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Admissible under Regr. Rule II
 and also u.s. 5(1) of the
 West Bengal L.R. Ac. 1955 duly
 Stamped (Exempted from Stamp
 duty) under the Indian Stamp
 Act. 1899 as amended in 1964
 Schedule 1A No. 23+4+5(c)
 Process Fee. 4-50
 Paid to G.F.S.

01AA 569683
 Sec 8 (2) of Act IV of 1956
 (Provision of Stamp
 duty) of the Indian Stamp Act 1899
 (Section 8 (2) of the Act 1956)
 Stamp duty payable Rs. 252000
 11/8/2001
 District Sub-Registrar IV District
 624-Parganas and Registrar of
 the Act. Act 1956

9.11.50
 9.21.24
 74
 253000/-

THIS INDENTURE made this the 9th day of May,
TWO THOUSAND AND ONE B E T W E E N INDIAN ROPEWAYS &
ENGINEERING CO.LTD (formerly known as DAMODAR ROPEWAYS &
ENGINEERING LTD) a Company incorporate under the
 Companies Act, 1956 and having its registered office at
 2, Rowland Road, Police Station Bhowanipore, Calcutta-
 700 020, (2) RUSSEL CONSTRUCTION CO.LTD, a Company
 incorporated under Companies Act, 1956 and having its
 registered office at 11A, Vansittart Row, Calcutta-700 001
 (3) DAMODAR INTERNATIONAL (P) LTD. (formerly known as
DAMODAR ROPEWAYS INTERNATIONAL PVT.LTD) a Company incorpora-
 ted under the Companies Act, 1956 and having its registered
 Office at 1/1A, Vansittart Row, Calcutta-700 001, hereinafter
 called the 'V E N D O R S' (which term or expression
 unless excluded by or repugnant to the context shall mean
 and include their heirs, executors, administrators,

Deficit for Rs 715 on ledger on 1.3.21
 Con...P/2.
 S.R.

Sub: E. Banerjee Adv.
Madrassah Judges Court
Vol - 27



Presented for Registration at
SPM A.M./P.M. on the 9th
day of May 1929
at the Sadar Registration Office
Alipore, South 24 Parganas by
Executant Claimant or one of
the Executant Claimants or
Attorney for
Executant Claimant under or
Power of Attorney No.
of 19. Authenticated by
Registrar of

at his private residence

(1) A. B. Charnalia
Managing Director
For Indian Rope Works
and Engineering Co.,
Ltd.

(2) B/o W/o D/o
of Charnalia
Director For Demas-
Dist South 24 Parganas
by Caste Hindu/Muslim

9/5/29

For Indian Rope Works Co. Ltd.

9/5/29

A. B. Charnalia
Managing Director

For Demas International Pvt. Ltd.

9/5/29

International Pvt. Ltd.
office at Rowland Road Calcutta
(3) Director
For Russel Construction
Co., Ltd., of 11A Vambhattar
office at Row, Cal

For Russel Construction Co. Ltd.

Director

Director For Delebhaya
Abasan Pvt. Ltd.

Director

For DEBCHHAYA ABASAN PVT. LTD

Director
Jodhpur
Park Cal 68

office at 243/A
Jodhpur
Park Cal 68

Confirming
Party

Yaswanthi Kanti Dey
B/o W/o D/o
of
Dist South 24 Parganas
by Caste Hindu/Muslim
by Professional

Tarun Kanti Dey
c/o S/O Late Kali pada Dey
c.N. Roy Rd
Govt. Housing
Flat no - C/4
CH - 39

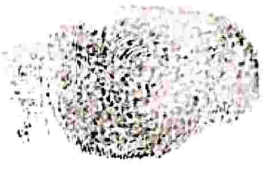
9/5/29

Registrar of Companies
District South 24 Parganas
West Bengal

229

230

231





- : 2 :-

administrators, legal representatives and assigns) Vendors are being represented by one of their Directors namely SRI A.B. CHAMARIA, Son of Sri Champa Lal Chamaria of 6/2, Moira Street, Calcutta-700 016, vide resolutions dated 27.1.2001 of Vendor No.1 Company and resolution dated - 31.10.2000 of Vendor No.2 and resolution dated 4.9.2000 of Vendor No.3 Company of the Party of the First PART A N D DEBCHHAYA ABASAN PVT.LTD a Company incorporated under the Companies Act, 1956 and having its registered office at - 243/A, Jodhpur Park, Calcutta-700 068, represented by its Director - SHRI TAMAD KANTI DE Son of late Kalipada De, of C.N.Roy Road, Govt. Housing Estate, Flat No. C-4, Picnic Garden, Calcutta-700 039, hereinafter called the CONFIRMING PARTY (which term or expression unless excluded by or repugnant to the context shall mean and include its successors-in-office, administrators, legal representatives and assigns) of the Party of the SECOND PART- A N D -

3690
Sd/- E. Banerjee - Adm-
Ulipur Judge's Court
K.L. 27

Calcutta Collectorate,
Treasury.

