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Date
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Rs 100

Savings Unit Ltd
Banc Kal 12

A. S. VISHAI
BANK GROUP Ltd

8-00 P.M.

31st

January 06

31/1/06

The Exceedant.

Commission at 81, Gola Ghat Road, Cal
VGP Tower

Rampati Devi Jaismal

L.T. 1. of
Rampati Devi Jaismal.
By the Pen of
Prabir Kumar Saha.

Smt Rampati Devi Jaismal
Laxmi Prasad Jaismal, by faith Hindu,
by occupation Housewife of 12/19, Dr.
Shireen Sen Sarani (Hastuti Bagarban)
P.S. Bowstole, Kolkata - 6.

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L.T. 1. of
Rampati Devi Jaismal
By the Pen of
Prabir Kumar Saha.

Prabir Kumar Saha
870 Lt Rash Bahari Saha
Atghara, Ghoshtala
Kolkata - 157
Business.

Prabir Kumar Saha
870 Lt Rash Bahari Saha,
Atghara, Ghoshtala
Kolkata - 157
Business.

31/1/06



L.T.1. of Rantabi
 D. vi. Jaival.
 by the son of hatia
 K. Saha

AND

ARYAVRAT SAVINGS UNIT LTD. having its registered place of business at Eden House, 15, Gangadhar Babu Lane, Room No.306, Kolkata - 700 012, represented by its Director MR. RABI SANKAR SAHA, son of Sri Tarapada Saha, by faith Hindu, by occupation Service, by nationality Indian, presently residing at 19/B, Madhu Roy Lane, Ground Floor, Kolkata - 700 006, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, director for the time being in force and assigns) of the **OTHER PART**.

WHEREAS :

A. One (1) Madar Ali Mondal, (2) Manick Mondal and (3) Ajet Ali Mondal, three brothers were jointly purchased 3/4th share of a plot of land being C.S. Plot No.245 under C.S. Khatian No.154, corresponding to R.S. Dag No.236, under R.S. Khatian No.343, lying and situate under Mouza Atghora, J.L. No.10, R.S. No.133, Touzi No.172, P.S. Rajarhat, in the district of North 24 Parganas, by virtue of two separate deed of purchased, deed one from (1) Kartick Chandra Biswas, (2) Sri Ganesh Chandra Biswas and (3) sri Sital Chandra Biswas all sons of Late Sib Narayan Biswas all of Hatiara, P.S. Rajarhat, in the District of North 24 Parganas and recorded in Book No.1, Volume No.63, Pages 131 to 147, and being Deed No.171, for the year 1950 and they also purchased another



1944, REGISTRAR OF COMPANIES,
SYDNEY



*L.T. of Raupali
Biswas
by the pen of
Rabia Khatun Sahar*

portion of the said land from (1) Sailendra Nath Biswas, (2) Sri Birendra Nath Biswas and (3) Smt. Amiyalata Biswas all of Hatiara recorded in Book No.I, being Deed No.2112, for the year 1950 and they obtained the rest portion of said land by the inheritance from their father. Thus they become full owner of the said inheritance land and had been duly recorded in the Revisional Settlement operation.

B. The said Ajet Ali Mondal died and left his one-third ($1/3^{\text{rd}}$) share of the said property and survived his two daughters namely Fulsom Bibi and Rabia Khatun and his two brothers namely Mader Ali Mondal and Manick Mondal as his legal heirs and successors to his aforesaid left property and they got the said property in terms of the Muslim Farayez Act of the said deceased Ajet Ali Mondal, accordingly.

