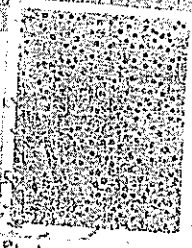


Photograph of Ranjit Kumar Daw.

Lo 120/180/513524



Photograph of Issar  
with address  
Pass Port No. T-64675

00BB 010797

Serial No. 6  
Date 20/9/96  
Regn #  
Date.....Signature

THIS INDENTURE OF CONVEYANCE made this 23<sup>rd</sup> day of September

One Thousand Nine Hundred and Ninety Six. By

SHI RAMJIT KUMAR DAW ( also known as Ranjit Kumar Daw) son of

Late Rabindra Nath Daw by faith Hindu by Occupation business

Con....

*(Handwritten signature)*

1800 58

500 71

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(1300)

7/19/96

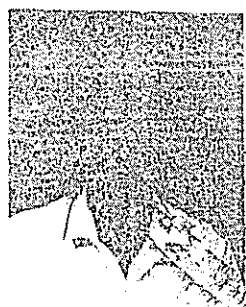
Rican Sales Div.

216 South River Road

Calcutta



Handwritten signature or initials at the bottom center of the page.



Photograph of Ranjit Kumar Daw.  
203/25/130/515524



Participating bank  
Incorporated in  
New Delhi on 12/11/1955

Serial No. 6  
Page 1  
Date

THIS INDENTURE OF CONVEYANCE made this 13<sup>th</sup> day of August 1955

One Thousand Nine Hundred and Ninety, Six

SHI RANJIT KUMAR DAW (also known as Ranjit Kumar Daw) and

Lete Rabindra Nath Daw by faith Hindu by Occupation

*[Handwritten signature]*

7/19/56

(300)

Rican Sales (P) Ltd.

216 South Park Road

Calcutta





0088 010596

residing at No. 5/A, ...  
(hereinafter referred to as the "Wife") ...  
shall unless excluded by or reason ...  
deemed to have and include ...  
legal representative or/and ...

*Handwritten signature*

2650 / LI 919196

1377

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Presented by Sh. Ranjit Kumar Daw s/o Late Rabindra Nath Daw r/o 33A, Shuchitola Street, Calcutta, at present in Delhi, at the office of the Registrar, Delhi on this 25/9/96, between the hours 12:00 noon.

Ranjit Kumar Daw

(S.H. JAFRI)  
REGISTRAR: DELHI  
25/9/96

Content of the deed admitted by the abovesaid Sh. Ranjit Kumar Daw s/o Late Rabindra Nath Daw Vendor, is identified by Shr. Ashok Kumar Jain Advocate, and Sh. P.C. Bose Advocate.

Content of the deed explained to the executants who understand the terms and conditions of the deed and admits them as correct.

The Vendor has admitted prior receipt of entire sale consideration for the vendor. Nothing paid before me.

Ranjit Kumar Daw

(S.H. JAFRI)  
REGISTRAR: DELHI  
25/9/96

Ajayin

J.P. Bose

(MR. P.C. BOSE, ADVOCATE)

(MR. P.C. BOSE, ADVOCATE)

ITC Form 34A, U/s 230A, issued to the vendor by ITO, Ward 10(5), Calcutta (12/9/96 filed)



00BB 016795

IN FAVOUR OF MEESH'S RICH SALES (P) LT.      [Signature]

under the Companies Act, 1956 having its registered office at  
Central Plaza, 3rd floor, 2/6, Sarat Bose Road, in the city of  
Calcutta through its director Lalit Kumar Pradhan on 4/4

