ALFORD SOUTH 24-PARGANAS

THIS INDENTURE OF CONVEYANCE made this the 12th day of
May One Thousand Nine Hundred Ninetyseven B E T W E E N
SRI YATIORMOY DE son of Late Monmohon De by religion Hindu, by
occupation retire residing at 1, Dabur Para Ganguly Bagan, Flat
No. 1, Calcutta-700084, P.S. Jadavpore, 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 executors successors administrators nominees and

Contd.... 2

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E
5276
12/13/97

ADDL. DIST. SUB-REGISTRAR
ALFORD SOUTH 24-PARGANAS



presented for registration
 12-30 AM/PM, on the 12th
 day of May, 1897 at
 Addl Magistrate's Office
 at Alipore
 By *Jalabonny*
 claimant
 claimant/Agent
 Attorney No. 108
 authenticated by the
 Registrar of

Stamp: *Alipore*
Magistrate's Office
12th May 1897

Jalabonny
 of *Dakur*
 Thana Flat No. 1
 By *Jalabonny*
 Retired

Debasish
 of *Sarkis*
 By *S.K. Sarkis*
 of *Calcutta*
 By *Alipore*
Calcutta
12th May 1897
Registrar

Stamp: *Alipore*
Magistrate's Office
12th May 1897

Debasish



2804

Debasish

Debasish Sarkis
Alipore Police Court
Calcutta 27
To S.K. Sarkis
cc- Business

assigns) of the 'ONE PART' A N D AMRITA PROMOTERS PRIVATE LIMITED a company registered under the Companies Act 1956 having registered office at 29/2B, H.K. Seth Lane, 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 one Monmohon Dey was the absolute Owner and in possession of ALL THAT the premises no. 75/2A, Hazra Road, P.S. Lake, Calcutta-29, containing by admeasurement an area of 4 Cottahs 14 Chittacks 20 sq.ft. more or less, together with a one storied brick built building standing thereon.

AND WHEREAS the said Monmohon Dey during his life time by a Bengali Deed of gift dated 18th December, 1951, duly registered in the office of the Sub-Registrar Alipore Sadar in Book No. 1, Volume No. 119, Pages 243 to 246, Being No. 7831 for the year 1951, transferred assured and assigned by way of gift unto and in favour of his wife Smt. Saraswati Dey, out of love and affection ALL THAT a piece and parcel of land measuring an area of 8 Chittacks more or less, together with an incomplete pucca structures standing thereon or on part thereof, being a demarcated portion of premises no. 75/2A, Hazra Road, P.S. Lake, Calcutta-29, more fully described in the Schedule thereunder written and hereinafter referred to as the "said property".

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A handwritten signature or mark, consisting of a long, sweeping line that curves downwards and then back up, ending in a small hook-like shape.

AND WHEREAS the said Smt. Saraswari Dey duly mutated and recorded her name in the assessment register of the Calcutta Corporation (now Calcutta Municipal Corporation) in respect of the said property which was subsequently numbered and known as municipal premises no. 15D, Sevak Baidya Street, P.S. Lake, Calcutta-29.

AND WHEREAS while seized and possessed of the said property the said Smt. Saraswati Dey on the 25th day of August, 1959, made and published her last Will and Testament bequeathing her said property in favour of her husband Sri Monmohon Dey having life interest and after the death of the said Sri Monmohon Dey unto and infavour of her two sons namely Sri Himangshu Dey and Sri Yotlormoy De each having one-half shares therein, absolutely and forever.

AND WHEREAS the said Smt. Saraswati Dey died testate leaving behind her last Will and Testament dated 25th day of August, 1959.

AND WHEREAS after the death of the said Smt Saraswati Dey the said Sri Monmohon Dey applied for probate of the said last Will and Testament dated 25th day of August, 1959, left behind by Saraswati Dey deceased in the court of the 6th Sub-Judge Allpore being O.S. No. 15 of 1964, Act 39 Case No. 88 of 1963.

AND WHEREAS by an order dated 10th March, 1973, the Ld.

Contd.... 4



एन. बी. ई. राष्ट्रीय शिक्षण अनुसंधान संस्थान
एन. बी. ई. राष्ट्रीय शिक्षण अनुसंधान संस्थान

6th Sub-Judge, Alipore, granted probate of the said last Will and Testament dated 25th day of August, 1959, unto and in favour of Sri Monmohon Dey having life interest and thereafter in favour of his two sons namely Sri Himangshu Dey and Sri Yotiormoy De.

AND WHEREAS the said Sri Monmohon Dey during his life time was in use and enjoyment of the said property.

AND WHEREAS after the death of Sri Monmohon Dey the said Sri Himangshu Dey and Sri Yotiormoy De became the Owners of the said property each having a demarcated one-half shares and interest i.e. Sri Himangshu Dey was the Owner of 4 Chittacks of land and Sri Yotiormoy De the Vendor herein was the absolute Owner of the balance 4 Chittacks of land comprised in the said property.

