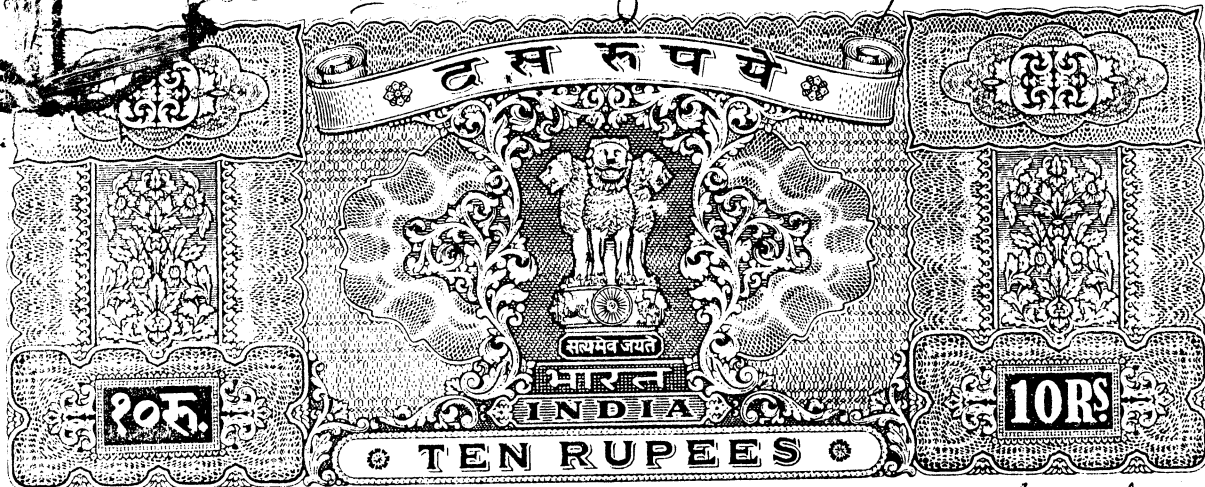


BOOK 2 20 Being Ho - 2886/1993

10RS.

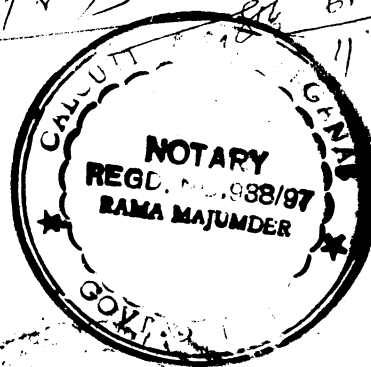


6158 at 28/11/93
2399

I 2886 for 93

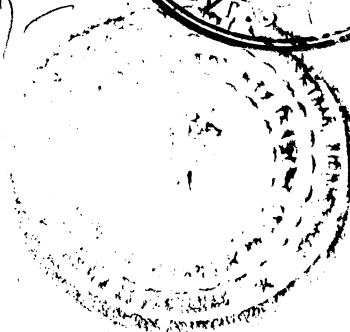
Agm 5-60
80 6.-
11-60

7 stamps Rs 15520/-



4:50 # 127 61-

Dr K. P. Chatterjee
22-4-93



22nd Nov 93

Arjun Gauria

Arjun Gauria

Dr K. Chatterjee

21 NOV 2009

22/11/93

TRUE COPY ATTESTED

NOTARY
RAMA MAJUMDER

22/11/93

11/1/94



- 2 -

(12) RAJIV GOENKA, son of Sri S.K. Goenka, (13) KRISHNA MURARI GOENKA, son of Late Anganahel Goenka (14) SUSHILA DEVI GOENKA, wife of Sri K.M. Goenka (15) VINOD KUMAR GOENKA son of Sri K.M. Goenka (16) PRAMOD GOENKA, son of Sri K.M. Goenka (17) SUNITA BALI daughter of Sri K. M. Goenka, (18) SANHEETA GOENKA, daughter of Sri K.M. Goenka (19) ASHILA GOENKA, wife of Sri Vinod Goenka (20) BINA GOENKA, wife of Sri Pramod Goenka all of 120, Block-C, Bangur Avenue, Calcutta- 700 055, (21) SILA MODI, wife of Sree Krishna Modi, (22) SIFEE KRISHNA MODI.