*Melaw*

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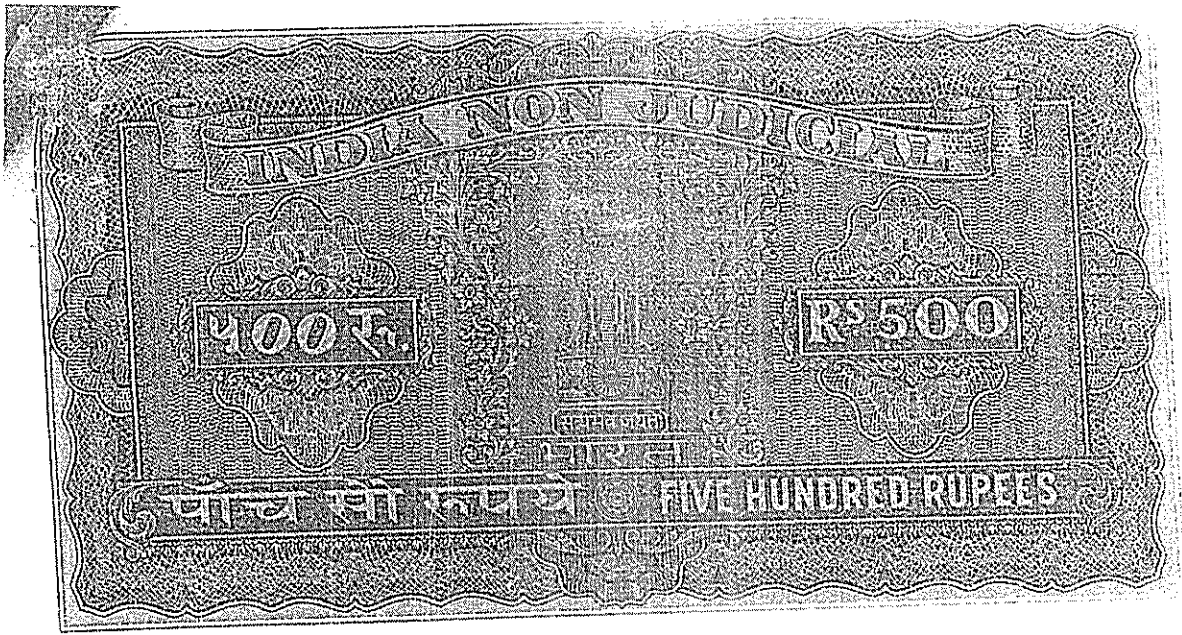
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DEPT. OF





Nataji Subhash Rao, District Collector, Bangalore, Karnataka, India.

"PURCHASER" (which term or expression or both may be used or repugnant to the subject or any of the parties) shall include its successor or successors as defined under the law of the OTHER PART.

*Handwritten signature*





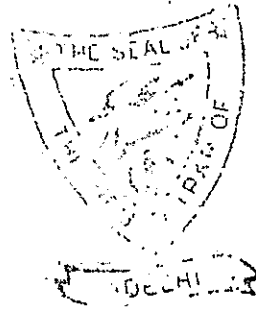
A. By virtue of a Deed of assignment dated 1st January 1944 registered in Book No. 1 Value 1000/00 at the Office of the Registrar of Assurances, Calcutta made between the official liquidator of