AND WHEREAS by virtue of the aforesaid the Vendor is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as an absolute Owner of ALL THAT the piece and parcel of land measuring an area of 4 Chittacks more or less, together with share and interest in the two storied building standing thereon, more fully described in the Schedule hereunder written and hereinafter referred to as the "demised 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 an area of 4 Chittacks more or less, together with the

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share and interest in the two storied building standing thereon fully tenanted, further 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 passages situate at and lying in being municipal premises no. 15D, Sevak Baldya Sreet, (formerly a part of premises no. 75/2A, Hazra Road) P.S. Lake, Calcutta-700029, Ward No. 35 and all other paths and passages abutting the said premises more fully described in the Schedule hereunder written and hereinafter referred to as the "said premises" at and for a total consideration of Rs. 4,80,000/- (Rupees Four Lacs Eighty Thousand) only, free from all encumbrances trusts charges lispendences attachments liens and liabilities of whatsoever nature.

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Below the seal, there is a horizontal line and some faint, illegible text. A thin, dark line extends from the right side of the seal towards the right edge of the page.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs.4,80,000/- (Rupees Four Lacs Eighty 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 premises 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 an area of 4 Chittacks more or less, togetherwith the share and interest in the two storied building standing thereon, fully tenanted, further together with all easements rights interest and facilities attached thereon and also together with the right title and interest in upon and over the common passages situate at and lying in being municipal premises no. 15D, Sevak Baidya Street (formerly a part of premises no. 75/2A, Hazra Road), P.S. Lake, Calcutta/29, Ward No. 35, and all other paths and passages abutting the said premises more fully described in the Schedule hereunder written and hereinafter referred to as the "said premises" OR HOWSOEVER otherwise the said premises now or heretofore were or was situated butted bounded called known numbered described and distinguished TOGETHER with benefit and

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ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 12/15/01 BY 60322

advantages of ancient and other rights liberties easements
privileges appendages and appurtenances whatsoever in respect
of the said premises 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 premises claim demand whatsoever both at law and
equity of the Vendor into and upon the said premises and every
part thereof AND ALL deeds, pattas, muniments, writings and
evidences of title which in any wise related to the said
premises 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 his heirs executors administrators legal
representatives and assigns or any person from
whom he or they can may or 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 premises 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, claim, liens etc.

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~~CONFIDENTIAL~~
~~PROPERTY OF THE NATIONAL BUREAU OF STANDARDS~~
12 MAY 1955

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 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 premises 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

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~~SECRET~~
~~CONFIDENTIAL~~
12 NOV 1957

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 premises 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 and at all times hereafter at the request and cost of the Purchaser his 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 premises 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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THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of revenue redeemed land containing by admeasurement an area of 4 Chittacks be the same a little more or less ^{out of condensed 1/2 share} together with the share and interest in the two storied building, fully tenanted, standing thereon situate at and lying in being premises no. 15D, Sevak Baidya Street (formerly a part of premises no. 75/2A, Hazra Road) ^{Sub-registry office N. L. S. R. Nagpur} P.S. Lake, (formerly Tollygunge), Ward No. 25, Calcutta-700029, within the limits of Calcutta Municipal Corporation together with the right title and interest in upon and over the common passages with all other common passages and paths and passages abutting for the purposes of ingress and egress to the said premises from Sevak Baidya Street and Hazra Road, butted and bounded in the following manner that is to say :

ON THE NORTH : Hazra Road
ON THE EAST : 75/2/B Hazra Road
ON THE SOUTH : Sevak Baidya Street
ON THE WEST : 75/3 Hazra Road

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

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

1. *Sarat Chandra Nath*
Advocate
2. *Debasish Sarkar*
Alipore police court.
and - 29.

Lyatormoy DE
LYATIORMOY (DE)
Contd.... 12



RECEIVED of and from the within named
PURCHASER the within mentioned sum
of Rs. 4,80,000/- (Rupees Four Lacs
Eighty Thousand) only, being the
within mentioned consideration money
of the foregoing conveyance as per
Memo below :

Rs. 4,80,000/-

MEMO OF CONSIDERATION

By Cash (R.B.I) notes Rs. 4,80,000/-
(Rupees Four Lacs Eighty Thousand) only.

Dakshinam
(YATIRMOY DE)

Witnesses : 1) *Saraj Chandra Nath*
Asalale
2) *Debnish Sarker*

Drafted by me.

Saraj Chandra Nath
(ADVOCATE) *10/11/64*
Alipore

Typed by me.

Debnish Sarker
Alipore
Oct-27

11



U.S. DEPARTMENT OF JUSTICE
OFFICE OF INSPECTOR GENERAL

12 MAY 1997



RODA NET
TELEPHONE NO. 9 2-11-11
1-800-127-6-666
2000 No. 27
IN THE YEAR 1997

97

LS/B
A D SR
1/9/97