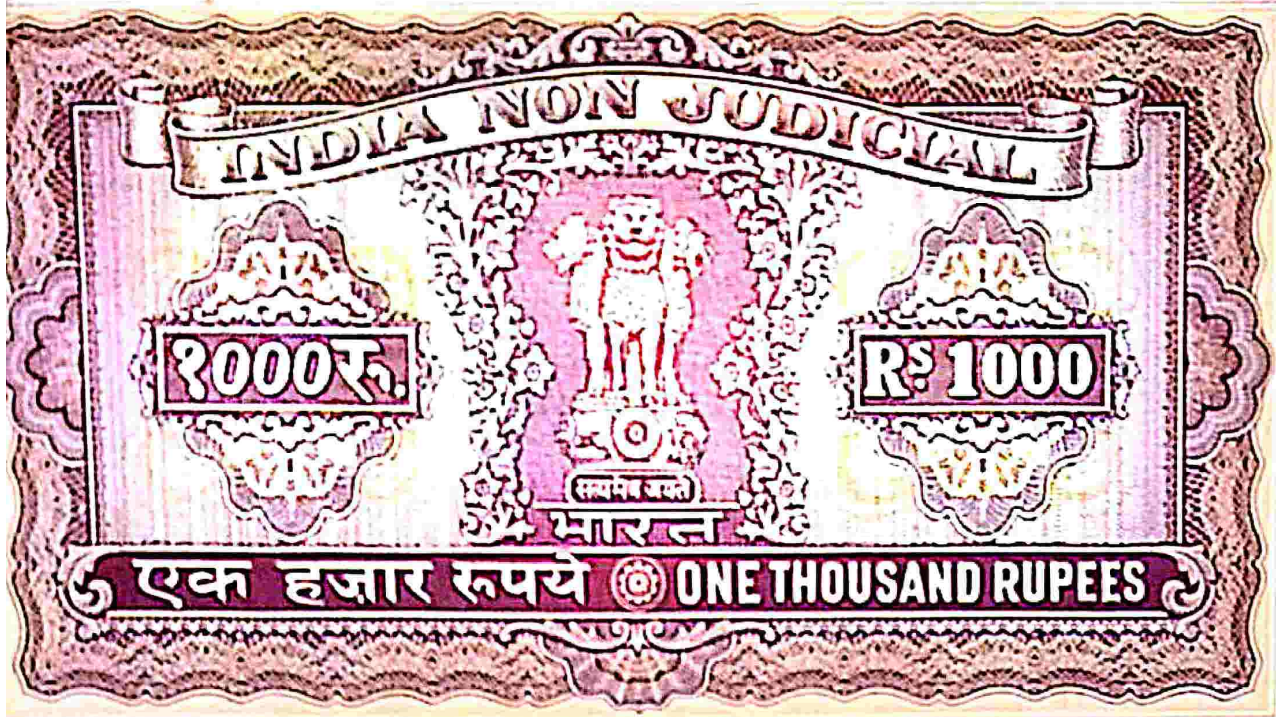
4/5 1901

₹	- 10,000/-
300/-	- 3,000/-
1000/-	- 200/-
200/-	- 200/-
	<hr/>
	13,200/-



Signature
Collector and Registrar
of the Land Act, 1900

9/5/001



- 1 3 1 -

- A N D - SAMIR CHATTERJEE Son of late Santi Chatterjee, by religion Hindu, by occupation service, residing at 90, Rakhal Ghosh Road, P.O.Harinavi, P.S.Sonarpore, District 24-Parganas South, Pin Code No. 743359, hereinafter called the PURCHASER (which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART :

W H E R E A S the Vendors are the rightful absolute recorded owners and are seized and possessed of and well and sufficiently entitled to ALL THAT 40 Cottahs 13 Chittaks and 23 sq.ft. of sali land used as agricultural purposes situated and lying at District 24-Parganas South, Sub-Registry and Police Station Sonarpore, Pargana Khaspur, Touzi No. 56, J.L.No.45, Mouza Goragacha, comprised of R.S. Dag Nos.104, 105, 106, 165, 166, 167 under R.S.Khatian Nos. 124, 129 and 130.

3690
Sent to Smt. E. Banerjee Adv.
of Madras Judge's Court
KOL - 27

Calcutta Collectorate,
Treasury.

4/5/2001

3 $\frac{0}{1000}$	— 10000/-
3 $\frac{0}{1000}$	— 3000/-
2 $\frac{0}{100}$	— 200/-
	<hr/>
	13,200/-



Signature and Name of the
MRA/Principal and Register at the
of the Bank, Adv. 1999

9/5/2001



- 4 -

AND WHEREAS one Abhoy Chandra Mondal was the absolute recorded owner of 29 decimals of land and besides other properties comprised in R.S.Dag No. 104, R.S.Khatian No.130 and 129 and said Abhoy Charan Mondal died after publishing his last will and testament which was duly probated and whereby he bequeathed 16 annas of all his properties including the aforesaid Sali land to his grand son Khitish Chandra Mondal, son of Dharendra Nath Mondal subject to life interest of his daughter-in-law (Smt. Annapurna Mondal) in respect of 2 annas share out of his entire property.

AND WHEREAS said Annapurna Mondal subsequently died and upon her death the said Khitish Chandra Mondal became the sole and absolute owner of inter alia aforesaid land in pursuance of the aforesaid Will of Abhoy Charan Mondal. Thereafter said Khitish Chandra Mondal got his name recorded in the Revisional Settlement.

9690
Sold to... *Smt. E. Banerjee - Adm*
of... *Alipur Judges Court*
KOL - 21

Calcutta Collectorate,
Treasury.