(Contd..P-3)

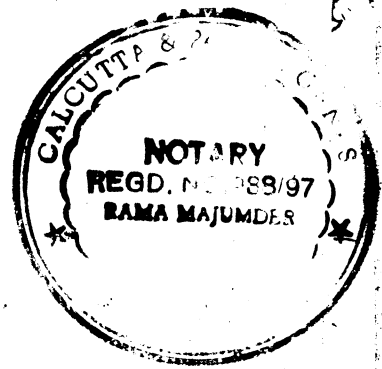
21 NOV 2009

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NOTARY
RAMA MAJUMDER

21/11/2009

7/11/09



- 3 -

son of Late Shiv Sahay Modi (23) MANOJ MODI son of
Shree Krishna Modi (24) PRAVINA MODI, wife of Manoj
Modi, (25) SANJAY MODI, son of Shree Krishna Modi,
(26) BIJAY KUMAR MODI, son of Shankar Pd. Modi all
of 8-A, Alipore Road, Calcutta- 700 027 (27) VED
PRAKASH AGARWAL son of Jagadish Pd. Agarwal (28) SURESH
KUMAR AGARWAL, (29) UMESH KUMAR AGARWAL (30) BIJOY KUMAR
AGARWAL (31) KAMAL KUMAR AGARWAL (32) SUNIL KUMAR AGARWAL, all
sons of Jagadish Pd. Agarwal (33) MUKUND MODI, son of
late Biswanath Modi, all of 115/7, Canal Street, Sribhumi,
Calcutta- 700 048, hereinafter referred to as the
' V E N D O R ' (which expression shall unless excluded

(Contd..P-4)

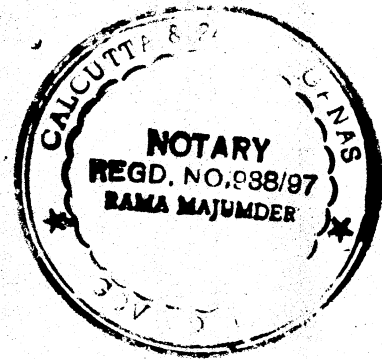
21 NOV 2009

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NOTARY
RAMA MAJUMDER

21/11/09

7/11/09



- 4 -

by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART ;

A N D

1. GOURI SHANKAR GOENKA, S/o. Late Shyam Sundar Goenka, 2. MASTER NITIN GOENKA, S/o. Vijoy Kr. Goenka both residing at 50, Cotton Street Calcutta - 7, by faith - Hindu, by occupation - Business. hereinafter referred to as the purchaser

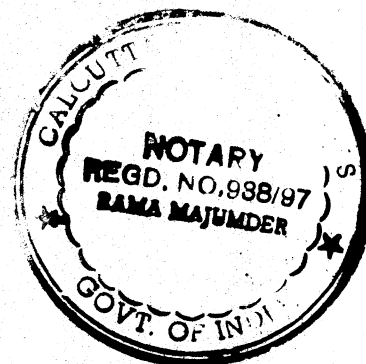
21 NOV 2009

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NOTARY
RAMA MAJUMDER

21/11/03

9/14/03



- 5 -

(which expression shall, unless excluded by or repugnant to the context be deemed to include his/her heirs, executors, administrators, legal representatives and assigns) of the OTHER PART ;

W H E R E A S Motiar Rahaman Mondal, Abu Hussain Mondal, Abul Hussain Mondal, Altab Hussain Mondal, Benu Hussain Mondal, all son of Late Elahi Box Mondal, residing at Mondal Ganti, P.S. Rajarhat, Dist. North 24-Pargans, absolute recorded joint owner of land 25 cottahs 6 Chittacks 40 Square feet be the same little more or less of

(Contd..P-6)

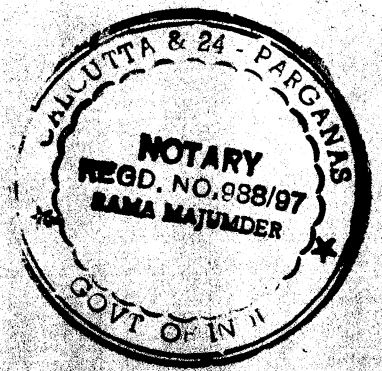
21 NOV 2009

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MOTARY
RAMA MAJUMDER

12/11/03

57/4/73



- 6 -

R.S. Dag No. 568, R.S. Khatian No. 226, J.L. No. 5,
Mouza- Kaikhali, P.S. Rajarhat, now Dum Dum Airport,
Dist. North 24-Parganas, of Sub-Registry Office at
A.D.S.R.O. Bidhan Nagar, Salt Lake City, Calcutta-91.