C. While seized and possessed of the said plot of respective share of land, the said Moder Ali Mondal died and left his share of land the surviving his son Rehat Ali Mondal and daughter Sakina Bibi and they accordingly obtained the said $1/3^{\text{rd}}$ share of the said land measuring an area of 10(ten) decimals which is comprised in C.S. Dag No.245 under C.S. Khatian No.154, R.S. Dag No.236, under R.S. Khatian No.343 lying and situate under Mouza Atghora, J.L. No.10, R.S. No.133, Touzi No.172, P.S. Rajarhat, in the District of North 24 Parganas, absolutely free from all encumbrances by virtue of inheritance from their father now deceased and thereafter they have recorded their names to the BL



U.S. DEPARTMENT OF AGRICULTURE
OFFICE OF THE ASSISTANT SECRETARY



L.T. of Rampat
 Devi Jaiswal
 P.O. of Rampat
 Prabin Kumar Saha

& LR Office at the time of Current Settlement Zarip in the year 1932.

D. While seized and possessed of the said plot of land, the said Rehat Ali Mondal died and survived his sister named Sakina Bibi and 4(four) Cousin brothers and they inherited into the said property of Rehat Ali Mondal (now deceased) according to the Muslim Farayez Act.

E. While seized and possessed of the said respective share of land measuring 0.025 decimals more or less to Momrej Ali Mondal, Omar Ali Mondal, Jafar Ali Mondal, all sons of Late Manick Mondal, Kasem Ali Mondal and Emtiyaz Ali Mondal all sons of Year Ali Mondal all of Atghora, P.S. Rajarhat, in the District of North 24 Parganas, land lying and situate under Mouza Atghora, J.L. No.10, P.S. Rajarhat, in the District of North 24 Parganas, comprised in C.S. Dag No.245 under C.S. Khatian No.154, R.S. Dag No.236 under R.S. Khatian No.343, by a registered deed of sale copied in Book No.I, being deed Nos. 3056, 3057, 3058 and 3059 respectively dated 29th day of April, in the year 1988 registered at A.D.S.R. Office Bidhannagar, against valuable consideration mentioned thereon.

F. While seized and possessed of the said plot of 1/3rd share, the said Manick Mondal died and left the 1/3rd share of property to among his four sons namely - (1) Year Ali Mondal, (2) Momrej Ali Mondal, (3) Omar Ali Mondal and (4) Jafar Ali Mondal and they



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L.T. 1. of Kumbhari
 Sri Jaiswal
 By the Pan of
 Prabir Kumar, Saha

were entitled the left property and the same had been duly recorded in the current settlement zarip by Kri. Khatian No.217, 667, 251 and 379 respectively and they the said Year Ali Mondal, Momrej Ali Mondal, Omar Ali Mondal and Jafar Ali Mondal had been possessing the said $3/4^{\text{th}}$ share and the said Kasem Ali Mondal, Emtiyaz Ali Mondal had been possessing land as $1/3^{\text{rd}}$ share thus total 10(ten) decimals of land and had good right and title to transfer the said total land measuring 10(ten) decimals to any body in any way.

G. One Sri Akshay Kumar Mondal of Teghoria, P.S. Rajarhat, in the District of North 24 Parganas purchased a plot of land measuring an area of 86 decimals which lying and situate under Mouza Atghora, J.L. No.10, comprised in C.S. Dag No.238 under C.S. Khatian No.160, Jamidari Khatian No.154(Ka), P.S. Rajarhat, in the District of North 24 Parganas from the recorded owner of Sri Uttam Chandra Mondal 'Mudafat' under Sri Tilak Nath Biswas of Hatiara, P.S. Rajarhat, in the District of North 24 Parganas under yearly rental of Rs.7/4/0 (Rupees Seven and Four annas) only due to unpaid the rent in due time, a suit had been arranged against the said Uttam Chandra Mondal in the Court of Sibadaha vide Case No.475 in the year 1931 and had been favoured with Decree and the same had purchased by Sri Akshoy Kumar Mondal by 'Nilam' with supporting the Decree in the Court of the First Class Magistrate at Shibdaha.