[Signature]

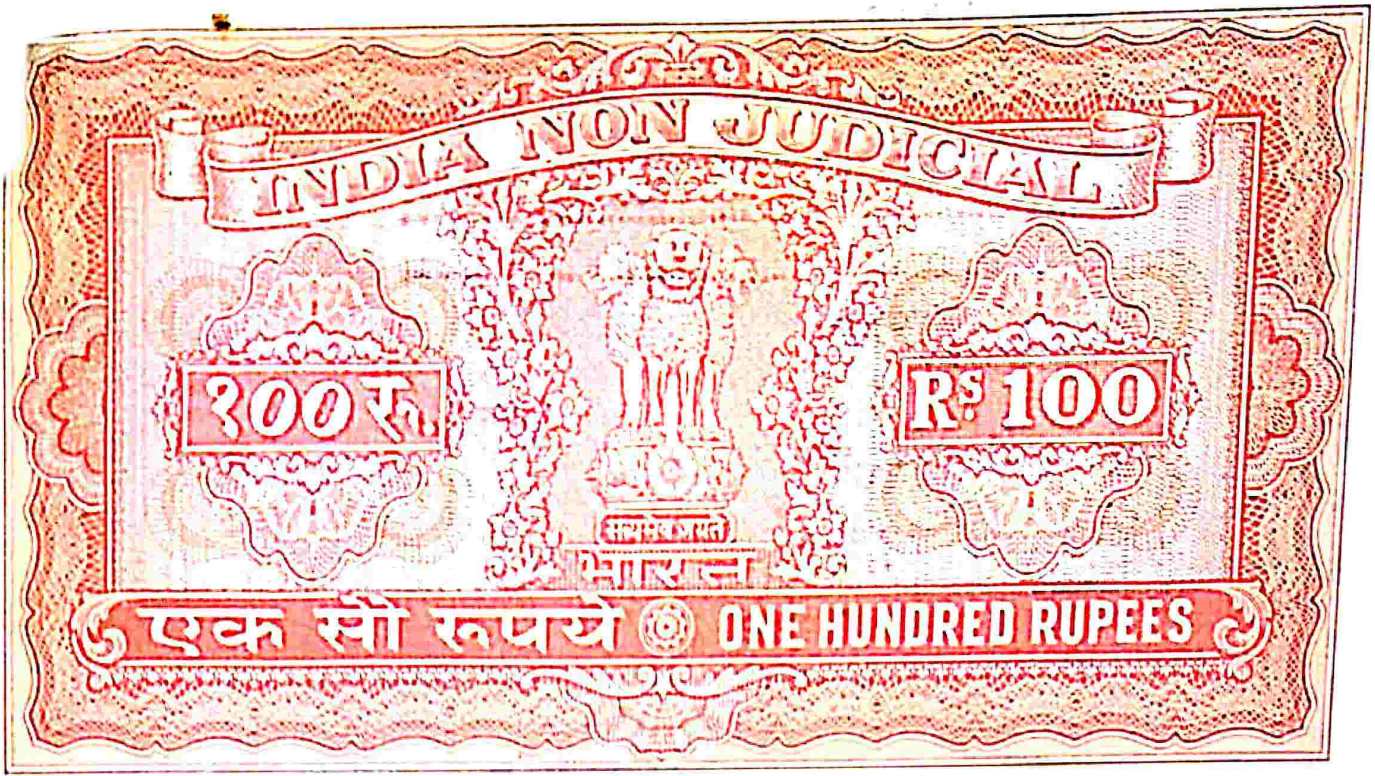
Date... *4/5* 2001

$$\begin{array}{r} \text{₹} \quad - \quad 10,000/- \\ 3 \text{ @ } 1000/- \quad - \quad 3000/- \\ 2 \text{ @ } 100/- \quad - \quad 200/- \\ \hline 13,200/- \end{array}$$



[Signature]
District Sub-Registrar to Deputy
M.A. Banerjee and Registrar to T.M.
of the Court, Alipur

9/5/2001



- : 5 :-

revisional Settlement Parcha in respect of said land as sixteen annas owner thereof.

AND WHEREAS while in possession and enjoyment of the said land said Khitish Chandra Mondal out of love and affection gifted his 39 Satak of sali land i.e. 15 Satak in Dag No.104, 15 Satak in Dag No.111 and 9 Satak in Dag No.115, in Khatian No.130 in Mouza Goragacha to his son Sri Kalyan Kumar Mondal by executing one registered deed of gift dated 19.3.1993 and registered in the office of the sub-Registry office at Sonarpore and recorded in Book No.1 Being No.2147 for the year 1993.

AND WHEREAS by another registered deed of gift dated 19.3.1993, said Khitish Chandra Mondal also transferred 33 Satak land i.e. 14 Satak in R.S.Dag No.104 and 19 Satak in Dag No.171 under R.S.Khatian No.129 to his other son Sri

No. 3690
 Sent. E. Banerjee Adv
 Calcutta Judges Court
 KOL - 27

Calcutta Collectorate,
 Treasury.