- 2 -

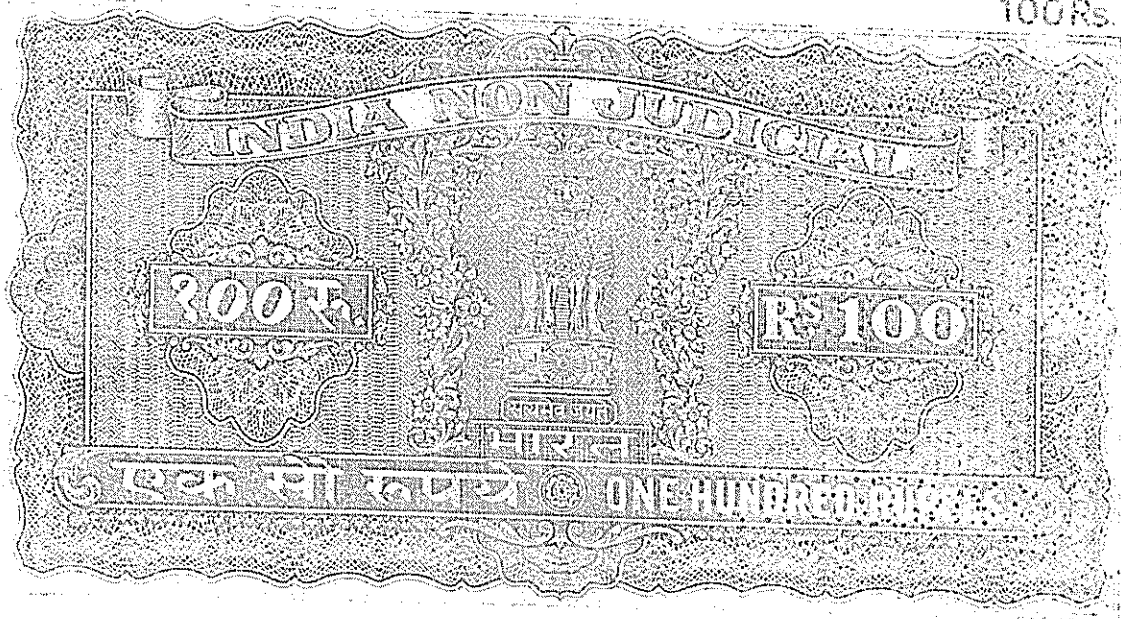
*M. S. Khan*

*you*

W  
W



100Rs.



Contal thereto referred to as the Vendor of the One Part and  
 Sri Rabindra Nath Das thereto referred to as the Purchaser of  
 the Other Part Sri Rabindra Nath Das since you, said Sri Das  
 and possessor of or otherwise well and sufficiently entitled as  
 absolute owner in respect of ALL THAT piece or parcel or plot of

Contal...

*Rabindran*

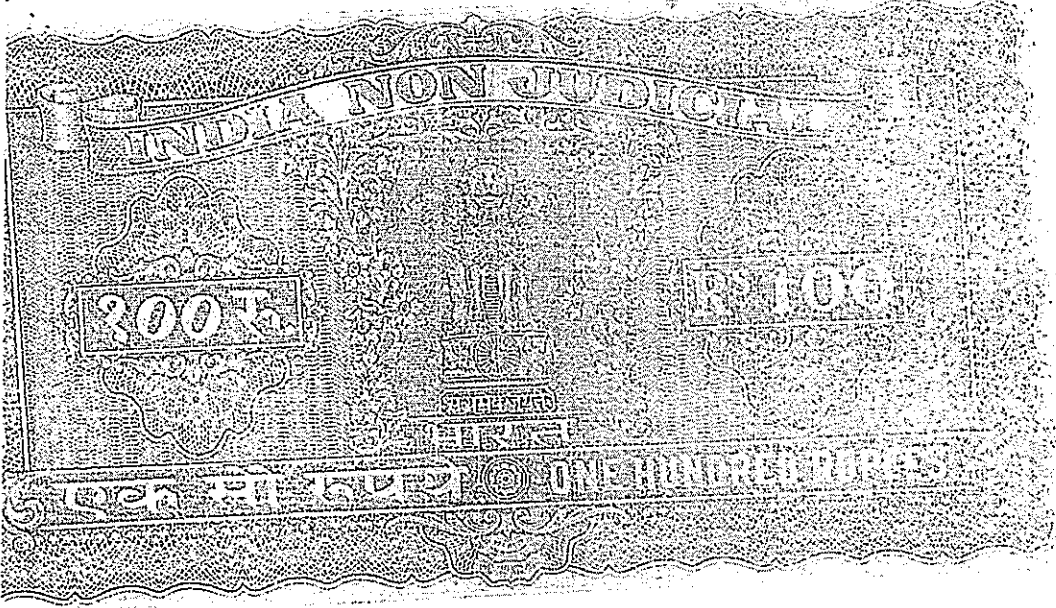
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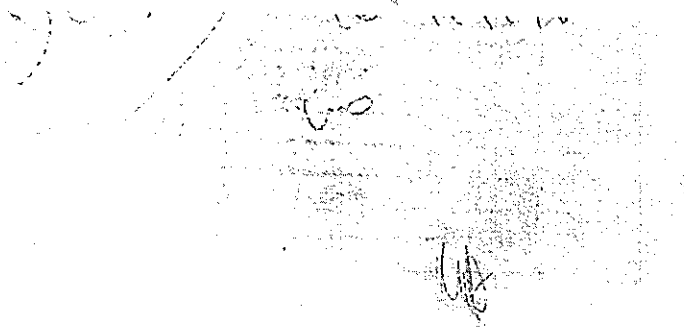