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6-7-1-5 of Rampati
 2000 Jaiswal
 By the Son of
 Pralok Kumar Saha

H. While seized and possessed of the said plot of land measuring 86 sataks, the said Akshoy Kumar Mondal sold and conveyed the same to Sri Kshetra Nath Gyain of Teghoria, P.S. Rajarhat, in the District of North 24 Parganas by a registered deed of sale registered at S.R. Office Cossipore Dum Dum and recorded in Book No.1, being Deed No.657, in the year 1935, against valuable consideration mentioned thereon.

I. While seized and possessed of the said plot of land measuring 86 sataks more or less, the said Shri Kshetra Nath Gyain died intestate leaving behind his three sons namely - (1) Panchanan Gyain, (2) Anil Kumar Gyain and (3) Sri Bhola Nath Gyain and they had entitled the said land as $1/3^{\text{rd}}$ share each out of 86 sataks in terms of the Hindu Succession Act, 1956 and the same had been recorded as equal share in Revisional Settlement record of rights as 37 decimals in R.S. dag No.233 and land area 49 decimals as R.S. Dag No.235 being it was partly divided in two Dags as above, being R.S. Khatian No.342.

J. While seized and possessed of the said land, they had partitioned the said land by an amicable mutual partitioned the said one of the share holder of the plots or Dags Sri Anil Kumar Gyain had already sold and conveyed his $1/3^{\text{rd}}$ share in full out of the said total 86 sataks of land from the part of R.S. Dag No.233 and other two share-holders got the rest land of the Dag No. R.S. 235, land area 49 decimals in their own khas and in good title.

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LIBRARY

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v. T. I. of Khatia,
 Rev. Jaiswal
 By The Pen of
 Prabin Kumar Saha

K. While seized and possessed of the said rest portion, the said Panchanan Gyain died leaving behind his four sons namely - (1) Sri Samir Kumar Gyain, (2) Sri Sanjoy Kumar Gyain, (3) Sri Amiya Kumar Gyain and (4) Sri Ashim Kumar Gyain and they obtained the $\frac{1}{2}$ portion of land comprised in part of the R.S. Dag No.235, under R.S. Khatian No.342 and $\frac{1}{2}$ portion last existing 8(eight) decimals of land out of the total 37 decimals (from which 29 decimals more or less had already been sold by the share-holder Sri Anil Kumar Gyain with the said Amicable mutual partition after the Current Settlement Zarip in the year 1982.

L. While seized and possessed of the said respective share of land, the said Sri Samir Kumar Gyain, Sri Sanjoy Kumar Gyain, Sri Amiya Kumar Gyain and Sri Ashim Kumar Gyain inherited into the $\frac{1}{3}$ rd share of total 86 sataks of land comprised in part of C.S. Dag No.233 and R.S. Dag No.235 and accordingly their inheritance land duly recorded in the Current Settlement Zarip in the year 1982 by Kri. Khatian Nos.877, 878, 12 and 14 respectively and thereafter they have mutually partitioned the same and possessing the $\frac{1}{2}$ portion of 49 decimals of land of R.S. Dag No.235 and $\frac{1}{2}$ portion of existing land of 8 decimals (after sold by Sri Anil Kumar Gyain another share holder) which they possessed and enjoyed their own khas.

M. While seized and possessed of the said land, the said Kshetra Nath Gyain died intestate leaving behind his three sons, one of the sons Sri Bhola Nath Gyain was the absolute owner of the

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L.T. 1. of Kumbhari
Dev Jaiswal
for the land of
Anil Kumar Gyain

1/3rd share of the total 86 decimals of land in the part of R.S. Dag No.233 and R.S. Dag No.235 and accordingly his inherited share had duly been recorded in the Current Settlement Zarip in the year 1982 by Kri. Khatian No.549, thereafter an Amicable Partitioned, he enjoyed and possessed the $\frac{1}{2}$ portion of 49 decimals of land in R.S. Dag No.235 and $\frac{1}{2}$ portion of existing land of 8 decimals (after sold by Anil Kumar Gyain another share holder) which he possessed and enjoyed in his own khas with the demarcation during a long time.