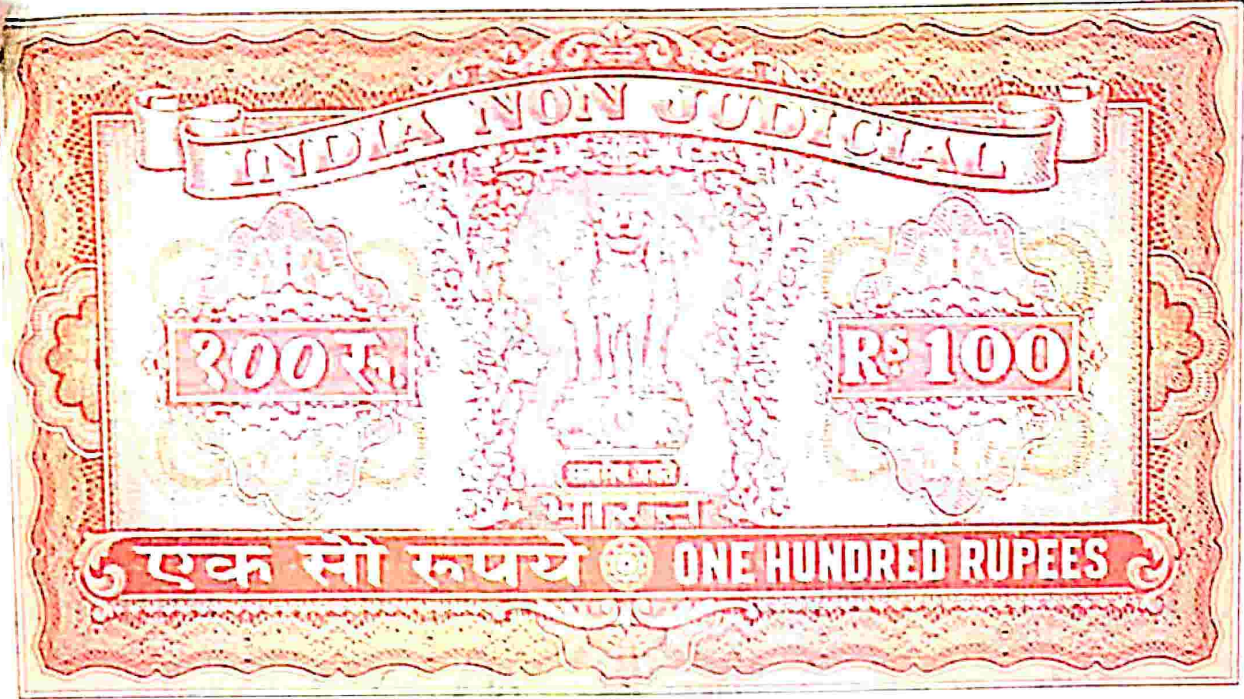
Treasury

Date 4/5/2001

30	—	10000/-
1000/-	—	3000/-
20	—	200/-
100/-	—	
		<u>13,200/-</u>



9/5/2001
 District Sub-Registrar IV
 Malpur and Assistant
 of the Dist. Am. 1884



- : 6 :-

Sri Rabindra Nath Mondal absolutely and forever by way of gift. Said deed was registered in the office of the Sub-Registrar at Sonarpur and recorded in Book No.1, Being No. 2148 for the year 1993.

AND WHEREAS being the owner said Kalyan Kumar Mondal and Rabindra Nath Mondal mutated their names in the office of the B.L.& L.R.O. as owner of the said land upon payment of all rent and taxes there for.

AND WHEREAS while in possession and enjoyment of the said land said Rabindra Nath Mondal for his legal necessity by one registered deed of Conveyance dated 1.10.1996 sold, transferred and conveyed all that land measuring about - 7 Cottahs, 25 Sq.ft. be the same a little more or less in R.S.Dag No. 104, under R.S.Khatian No. 129, in Mouza Goragacha to Damodar Ropeways International Pvt.Ltd., which is now

Con...P/7.

3690

Smt. E. Panerjee Adv

Adipur Judges Court

KOL. 27

Calcutta Collectorate,
Treasury.

Date 4/5/1901

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3000/-	-	10,000/-
1000/-	-	3,000/-
2000/-	-	200/-
		<hr/>
		13,200



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 9/5/1901
 JUDGE AND REGISTRAR
 ADIPUR JUDGES COURT
 OF THE BENGAL ACT 1873

now known as Damodar International (P) Ltd. the Vendor No.3 herein for valuable consideration. Said Deed was registered in the office of the Additional District Sub-Registry Office at Sonarpore and recorded in Book No.1, Volume No.16, pages 160 to 169, Being No. 955 for the year 1999.

AND WHEREAS by another registered deed of Conveyance dated 1.10.1996 and Rabindra Nath Mondal also sold land measuring about 1 Cottahs, 6 chittaks and 43 Sq.ft. in R.S. Dag No.104, under R.S.Khatian No.129, in Mouza Goragacha to Damodar Ropeways and Engineering Company Ltd. which is now known as Indian Ropeways and Engineering Co.Ltd. Vendor No.1 herein for valuable consideration. Said deed of Conveyance was registered in the office of the Additional District - Sub-Registrar at Sonarpore and recorded in Book No.1, Volume No.16, Pages 181 to 191 Being No. 957 for the year 1999.

AND WHEREAS one Debendra Nath Mondal was the sole and absolute owner of inter alia all that 0.09 decimals of land comprised in R.S.Dag No.105, under Khatian No.124, Mouza Goragacha, Police Station Sonarpore.