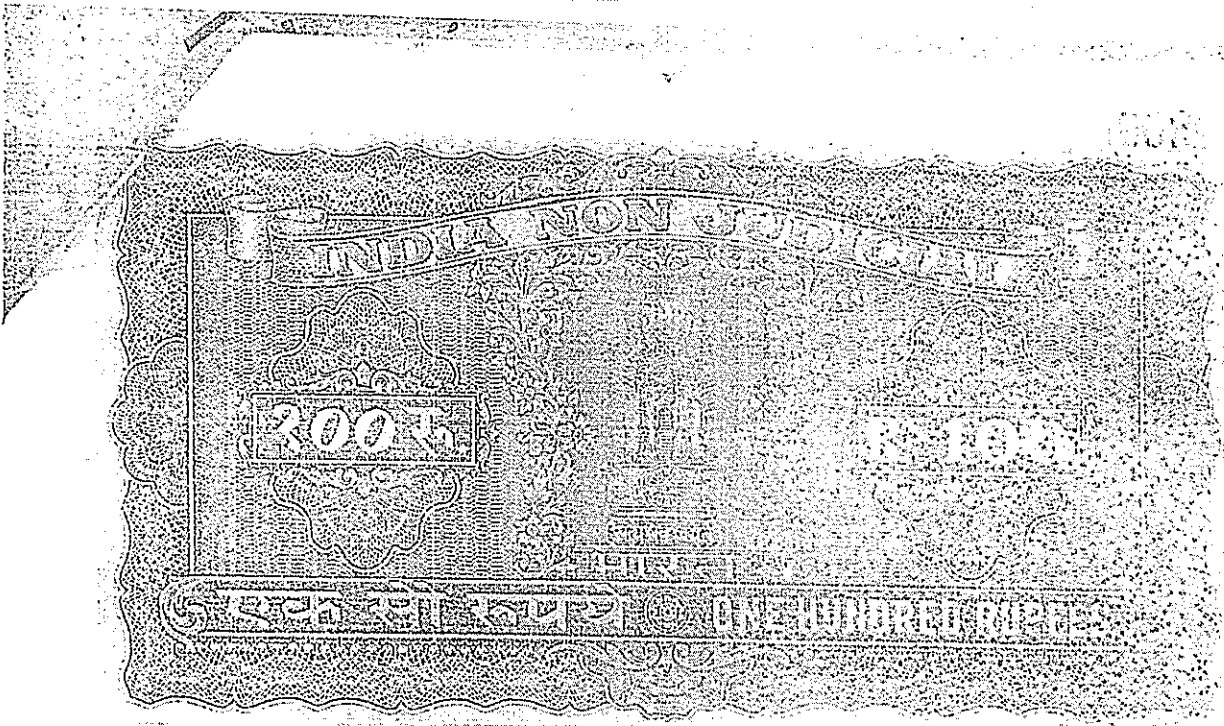
The above mentioned...  
 ...  
 ...  
 ...  
 ...

*[Faint, illegible text]*

*[Handwritten signature]*







1. The registered defendant...

2. and Plaintiff...

*[Handwritten signature]*

9234 / (1) 919150

as

MD



created a trust named and known as "Rabindra Nath Daw Trust" and appointed the said Sri Rabindra Nath Daw and his son Sri Ranjit Kumar Daw as Trustees of the said Trust and further transferred conveyed and assured ALL THAT an undivided 1/2 (one half) share or interest in the said property being land and premises no. 2, Anandilal Poddar Sarani, Calcutta unto and in favour of the said Trustees to be held for the benefit of the said Settler-Trustee Sri Rabindra Nath Daw during his life time and upon his death for the benefit of his son the said Sri Ranjit Kumar Daw and further subject to various terms, powers and provisions therein contained. It was specifically provided that upon the death of the said Settler-Trustee Sri Rabindra Nath Daw the said Trust shall come to an end and that the said Trust Property being the Undivided 1/2 (one half) share in the said property shall vest unto and in favour of the said Sri Ranjit Kumar Daw, absolutely and forever.