N. While seized and possessed of the said plot of land, the said Sri Samir Kumar Gyain, Sri Sanjoy Kumar Gyain, Sri Amiya Kumar Gyain, Sri Asim Kumar Gyain and Sri Bholanath Gyain sold and conveyed land area 3(three) Cottahs 2(two) Chittacks 10(ten) Sq.ft. comprised in R.S. Dag No.235, to Shri Vinod Kumar Jaiswal, by a registered deed of sale copied in Book No.1, being Deed No.3556 for the year 1988 dated 9.5.1988 to Shri Vinod Kumar Jaiswal, registered at A.D.S.R. Office Bidhannagar, against valuable consideration mentioned thereon.

O. While seized and possessed of the said plot of land, the said Year Ali Mondal, Mamrej Ali Mondal, Omer Ali Mondal, Jafar Ali Mondal, Kasem Ali Mondal, Emtiyaz Ali Mondal sold and conveyed land area 10(ten) decimals in R.S. Dag No.236 under R.S. Khatian No.343, Kri. Khatian No.217, 667, 251, 379, 896, land lying at Mouza Atghora, J.L. No.10, P.S. Rajarhat more fully mentioned in Schedule 'A' thereinafter written and Shri Vinod

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REGISTRAR OF ASSURANCES



L.T. of Rampati
 Devi Jaiswal
 By the presence of
 Prabin Kumar Saha

Kumar Jaiswal sold and conveyed land area 2(two) Cottahs 12(twelve) Chittacks in R.S. Dag No.235, under R.S. Khatian No.342, under Kri. Khatian No.877, 373, 12 and 14 and 549, land lying at Mouza Atghora, J.L. No.10, P.S. Rajarhat more fully described in the Schedule 'B' thereafter written to Mrs. Rampati Devi Jaiswal (the Vendor herein) and referred therein as Purchaser, by a registered deed of sale copied in Book No.I, Volme No.104, Pages 63 to 82, being Deed No.5135 in the year 1988, registered at A.D.S.R. Office Bidhannagar against valuable consideration mentioned thereon.

P. Since then, the said Mrs. Rampati Devi Jaiswal the Vendor herein is seized and possessed of total land measuring 8(eight) Cottahs 12(twelve) Chittacks comprised the aforesaid R.S. Dag Nos.235 and 236, at Mouza Atghora, P.S. Rajarhat, in the District of North 24 Parganas, and has been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in her name as absolute owner and possessor thereof and has the absolute power of ownership and also power to dispose the same to any body in any way as she will think fit and proper.

Q. Now the Vendor herein Mrs. Rampati devi Jaiswal has agreed to sell and the Purchaser herein has agreed to purchase the said total land measuring an area of 8(eight) Cottahs 12(twelve) Chittacks i.e. land area 2(two) Cottahs 12(twelve) Chittacks in R.S. Dag No.235 and land area 6(six) Cottahs in R.S. Dag No.236, at

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IN THE OFFICE OF THE

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L.T. of Rampali
 Subi Jaiswal
 By the Deeds of
 Pinal's Kumbhar Sake

Mouza Atghora, J.L. No.10, under R.S. Khatian Nos.342 and 343, L.R. Kri. Khatian No.877, 878, 12, 14, 549 and 217, 667, 251, 379, 896, under the local limits of Rajarhat Gopalpur Municipality, under Ward No.6, P.S. Rajarhat, in the District of North 24 Parganas, more fully described in the Schedule hereinafter written and shown on the annexed site plan or map marked by red border, at or for the total consideration of Rs.8,00,000.00 (Rupees Eight lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs.8,00,000.00 (Rupees Eight lacs) only paid to the Vendor by the Purchaser as per memo below at or for the immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit release and forever discharge the said land measuring an area of 8(eight) Cottahs 12(twelve) Chittacks more fully described in the Schedule hereinafter written which the Vendor do hereby sell, grant, transfer, convey and also assign unto the Purchaser herein free from all encumbrances, liens, lispendencies the said land TO HAVE AND TO HOLD the said land hereby granted, transferred conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser herein absolutely and forever free from all encumbrances whatsoever.