AND WHEREAS Motiar Rahaman Mondal made a Deed
of Conveyance in favour of Vendors and Ramash Poddar,
Rajesh Poddar, Ashoke Goenka and Vijoy Goenka, of his
1/5th share of aforesaid plot, dated the 25th January,
1989 by a Deed of Conveyance, registered at A.D.S.R.O.,
Bidhan Nagar, (Salt Lake City), Calcutta- 91. copied

(Contd..P-7)

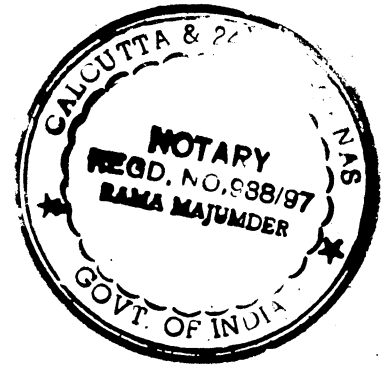
21 NOV 2009

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NOTARY
RAMA MAJUMDER

23/11/93

43/4/93



- 7 -

in Book No. I, Deed No. 537 for the year 1989.

AND WHEREAS Abu Hossain Mondal made a Deed of Conveyance in favour of Vendors on 25-01-1989, registered at A.D.S.R.O, Bidhan Nagar, (Salt Lake City), Calcutta-91. copied in Book No. I, Deed No. 539, for the year 1989.

AND WHEREAS Benu Hossain sold his portion present Vendors with 37 Heads on 25-01-1989, copied in Book No. I, Deed No. 533, for the year 1989.

AND WHEREAS Abul Hossain Mondal made a Deed of Sale in favour of present Vendors with 37 heads on 25-01-1989, copied in Book No. I, Deed No. 532, for the year 1989.

(Contd..P-8)

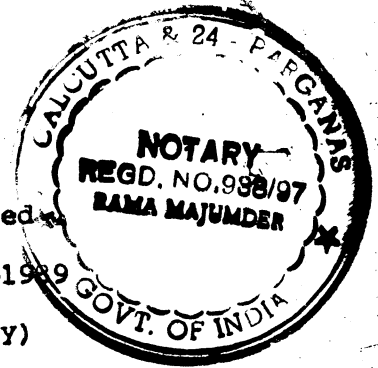
21 NOV 2009

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NOTARY
RAMA MAJUMDER

23/11/93

23/11/93



AND WHEREAS Altab Hussain Mondal made a Deed of Sale in favour of Vendors with 37 heads on 25-01-1989 registered at A.D.S.R.O., Bidhan Nagar, (Salt Lake City) Calcutta-91. copied in Book No. I, Deed No. 538, for the year 1989.

AND WHEREAS the Vendors and others 4 heads absolutely owner of land 25 Cottahs 6 chittacks 0 Square feet by virtue of purchase of R.S. Dag No. 568, R.S. Khatian No. 226, at Mouza- Kaikhali, P.S. Rajarhat, now Dum Dum Airport, Dist. North 24-parganas, Sub-Registry office at A.D.S.R.O., Bidhan Nagar (Salt Lake City), Calcutta- 91.

AND WHEREAS the Vendors subsequent thereto the Vendors herein framed a Scheme under which the Vendors have developed their undivided shared portion of the said land converted the said undivided land.

AND WHEREAS subsequent thereto the Vendors herein framed a scheme under which the Vendors have developed their undivided shared portion of the said land converted the said undivided / portion of land into several smaller plots (morefully and particularly written or described in the Schedule hereunder) and have duly numbered each of the Plots and offered sale of the said converted plots to the prospective purchasers.