By another Registered Indenture dated 18th February, 1955, the said Sri Rabindra Nath Daw since deceased as Settler created a trust named and known as "Rabindra Nath Daw Trust - II" and appointed the said Sri Rabindra Nath Daw and his son Dr. Nihar Kumar Daw as Trustees of the said Trust and further transferred conveyed and assured ALL THAT an undivided 1/2 (one half) share or interest in the said property being land and premises no. 2, Anandilal Poddar Sarani, Calcutta unto and in favour of the said Trustees to be held for the benefit of the said Settler-trustee Sri Rabindra Nath Daw during his life time and upon his death for the benefit of his son the said Dr. Nihar Kumar Daw and further subject to various terms, powers and provisions therein contained. It was specifically provided that upon the death of the said Settler-trustee

*R. N. Daw*



- 4 -

1. Sri Rabindra Nath Daw the said Trust shall come to an end and that the said Trust property being the Undivided 1/2 (one half) share in the said property shall vest unto and in favour of the said Sri Dr. Nihar Kumar Daw, absolutely and for ever.

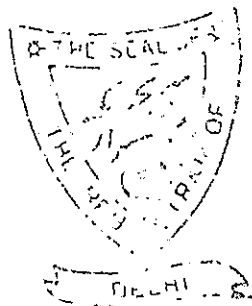
2. The portions of the said property being land and premises no. 2, Anandilal Poddar Sarani, Calcutta at all times had been and still are in possession and occupation of different tenants and occupiers.

3. On the 24th August, 1996 the said Settlor Trustee Sri Rabindra Nath Daw died, whereupon both the said Trusts named and known as "Rabindra Nath Daw Trust" and "Rabindra Nath Daw Trust" came to an end and as a result whereof, the said Sri Ranjit Kumar Daw and Dr. Nihar Kumar Daw jointly became the absolute owners in respect of the said property being land and premises no. 2, Anandilal Poddar Sarani, Calcutta, each having equal undivided 1/2 (one half) share or interest therein.

4. The Vendor represented and assured the Purchaser that the Vendor seized and possessed of or otherwise well and sufficiently entitled as absolute owner in respect of an undivided 1/2 (one half) share or interest in the "said property" more fully described in the Schedule hereunder written free from all encumbrances, mortgages, charges, liens, dependencies, whatsoever save and except the said tenants and occupiers and that as far as the Vendor are aware there has been no notice or proceeding or scheme for acquisition or requisition and alignment in respect of the said property.

5. The Vendor agreed to sell and the Purchaser agreed to purchase on "As is where is" basis ALL THAT an undivided 1/12th (one twelfth) share or interest in the said property

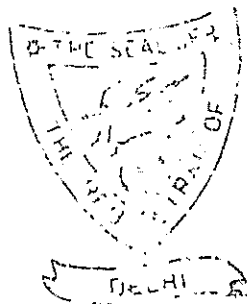
J.L.D. 02



being land and premises no. 2, Anandilal Poddar Sarani, Calcutta more fully described in the Schedule hereunder written free from all encumbrances whatsoever but subject to the said several tenants and occupiers and at the agreed consideration and on the agreed terms and conditions as hereinafter stated. The purchaser has satisfied itself about the location position condition and occupation of the said premises.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said Agreement and in consideration of the sum of Rs. 9,16,700.00 (Rupees nine lakhs sixteen thousand seven hundred) only paid to the Vendor by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledges and of and from the same and every part thereof acquits release and discharges the Purchaser as also the premises hereby intended to be sold transferred and conveyed) the Vendor abovenamed doth hereby grant sell, convey, transfer, assign and assure unto and in favour of the Purchaser abovenamed ALL THAT an undivided 1/12th (One twelfth) part or share in the piece or parcel or plot of revenue redeemed land containing by measurement an area of 2 (two) Bighas, 1 (one) Cottah, 7 (seven) Chittacks and 15 (fifteen) sq.ft. be the same a little more or less TOGETHER WITH pucca brick built building, hereditaments, tenements, dwelling house, out-houses, garages, boundary walls and other structures whatsoever lying erected and/or built thereon situate lying at and being Municipal premises no. 2, Anandilal Poddar Sarani (formerly Russel Street), Calcutta more fully described in the Schedule hereunder written (hereinafter referred to as the "said undivided 1/12th share or interest in the said property") free from all encumbrances, mortgages, charges, liens, dispendens, claims, attachments, demands,

*Handwritten signature*





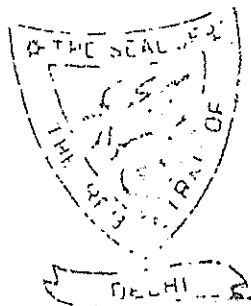
liabilities, acquisitions, requisitions, alignments and trusts whatsoever but subject to the occupation of the several tenants and other occupiers (hereinafter referred to as the "said Tenants and occupiers").