AND WHEREAS said Debendra Nath Mondal died intestate leaving behind his wife, three sons and two married daughters namely Koutuki Mondal (widow) Gour Chandra Mondal, Hiranmoy - Mondal and Chinmoy Mondal (sons) and Sabita Naskar, Gita Naskar (married daughters) who jointly inherited the share of their predecessor. Subsequently Koutuki Mondal died intestate upon her death, her share equally devolved on all the aforesaid -



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Secretary of the Department of Education
Washington, D.C.
20540

9/5/2001

Offices at Sonarpore and recorded therein its Book No.1, Volume No. 16, Pages 192 to 204, Being No. 958 for the year 1999.

AND WHEREAS said Kalyan Kumar Mondal through its Constituted attorney Vendor No.2 of this present transferred all that strip of land measuring about 2 Cottahs 2 Chittaks and 03 Sq.ft. and 13.6' wide Road from the northern side of R.S.Dag No.104, which is also the northern side of aforesaid land to the Municipality as per terms of Deed No.958 for Widening the passage to 23'-6" for the use of the adjoining land owners.

(9) AND WHEREAS 33 decimals of Sali land comprised in Dag Nos.106, ¹⁶⁵166 and 167 under R.S.Khatian No.124, Mouza Goragachha, J.L.No.45, Police Station Sonarpore, originally belonged to Ramchandra Mondal, Biswanath Mondal, Sannyasi Mondal, Dhananjoy Mondal, Baiḍya Nath Mondal, Gobardhan Mondal and Chander Mondal, and they were enjoying and occupying the same by cultivation.

(9) AND WHEREAS after demise of 7 brothers, their sons and daughters inherited the above property namely Kangal Chandra Mondal, Probas Mondal, Ajit Mondal, all sons of late Biswanath Mondal, Panchu Gopal Mondal, Smt. Shaila Bala Mondal, son and daughter of late Sannyasi Mondal, Lakshmi Mondal, Nishikanta Mondal, both sons of late Dhananjoy Mondal, Gopal Chandra Mondal, Ganesh Chandra Mondal, Kartick Chandra Mondal all sons of late Baiḍya Nath Mondal, Makhan Mondal, son of



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Registrar of Companies and Registrar of
of the State of India

9/5/00

Son of late Gobordhan Mondal, Kena Naskar, daughter of late Chander Mondal.

AND WHEREAS Kargal Mondal became the owner of land in Dag Nos. 167, 106, 165, 166 under Khatian No. 124 by inheritance and also by purchase from Jhantu Mondal, vide a registered deed of Conveyance registered in the office of Sub-Registry office at Alipore and entered into Book No.1 Pages 2130 to 2134 Being No.7072 for the year 1962 and from Dharendra Nath Mondal, vide registered deed No.1644 of Book No.1, Volume No.21, Pages 264 to 268, Being No. 1644 for the year 1974.

AND WHEREAS Prabas Mondal and his brother Ajit Mondal became the absolute owners by way of inheritance share of their father since deceased in the said property.

AND WHEREAS Panchu Gopal Mondal and Smt. Saila Bala Mondal became the sole and absolute owners having inherited the same from their father since deceased.

AND WHEREAS Lakshmi Mondal and Nishi Kanta Mondal are also sole owners having inherited the same from their father since deceased, Gopal Chandra Mondal, Ganesh Chandra Mondal, Kartick Chandra Mondal, Makhan Mondal, Smt. Kena Naskar, having inherited the same from their father since deceased. In due course of time the names of said brothers and sisters got recorded in Revisional Settlement Parcha in respect of the respective holdings which altogether makes 33 Satak more or less.



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Secretary to Government
Department of Education and Registrar of Companies
New Delhi

9/5/00/

-: 11 :-

AND WHEREAS said brothers and sisters for their necessity sold the above property i.e. 02 decimals in R.S. Dag No. 106, 11 decimals in Dag No.165, 09 decimals in Dag No. 166, and 11 decimals in Dag No. 167 in total 33 decimals of land in Khatian No.124, Mouza Goragacha, P.S.Sonarpore, District 24-Parganas South for valuable consideration by a registered deed of Conveyance dated 24.2.1997 in favour of Vendor No.2 and it was registered in the Additional District Sub-Registry Office at Sonarpore and recorded in Book No.1, Volume No.16, Pages 144 to 159 being No.954 for the year 1999 and after purchase the Vendor No.2 recorded its name and enjoying and occupying the same by cultivation.

AND WHEREAS the Vendor Nos. 1 to 3 became the absolute recorded owners of land measuring about more or less 40 Cottahs, 13 Chittaks and 25 Sft. i.e. 8 Cottahs 7 Chittaks and 23 Sft. of land R.S.Dag No.104 under R.S.Khatian No.129 and 5 Cottahs 7 Chittaks and 5 sft. in R.S.Dag No.105 and R.S.Khatian No. 124, and 6 Cottahs 14 Chittaks 42 sft. in R.S.Dag No.104 and R.S.Khatian No.130 and 1 Bigha of land in R.S.Dag No.106, 165, 166 and 167 and R.S.Khatian No. 124, under Police Station Sonarpore, District 24-Parganas South by way of Purchase as mentioned above.