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LIBRARIES

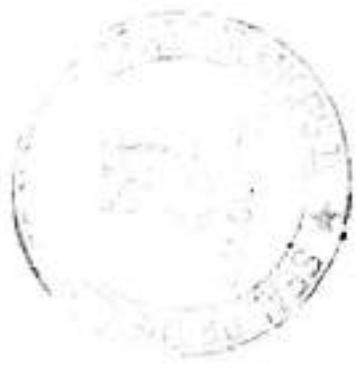
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L.T. of Rampali
 Laxmi Prasad
 By the Beneficiary
 Pradip Kumar Saha

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as under :-

1. That free and clear and freely and clearly and absolutely exonerated acquitted and release or otherwise by and at the cost and expenses of the Vendor is and sufficiently saved defended kept harmless and other easement rights, title claim mortgage liens, lispendences, attachment whatsoever.
2. That the Purchaser shall hereafter peacefully and quietly possess and enjoy the said land in khas without any claim or demand whatsoever from the Vendor or her legal heirs, executors, administrators, representatives, nominees and assigns.
3. That the land fully described in the Schedule below stands retained by the Vendor through operation of family ceiling as envisaged in Chapter II-B, West Bengal Land Reforms Act.
4. That the said land or any part or portion thereof or any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal acquisition act 1956 or statutory modification thereof or under the Urban Land (Ceiling and Regulations) Act 1976 or any other law for the time being in force.
5. It is hereby declared that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that she is not the benamder of any one and the said schedule mentioned land is not the debottor or pirattor property in

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U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

L.T. of Rampati
 Rev. Jai Prasad
 by the way of
 Pralim Kanna Saha

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of Land hereby sold and conveyed by the Vendor
 herein)

ALL THAT piece or parcel of two plots of revenue paying Rayati Dakhali Sali Land measuring total 8(eight) Cottahs 12(twelve) Chittacks 0(zero) Sq.ft. i.e. land area 2(two) Cottahs 12(twelve) Chittacks more or less, comprised in C.S. Dag No.238, corresponding to R.S. Dag No.235, under C.S. Khatian No.160, R.S. Khatian No.342, L.R. Kri. Khatian Nos.877, 878, 12, 14, 549 and land area 6(six) Cottahs more or less, comprised in C.S. Dag No.245 corresponding to R.S. Dag No.236, under C.S. Khatian No.154, R.S. Khatian No.343, L.R. Kri. Khatian Nos.217, 667, 251, 379, 896, thus total land 8 Cottahs 12 Chittacks lying and situate under Mouza Atghora, J.L. No.10, R.S. No.133, Touzi No.172, within the local limits of Rajarhat Gopalpur Municipality, under Municipal Ward No.6, within the jurisdiction of Rajarhat Police station, Pargana Kalikata, under A.D.S.R. Office Bidhannagar (Salt Lake City), in the District of North 24 Parganas in the state of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring 8(eight) Cottahs 12(twelve) Chittacks unto and in favour of the Purchaser herein which is clearly as under :

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b.r.1 of Rampote
Beri Jaimal
By the Power of
Prabhu Kumar Sankar

Land area hereby sold	R.S. Dag No.	R.S. Khatian No.	L.R. Kr. Khatian No.	Nature of land
2 K. 12 Ch. 0 Sft.	235	342	877, 878, 12, 14, 549	Sali
6 K. 0 Ch. 0 Sft.	236	343	217, 667, 251, 379, 896	Sali
8(eight) Cottahs 12(twelve) Chittacks in Total				

and the same more fully shown on the annexed site plan or map marked by red border which will be treated as a part of this indenture.