OR HOWSOEVER OTHERWISE the "said undivided 1/12th share or interest in the said property" or any part thereof now are or is or heretofore were or was situated tenanted butted and bounded called known numbered described and distinguished.

TOGETHER WITH all structures, walls, as also compounds, roads, ways, paths, passages, sewers, drains, water, water-courses and all manner of connections and all other rights of land comprised therein AND ALL liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or occupied therewith or reputed to belong or appurtenant thereto A\_N\_D the reversion or reversions remainder or remainders A\_N\_D the rents issues and profits of the said property being land and premises no. 2, Anandilal Poddar Sarani, Calcutta to the extent of 1/12th (one twelveth) part thereof AND ALL the estate, right title interest claim and demand whatsoever both at law and in equity of the Vendor into upon and in any manner concerning the "said undivided 1/12th share or interest in the said property" and every part thereof.

TOGETHER WITH all deeds, pattaahs, Muniments, writings, and evidences of title and other documents exclusively relating to or concerning the "said undivided 1/12th share or interest in the said property" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity.

*[Handwritten signature]*



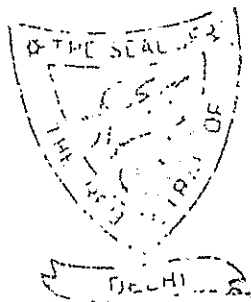
TO HAVE AND TO HOLD the "said undivided 1/12th share or interest in the said property" hereby said, granted, conveyed, transferred, assigned and assured or intended or intended as to be and to the use and benefit of the Purchaser (individual), and for ever as and for an absolute indefeasible and inalienable estate of inheritance thereof in fee simple or possession or an estate equivalent thereto, without any manner of condition use trust and other things whatsoever to alter, defeat, encumber or make void the same AND free from all encumbrances, mortgages, charges, liens, judgments, claims, demands, liabilities, attachments, acquisitions, judgments, assignments and trusts whatsoever but subject to the said "tenants and occupiers".

AND THE VENDOR doth hereby covenant with the Purchaser

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any of the predecessors in title of the Vendor made, committed, or knowingly suffered to the contrary, the Vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said "undivided 1/12th share or interest in the said property" hereby granted, said, conveyed and transferred or intended as to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or thing whatsoever to alter, defeat, encumber or make void the same except the occupation of the said "tenants and occupiers".

THAT notwithstanding any such act deed matter or thing whatsoever as aforesaid, the Vendor now has good right full power and absolute authority and indefeasible title to grant sell convey and transfer the "said undivided 1/12th share

*[Handwritten signature]*



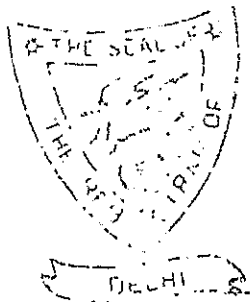
or interest in the said property hereby granted sold conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

AND THAT the purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the "said undivided 1/12th share or interest in the said property" hereby granted sold conveyed and transferred and receive the rents issues and profits of the "said property" to the extent of 1/12th (one twelfth) part thereof, without any lawful eviction, interruption, hindrance, claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming from under or against for the Vendor.

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and discharged by and at the costs and expenses of the Vendor and well satisfactorily secured, secured, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made suffered created done executed or occasioned by the Vendor or any other person or persons whomsoever lawfully or equitably or rightfully claiming any estate or interest or rights aforesaid.

AND THAT the said premises no. 2, Anandilal Poddar Sarani, Calcutta is not affected by any attachment including attachment under any Certificate case or any proceeding started at the instance of the income tax authorities or the Estate Duty Authorities or other Government Authorities under the Public Demands Recovery Act or any other acts or otherwise whatsoever.

*Wickham*



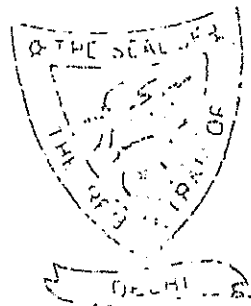
AND THAT no declaration has been made or published nor any notice has been issued for acquisition or requisition of the "said property" being land and premises no. 2, Anandilal Boddar Sarani, Calcutta or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force.