21 NOV 2009

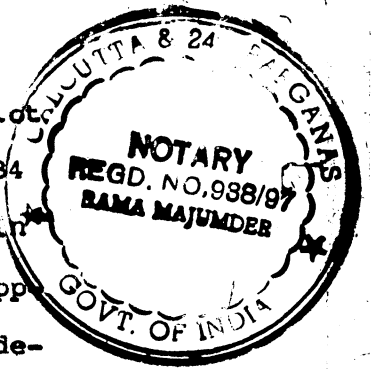
TRUE COPY ATTESTED
(Contd..P-9)

NOTARY
RAMA MAJUMDER

23/11/83

23/11/83

AND WHEREAS being desirous of purchasing Plot No. 28, measuring an area 4 Cottahs 7 chittacks 34 square feet, (more fully and particularly described in the Schedule hereunder written) the purchaser had approached the Vendors and the Vendors have agreed and decided to SELL to the Purchaser, the said Plot No. 28, including use of passage and the road appertaining thereto at or for a total consideration of Rs. 1,16,660/- (Rupees one lack sixteen thousand six hundred and sixty) only (the ownership and rights of the road and common passage will remain with the Vendors).



AND WHEREAS the Vendors made a Deed of Power (General) in favour of S.K. Goenka, Arun Goenka, and Sanjay Modi dated the 20/4/92 of A.D.S.R.O. Bidhan Nagar, (Salt Lake City), Calcutta-91, by Book No. IV, Deed No. 120/121/122 for the year 1992.

AND WHEREAS the Vendors and the purchaser hereby covenant that the purchaser along with the purchase of other plots shall be at all times become responsible for the maintenance of the Roads and common passage and also the drain passing through or by the said Road and common passage.

NOW THIS INDENTURE WITNESSETH

T H A T in consideration of the above sum of Rs. 1,16,660/- (Rupees one lack sixteen thousand six hundred and sixty) only,

(Contd..P-10)

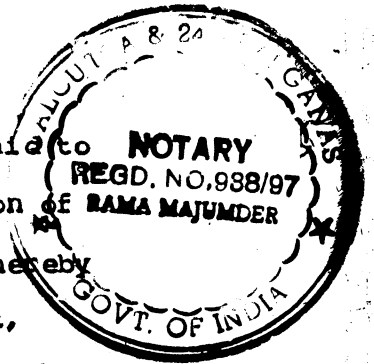
NOTARY
RAMA MAJUMDER

TRUE COPY ATTESTED

11 NOV 2009

23/4/93

23/4/93



of lawful money of India in hand well and truly paid to the Vendors by the purchaser at or before execution of these presents (receipts whereof the Vendors do hereby admit and acknowledge, the Vendors do hereby grant, transfer, sell and release and confirm unto and to the use of the said Purchaser ALL THAT the said piece and parcel of land fully described in the Schedule hereunder written.

AND WHEREAS the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchaser his heirs, executors, administrators, representatives and assigns and every one of them and also the said property he the vendors as beneficial owner to by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser, his heirs, executors, administrators, representatives and assigns ;

AND WHEREAS the said Plot No. 28, fully mentioned and described in the Schedule hereto or HOWSOEVER OTHERWISE the said property now or heretofore were or was situate, butted, bounded, called known, numbered described and distinguished.

AND WHEREAS all the estate, right, title inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or every part thereof AND

TRUE COPY ATTESTED

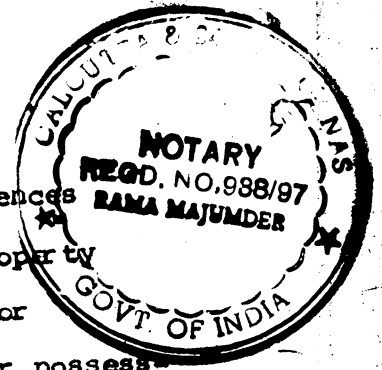
(Contd..P-11)

NOTARY
RAMA MAJUMDER

23/11/93

21 NOV 2009

23/11/93



all deeds, pattahs muniments, writings and evidences of title which 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 Vendors, their heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold conveyed and transferred to expressed and intended so to be with their rights, members and appurtenances unto and to the use of the purchaser his heirs executors, administrators, representatives and assigns forever AND the Vendors do hereby for himself, his heirs, executors, administrators and representatives, covenant with the purchaser his heirs, executors, administrators, representatives and assigns THAT notwithstanding any ~~ax~~ act, deed or thing whatsoever, by the Vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered in the contrary they the Vendors had at all material times heretofore and now has good right, full power, absolutely authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold conveyed and transferred or expressed or intend so to be unto and to the use of the Purchaser, their/his heirs, executors, administrators, representatives and assigns in the manner aforesaid;