Con ...P/12





[Signature]
CHIEF SUB-REGISTRAR IV A/cy
M&F Welfare and Registrar w/o YCo,
of the Regn Act 1950

9/5/00

_ : 12 :-

AND WHEREAS the Vendor No.1 was known as Damodar Ropeways and Engineering Company Ltd. by which name the Vendor No. 1 acquired the said properties mentioned above subsequently the name of Damodar Ropeways and Engineering Company Ltd. was changed to Indian Ropeways and Company Ltd. accorded there to in the Department of Company affairs, Vide R.O.C.W.B. letter No.NCR/CN/34211 pursuant to Section 23(1) of Indian Companies Act, 1956 vide Co No.21-34211, dated 11.7.1997.

AND WHEREAS the Vendor No.3 was known as Damodar Ropeways International (Pvt) Ltd. by which name the Vendor No. 3 acquired properties as mentioned above subsequently the name of Damodar Ropeways International (Pvt) Ltd. was changed to Damodar International (Pvt) Ltd. vide R.O.C.W.B. letter No.NCR/CN/49511 pursuant to Section 23(1) of Indian Companies Act, 1956 vide CO Ho. 21-49511 dated 11.2.1997.

AND WHEREAS the Confirming Party herein entered into an agreement on 15th.November , 2000 with the Vendors for purchase of the said properties and it will appear from the said agreement that the Vendors agreed with the Confirming Party that the Confirming Party there named as Purchaser shall be at liberty to acquire purchase or nominate other persons in its place or statead to obtain Conveyance of the said lands in such part or parts as may be required by the Purchaser.

AND WHEREAS as per terms of the said agreement entered into between the Vendors and the Confirming Party of these present, the Confirming Party has divided the entire land into

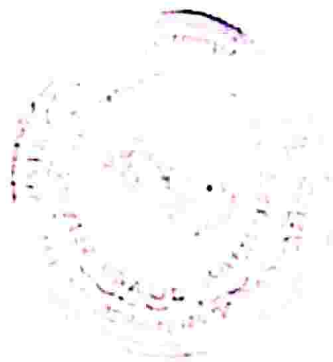


[Signature]
Sub-Registrar and Registrar
of the District Office

9/5/2001

into several small plots providing passages in between for the purpose of egress and ingress of the plot holder and also for laying drains by the side of the said passage and the Vendors and Confirming Party have jointly declared for absolute sale of the said land to different purchaser for consideration and the Purchaser herein has agreed to purchase land measuring about 2 Cottahs 3 Chittaks and 9 Sft. be the same a little more or less comprising in R.S.Dag Nos.104 and 105 under R.S. Khatian Nos. 130 and 124 respectively in Mouza Goragacha, more fully described in the schedule below at or for the total consideration of Rs. 1,88,027/- (Rupees one lakh eighty eight thousand and twenty seven) only free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,88,027/- Only (Rupees one lakh eighty eight thousand and twenty seven) being the full price of the said land containing an area of 2 Cottahs, 3 Chittaks and 9 sq.ft. (the receipt whereof the Vendors do hereby admit and acknowledge and from the same and every part thereof do hereby acquit, release and for ever exonerated the Purchaser and the said land hereby Conveyed) the Vendors doth hereby sell, grant, transfer, convey assign and assure unto and to the Purchaser all that the said land measuring about 2 Cottahs 3 Chittaks and 9 Sq.ft. a little more or less situated and lying at District 24-Parganas South, P.S.Sonarpore, Khaspur Pargana Touzi No.56, J.L.No.45 Mouza Goragacha, comprised of R.S.Dag No. 104 and 105 under R.S.Khatian No. 130 and 124 respectively, more fully described in the schedule hereunder written OR HOWSOEVER OTHERWISE The



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1916-1917
of the State of New York

9/5/10

the said lands, hereditaments and premises or any part thereof now are or is or heretofore were/was situated or distinguished, together with free unrestricted liberty to use and enjoy the common passages for laying drains and all other usual rights to enter upon under and along the said passage and/or any other roads and the rights of obtaining electric connection, water connection from the mains of Municipality and Electric Company as may be provided in future and all other amenities provided and/or as may be provided in future and the pattahs, passages drains, water courses, light and all manner of rights liberties, privileges, easements and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining thereto or usually held or enjoyed therewith or repeated to belong or appurtenant thereto AND ALL the estates, rights, title, interest, claim or demands, whatsoever both at law or in equity of the Vendors unto and upon the said lands, hereditaments and premises or any part thereof together with all deeds, pattahs muniments and title whatsoever in anywise, relating to or concerning the said lands, hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession or control of the Vendors or any other person or persons from whom they may procure the same without any action in law or in equity and all rights and advantages of the Vendors by and under the Covenant for production of the relevant title deeds, relating to this piece of land and TO HAVE AND TO HOLD the said lands, hereditaments and premises hereby granted, conveyed, transferred and assured expressed so to be including the right of way etc. as stated above unto and to the use of Purchaser absolutely and forever and free from all encumbrances

encumbrances and the Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed or thing by the Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed or thing by the Vendors by any of their predecessors-in-title done, or knowingly suffered to contrary the Vendors have good rights, full power and absolute authority to grant, convey, transfer assure the said lands, hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the purchaser shall and may at all times, hereafter peaceably and quietly enter and peaceably possess and enjoy the said lands, hereditaments and premises and receive the rents, issues and profit thereof without any lawful eviction interruption claim or demands, whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust from them or under any of their successors or predecessors in title and with and sufficiently against all manner of former estate, title, liens, equipments, lispendens, attachment and that free from all encumbrances whatsoever made or suffered by the Vendors or any of their successors and predecessors in title or any person or persons lawfully claiming as aforesaid and whereas the Vendors covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever and further that the Vendors and the Confirming Party and all persons having or equitably claiming any estate or interest in the said lands, hereditaments and premises or any part thereof from under of in trust for the Vendors or the Confirming Party under any of their successors or predecessors in title shall and will from time to time and all times, hereafter -