AND there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure the "said undivided 1/12th share or interest in the said property" in favour of the Purchaser in the manner aforesaid.

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title interest trust property claim and demand whatsoever in the "said undivided 1/12th share or interest in the said property" hereby sold, conveyed, granted and transferred or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser make, do execute and perfect or cause to be made done executed and perfected all such acts deeds, matters and things whatsoever for further better and more perfectly transferring, assuring conveying and confirming the "said undivided 1/12th share or interest in the said property" and every part thereof unto and to the use and benefit of the Purchaser in the manner aforesaid, as shall or may be reasonably required.

AND THAT the Vendor doth hereby agree and confirm that the Purchaser abovenamed alongwith the Purchasers and/or transferees in respect of the remaining undivided 11/12th

*Vendor*





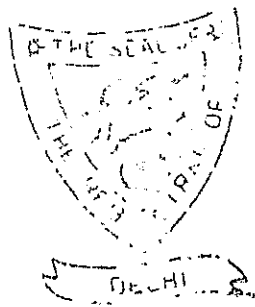
(eleven twelveth) share and/or interest with regard to the said property shall jointly be entitled to evict the said "tenants and occupants" by the process of law and to recover the vacant and peaceful possession of the different portions of the said property and further to hold, occupy, possess and own the same as owners thereof.

AND ALSO THAT the Vendor abovenamed doth hereby agree and contract that the Purchaser herein shall at all times be entitled to have its name mutated as owner in respect of the said undivided 1/12th share or interest in the said property in the records of the Calcutta Municipal Corporation and other appropriate Government authorities and/or departments and in this regard the Vendor have no objection and shall be deemed to have signified their consent and/or approval.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT an undivided 1/12th share or interest in the piece or parcel or plot of revenue redeemed land containing by measurement an area of 2 Bighas, 1 Cotta, 7 Chittacks and 18 sq. ft. be the same a little more or less TOGETHER WITH two storied pucca brick built building, hereditaments, tenements, dwelling houses, out-houses, garages, boundary walls and other structures whatsoever lying erected and/or built thereon situate lying at and being Municipal premises no. 2, Anandilal Poddar Sarani (formerly known as Russel Street and commonly known as 2, 2A and 2B, Russel Street), being Holding No. 5, in Block XVIII in the South Division of the town of Calcutta and shown and delineated in RED borders in the map or plan annexed hereto and butted and bounded in the manner as follows:

*Handwritten signature*



On the North by : Premises no. 33, Chowringhee Road,  
occupied by Bengal Club ;

On the South by : Premises no. 2/1, Anandilal Poddar Sarani,

On the East by : Anandilal Poddar Sarani, and

On the West by : partly by premises no. 34,  
Chowringhee Road and partly of  
2/1, Anandilal Poddar Sarani.

IN WITNESS WHEREOF the Vendor abovenamed have put  
their respective hands and seals the day month and year first  
dove written.

SIGNED, SEALED AND DELIVERED by

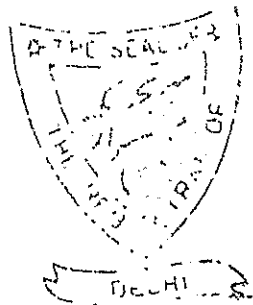
the Vendor abovenamed in the

presence of

Ranjit Kumar Das

*[Signature]*

*[Signature]*



RECEIVED on and from the within named  
PURCHASER the sum of consideration

of Rs. 9,16,700.00

MEMO OF CONSIDERATION

By Pay Order No. 901772 dated  
12-06-1992 issued by Central Bank  
of India, New Road branch,  
Calcutta in favour of the Vendor  
for the sum of

Rs. 5,00,000.00

*Handwritten:*  
By Pay Order No. 902442 dated  
12-06-1992 issued by Central Bank of  
India, New Road branch, Calcutta  
in favour of the Vendor for the  
sum of