TRUE COPY ATTESTED

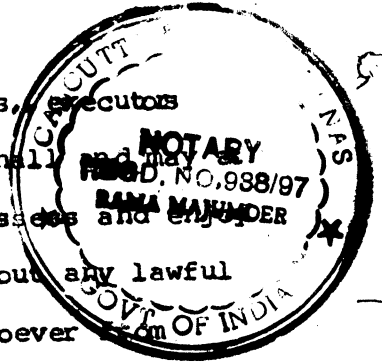
(Contd. Part)
RAMA MAJUMDER

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23/10/93

23/10/93

21 NOV 2009

AND WHEREAS the purchaser his heirs, executors administrators, representatives and assigns shall all times hereafter peaceable and quietly possess the said property and every part thereof without any lawful eviction, interruption, calim or demand whatsoever or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or from or under of their ancestors or predecessors in title ;



AND WHEREAS free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitable claiming as aforesaid ;

AND WHEREAS the Vendors 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 them the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the purchaser his heirs, executors,

(Contd..P-13)

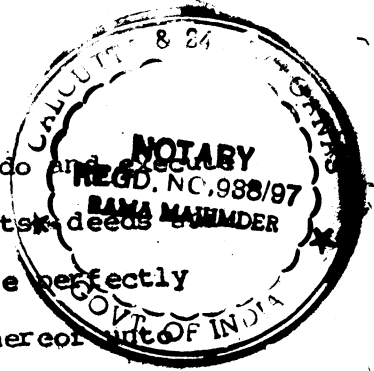
TRUE COPY ATTESTED

NOTARY
RAMA MAJUMDER

21/11/03

23/4/93

21 NOV 2009



administrators, representatives and assigns do and cause to be done and executed all such acts and things whatsoever for further better and more perfectly assuring the said property and every part thereof and to the use of the purchaser his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonable required ;

AND FURTHER MORE THAT the Vendors and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchaser his heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title or the vendors or any breach of the covenants hereinunder contained.

We affirm and declared that the sold land used for purpose of Agriculture.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of ~~said~~ land measuring an area of 4 (four) Cottahs 7 (Seven) Chittacks 34 (thirty-four) square feet, be the same little more or less together with ~~franchise~~ all easement right, right of common passage, right of electric right of water connection and right of Telephone of R.S.

TRUE COPY ATTESTED

(Contd. P-14)

NOTARY

RAMA MAJUMDER

21/4/83

21 NOV 2008

23/4/93

Dag No. 568, Khatian No. 226, at Mouza- Kaikha, J.L. No.

5, R.S. No. 115, Touzi No. 172, P.S. Dum Dum Airport

Dist. North 24-Pargans, Sub-Registry Office at

Bidhan Nagar (Salt Lake City), Calcutta- 700 091.

Sold area demarcated 'R E D' border line with attach Plan
mark by plot No. 28, Plan shall be part as same as original,
which is butted and boundes as follows :-

ON THE NORTH BY :: Plot No. 27,

ON THE SOUTH BY :: Plot No. 29,

ON THE EAST BY :: 16' Wide Road,

ON THE WEST BY :: other land,

IN WITNESS WHEREOF the Vendor has hereunto set and
subscribed in his hand to these presents the Day, Month and
Year first above written.

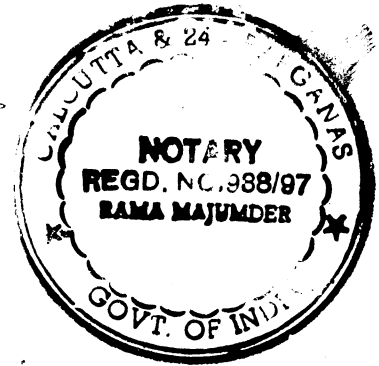
(Contd..P-15)

TRUE COPY ATTESTED

NOTARY
RAMA MAJUMDER

21 NOV 2009

SIGNED, SEALED AND DELIVERED at
Calcutta by the Vendors in presence of :-



WITNESSES :-

1. SK Alauddin Ahmed
Rajin Rat

2. MD Abu Barar
or Jatra Gochi
Krishna Murari Goenka, Sunita Ball
Shelila Devi Goenka, Shanteeta Jain
Vinod Goenka, Ashila Goenka
Parad Goenka, Bina Goenka
BY SURENDRA KUMAR GOENKA
HIS CONSTITUTED ATTORNEY
SM S-V Goenka