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REGISTRAR OF COMPANIES
MADHYA PRADESH
REGISTRATION AND REGISTRY OF COMPANIES
OF THE REG. ACT 1956

9/5/00

hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said lands, hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid or any reasonably be required and the Vendors hereby declared that original purchase deed of the Vendor shall remain in the custody of the Vendors but the Vendors shall and will at all times and from time to time hereafter at every reasonable request and of the costs of the Purchaser may authorise to produce or cause to be produced at any offices, court or commission for examination of Witnesses or otherwise as occasion may require all or any of their documents of title papers and writings in original relating to the property hereby granted and conveyed more particularly described in the Schedule below in satisfaction or support of title of the Purchaser or to and in the said land, hereditaments and premises hereby conveyed and transferred expressed or intended so to be or any part thereof and also at the like request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser or extracts of and from the said deeds, records and writings or any of them in their possession or powers as the Purchaser may require and shall and will in the meantime may require unless prevented by fire or from other inevitable accident and in that the said papers indeteriorated and unobliterated and whereas the Vendors hereby further declare that the above property has not been acquired or requisitioned or such purposes by the Government or any public body any concern for public utility purpose.



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SUB-REGISTRAR TO ALPHAS
REGISTRAR OF COMPANIES
of the Reserve Act, 1928

9/5/01

MOREOVER THE VENDORS declare that the rent and taxes for the land hereby sold has been paid upto the years 1991 and further that the Vendors shall execute all documents, deed of declaration or rectification or any other supplementary deed or deeds or adduce evidence in favour of the Purchaser in every office or court of law being personally present at the cost of the Purchaser to establish the Purchaser's good and effective title in respect of the said land hereby conveyed. If required and the Purchaser to establish the Purchaser's good and effective title in respect of the land hereby conveyed. If required and the Purchaser shall have full right and absolute authority to bring electric, telephone, gas and water connection under or over the said 20' wide passage or to lay drain and sewerage connection for outlet of the water by the side of the said passage as shown in the plan attached herewith as much as the consideration paid by the Purchaser this day to the Vendors and as such the Purchaser has full right and authority to use and enjoy the said passage as owner along with his successors and finally the Purchaser shall have right to cause separate assessment by mutation his name in the office of the B.L. & L.R. O or any other Government office including office of the Rajpur Sonarpore Municipality in place of the name of the Vendors to which the Vendors shall give all consents and signature if necessary and the Purchaser also shall have right to sell, transfer, convey and mortgage the said property at his discretion and the Vendors declare that the land hereby sold is not subject to any attachment, alignment, lien, charges or mortgage neither the said land is nor it is subject to any suit or execution or any Court of law and the said land is free from all encumbrances.

9

FURTHER that the Purchaser as owner shall have right to bring water, electric and gas connection, through or under the 20' passage or lay drain or sewerage line by the side of the said 20' passage appertaining to the land and also shall have right to use the said passage for his ingress and egress along with his successors. The vendors hereby further declare that if any defect of title or that of possession be transpired afterwards then the Vendors shall refund the entire consideration money to the Purchaser at a time.

The Confirming Party hereby declare that it has demarcated the entire land of the Vendors and requested the Vendors to execute and register this deed of Conveyance in favour of the Purchaser of this present and it has no claim against the Purchaser in any manner whatsoever and the Confirming Party hereby confirms the sale hereby made.

SCHEDULE :

(Description of land hereby Conveyed)

ALL THAT piece and parcel of land measuring 2 Cottahs 3 Chitbaks and 9 sft. the same a little more or less in Mouza Goragachha, Pargana Khaspur, J.L.No.45, R.S.No.11, under Collectorate Touzi No. 56, at present lying and situated under the local jurisdiction of Rajpur Sonarpore Municipality under Police Station and Sub-Registry Office at Sonarpore, District 24-Parganas South under the following Dags and Khatians.

R. S. Kh. No.	R. S. Dag No.	Area			Nature	Rent.
		K.	Ch.	Sft.		
130	104 (P)	1	10	32	Sali	Re.1/-
124	105 (P)	0	08	22		
		1	03	09		



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SECRETARY TO GOVERNMENT
J. S. Dasgupta and Registrar to the
of the District, West Midnapore

9/5/2001

The land hereby sold has been shown in the map by 'RED' border line in the plan annexed herewith and the same has been marked as Scheme Plot No. 8 proportionate annual rent Re.1/- payable to the office of the Collector, Govt. of West Bengal. The said parcel of land is butted and bounded by -

- ON THE NORTH : Scheme Plot No. 7,
ON THE SOUTH : Scheme Plot No. 9
ON THE EAST : R.S. Dag No. 100
ON THE WEST : 20' wide Road ;

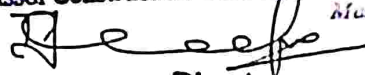
IN WITNESS WHEREOF the Vendors and the Confirming Party put their respective hands and seal, the day, month and year first above written.