Rs. 4,16,700.00

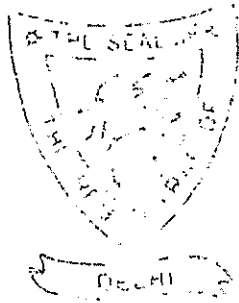
Total Rs. 9,16,700.00

(Rupees nine lacs sixteen thousand seven hundred only)

WITNESSES:

*Handwritten signatures*

*Handwritten signature: Rajit Kumar Das*

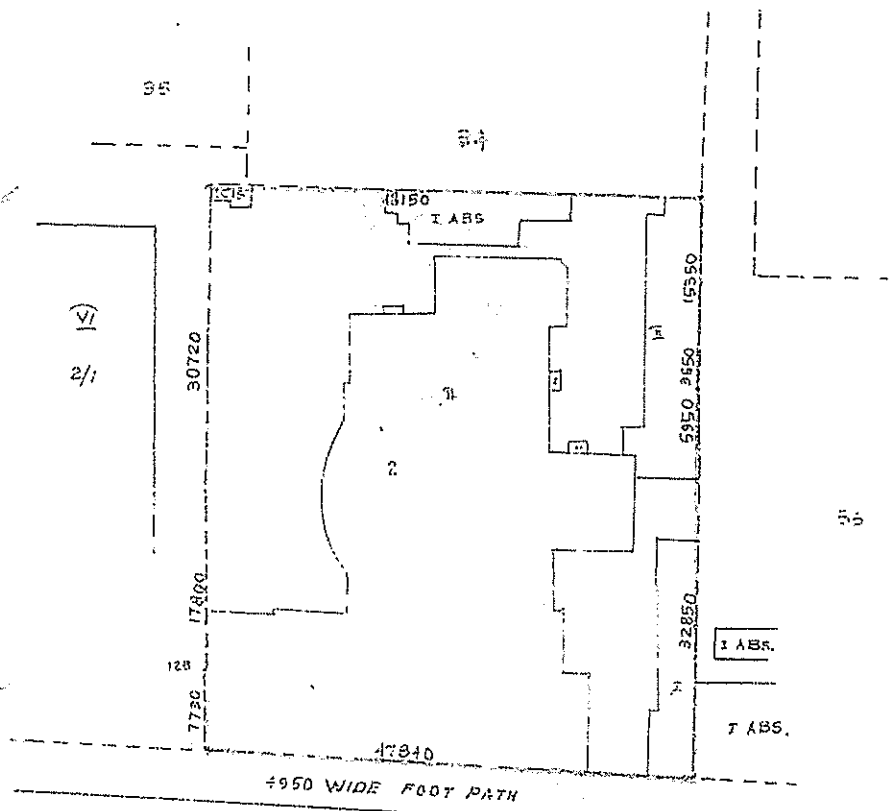
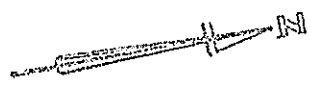


Registered No. 2764 in addition  
Book No. 1 Volume No. 1520  
on Pages 39 to 57 on this 25th  
day of Sept. 1986

REGISTRAR-DELHI

- B 25/9/86

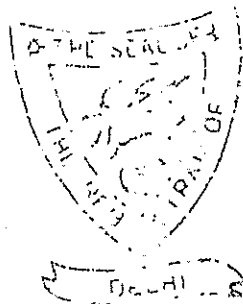
SITE PLAN AT PREMISES NO-2,  
ANADI LAL PODDAR SARANI (NOW), 2  
RUSSEL STREET (OLD) WARD NO-63  
BOROUGH-NO-VII CALCUTTA  
AREA OF LAND = 25-15-7 CH 15 SFT.  
SCALE-1:600



950 WIDE FOOT PATH  
 2200 WIDE ANADI LAL PODDAR SARANI (RUSSEL STREET)

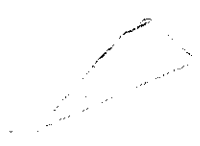
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 [Handwritten signatures and notes]

[Handwritten signature: Ranjit Kumar Das]  
 SIGNATURE OF L.B.S.





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Q A S U E C T

SHI RANJIT KUMAR DAW

WENDOR

A N D

MESSRS RICON SALES PVT. LTD.

PURCHASER

Re: 1/12th share or interest in  
premises No. 2, Anandilal  
Poddar Sarani, Calcutta.

CONVEYANCE