Maj Kumari Goenka, Sangeeta Modi
Rajiv Goenka Rina Gupta
BY SURENDRA KUMAR GOENKA
HIS CONSTITUTED ATTORNEY
SM S-V Goenka

Nagarmal Angadlal Goenka, Sanjay Goenka
Gita Devi Goenka, Amish Goenka
Anup Goenka, Kusum Goenka
BY ARUN GOENKA
HIS CONSTITUTED ATTORNEY
SM Arun Goenka

Sila Modi, Sree Krishna Modi,
Manoj Modi, Pravina Modi,
Bijay Kr. Modi, Ved Prakash Modi,
Suresh Kr. Agarwal, Umesh Kr. Agarwal
Kamal Kr. Agarwal, Sanjay Kr. Agarwal
Bijoy Kr. Agarwal, Vinod Modi
BY SANJAY MODI
HIS CONSTITUTED ATTORNEY
SM Sanjay Modi

TRUE COPY ATTESTED

NOTARY
RAMA MAJUMDER

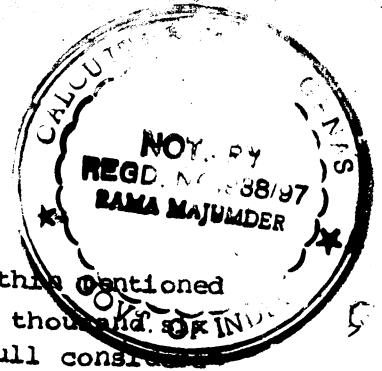
SIGNATURE OF THE VENDORS.

21 NOV 2009

(Contd. P-16)

23/4/93

MEMO OF CONSIDERATION



RECEIVED from the within named purchaser the within mentioned sum of Rs. 1,16,660/- (Rupees one lack sixteen thousand hundred and sixty) only, by cheque being the full consideration money for the said land.

M E M O

<u>Date</u>	<u>Cheque No.</u>	<u>Name of the Bank</u>	<u>Amount (Rs)</u>
17-11-92.	150894	State Bank of Hyderabad.	
17-11-92.	150895	State Bank of Hyderabad.	24,746.00
17-11-92	150896	State Bank of Hyderabad.	45,957.00
		State Bank of Hyderabad.	45,957.00

TOTAL RS. .. 1,16,660.00

(Rupees one lack sixteen thousand six hundred and sixty) only.

W I T N E S S E S :-

1. *SK. Allauddin Ahmed*
2. *Mr. Abu Basir*

Krishna Murari Goenka, Sunita Baki
Sushila Devi Goenka, Shanceta Jain
Vinod Goenka, Ashila Goenka
Pranod Goenka, Pina Goenka

BY SURENDRA KUMAR GOENKA
HIS CONSTITUTED ATTORNEY

SK. Goenka

Raj Kumari Goenka, Bangesta Modi
Rajiv Goenka Rita Gupta

BY SURENDRA KUMAR GOENKA
HIS CONSTITUTED ATTORNEY

SK. Goenka

Nagarmal Angadlal Goenka, Sanjiv Goenka
Gita Devi Goenka, Amiah Goenka
Anup Goenka, Kusum Goenka

BY ARUN GOENKA
HIS CONSTITUTED ATTORNEY

Arun Goenka

TRUE COPY ATTESTED

Sila Modi, Sree Krishna Modi,
Manoj Modi, Pravina Modi,
Bijay Kr. Modi, Ved Prakash Modi,
Suresh Kr. Agarwal, Umesh Kr. Agarwal,
Kamal Kr. Agarwal, Sunil Kr. Agarwal,
Bijoy Kr. Agarwal, Ninkund Modi

NOTARY

RAMA MAJUMDER

BY SANJAY MODI
HIS CONSTITUTED ATTORNEY

Sanjay Modi

21 NOV 2009

Drafted & Prepared by :-
SK. Allauddin Ahmed
(SK. ALLAUDDIN AHAMMED),
of DHARSHA, 24-Pgs. (N),
Govt. Approved-
LICENCE NO. DW/XY-10

TYPED BY :-

RAHAMAT SHAIKH
(RAHAMAT SHAIKH),
16/11/97

SIGNATURE OF THE VENTURS.

23/4/93