WITNESSES :-


1.. Enakshi Banerjee
Advocate

2.. Sajjan - Tod
1/A Vansit Hart Row
Calcutta - 1

For Russel Construction Co. Ltd.


Director

For Indian Ropeways & Enge. Co.Ltd.


A. B. Chamarla
Managing Director

For Damodar International Pvt. Lt


Director

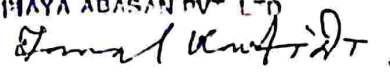
VENDORS :


Director

For DEBCHHAYA ADASAN PVT LTD

CONFIRMING PARTY :

For DEBCHHAYA ADASAN PVT LTD


Director

MEMO OF CONSIDERATION :

RECEIVED a sum of Rs. 1,88,027/- (Rupees one lakhs eighty eight thousand and twenty seven) only from the within named Purchaser on the day, month and year written above in the following manner :-

- 1) BY cheque dated 8.5.01 being no 199839 drawn on SBI Jodhpur University Branch in favour of Russel Construction Co. Ltd. Rs 80663/-
 - 2) BY cheque dt 8.5.01 no 199840 drawn on same Bank in favour of Indian Rope Works & Eng Co. Ltd. Rs 20776/-
 - 3) BY cheque dt 8.5.01 being no 199841 drawn on same Bank in favour of Damodar International (P) Ltd. Rs 20778/-
 - 4) BY cheque dt 8.5.01 being no 199842 drawn on same Bank in favour of Debchhaya Abasan (P) Ltd. Rs 40810/-
 - 5) BY cheque dated 8-4-01 being no 199837 drawn on same Bank in favour of Debchhaya Abasan (P) Ltd. Rs 25000/-
- (Rupees one lakh eighty eight thousand and twenty seven) only.

For Indian Rope Works & Engg. Co. Ltd.

For Damodar International Pvt. Ltd.

A. B. Chamarla
Managing Director

Directo

For Russel Construction Co. Ltd.

Director

VENDORS :

For DEBCHHAYA ABASAN PVT. LTD

Director

WITNESSES :-

- 1.. Enakshi Banerjee
Advocate
- 2.. Sajjan Todi
11A Vanshiast Row
Calcutta - 1

Drafted by :

Enakshi Banerjee
Advocate.

Typed by -

Sulal Ch-Mondal
Typist, Judges Court,
Alipore. Calcutta-27.



REGISTRATION IN ACCORDANCE WITH SECTION 12(1) OF THE COMPANIES ACT, 1956

9/5/01

Handwritten: 9.5.2001



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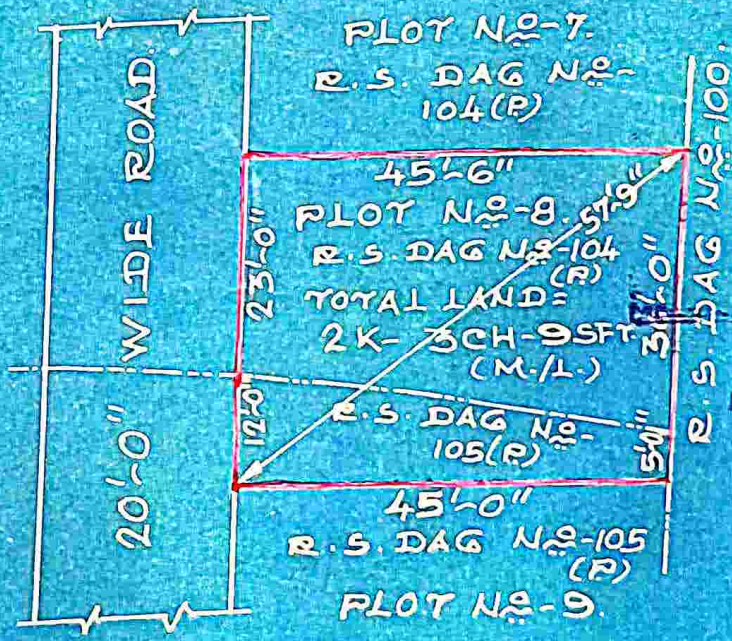
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REGISTRATION IN ACCORDANCE WITH SECTION 12(1) OF THE COMPANIES ACT, 1956

2-8-2001

SITE PLAN OF PART OF R.S. DAG NO-104,
105, MOUZA-GARAGACHHA, S.L. NO-45,
SCEEM PLOT NO-8, P.S.-SONARPUR,
DIST.-24-PARGANAS (SOUTH), WARD NO-
1, RAJ.-SON. MUNICIPALITY.

R.S. DAG NO-104 (P) AREA=1K-10CH-32SFT
R.S. DAG NO-105 (P) AREA=0K-8CH-22SFT.
TOTAL NET LAND AREA=2K-3CH-9SFT (M/L)
SOLD AREA SHOWN IN RED BORDER LINE



For Indian R.

For Damodar International Pvt. Co.

For Russel Construction Co. Ltd.

Director

DRAWN BY-
Partha Sarathi Mandal
(Surveyor & E.P.S.)
Garagachha, Garia,
Kolkata - 84.

For DEBCHAYA INTERNATIONAL PVT LTD

Director

SIG. OF VENDORS



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Registrar of Companies
Madras and Registrar of
the Madras Act, 1956

1005/6



The Plaintiffs
Book No.
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Madras and Registrar of
the Madras Act, 1956
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