Land area 6(six) Cottahs in R.S. Dag No.236 is butted and bounded as under :-

- ON THE NORTH : R.S. Dag No.237;
- ON THE SOUTH : Part of R.S. Dag No.235 and R.S. Dag No.240;
- ON THE EAST : R.S. Dag No.239;
- ON THE WEST : R.S. Dag No.232.

Land area 2(two) Cottahs 12(twelve) Chittacks in R.S. Dag No.235 is butted and bounded as under :-

- ON THE NORTH : R.S. Dag No.232 and Part of R.S. Dag No.236;
- ON THE SOUTH : Part of R.S. Dag No.235;
- ON THE EAST : R.S. Dag No.240;

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L.T. of Rampati
Devi Jaiswal
By the Pen of
Prabir Kumar Saha

ON THE WEST : Part of R.S. Dag No.235 and attached 12'-0" wide common passages towards North to South.

The annual proportionate rent of Rs.0.42 is payable to the Collectorate of North 24 Parganas on behalf of Govt. of West Bengal.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed her hand and seal on the day month and year first above written.

SIGNED AND DELIVERED by the Vendor at Kolkata in the presence of :

SIGNATURE OF THE VENDOR

WITNESSES :-

- 1). Dhamajoy Jaiswal.
DPIA Sukantapally LNO Cell
Hatiana - 57
- 2). Prabir Kumar Saha
Atghora, Ghoutala
P.O. - Hatiana
Kat. - 702157

Drafted by :

Advocate

Typed by :



L.T. of
Rampati Devi Jaiswal
By the Pen of
Prabir Kumar Saha

Read over and Explained
- by me in presence of
Prabir Kumar Saha

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NATIONAL BUREAU OF STANDARDS

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L.T.I. of Raupole
 Dwi Jaiswal
 By the Power of
 Pratik Kumar Saha

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser a sum of Rs.8,00,000.00 (Rupees Eight lacs) only being the full consideration money of the said plot of land and payment as per memo below.

Rs. 8,00,000.00

MEMO

Paid by Cheque no. 000990 of Rs. 4,00,000/- (four lacs only) on dated 29/06/2005 of UTI Bank Ltd, Lake Town Branch, Kolkata.
 Paid by Cheque no. 000991 of Rs. 4,00,000/- (four lacs only) on dated 29/06/2005 of UTI Bank Ltd, Lake Town Branch, Kolkata.

WITNESSES :

- 1). Dhananjay Jaiswal.
- 2). Pratik Kumar Saha.

L.T.I. of
 Raupole & Jaiswal
 By the Power of
 Pratik Kumar Saha

Signature of Vendor

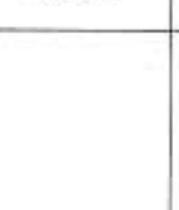
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U.S. CENTRAL INTELLIGENCE AGENCY

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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 <p>L.T. of Rampati Suri Jem By the Rev of Phalguni K. Saha</p>					
		Little Ring Middle Fore (Left Hand)				
						
		Thumb Fore Middle Ring (Right Hand)				
	 <p><u>Kaw</u></p>					
		Little Ring Middle Fore (Left Hand)				
						
		Thumb Fore Middle Ring (Right Hand)				
						
		Little Ring Middle Fore (Left Hand)				
						
		Thumb Fore Middle Ring (Right Hand)				

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RECORDS OF ACTUALITY
1884

SITE PLAN OF

R.S. DAG NO. - 235 (POR) & 236 R.S. KH. NOS. - 342 & 343 L.R. KH. NOS. - 877, 878, 12, 14, & 549 AND 217, 667, 251, 379 & 896 AT MOUZA - ATGHARA J.L. NO. - 10 R.S. NO. - 133 TOUZI NO. - 172 WARD NO. - 6 UNDER R.G.M. P.S. - RAJARHAT DIST. - NORTH 24 - PGS.

SCALE: - 1" = 30' 0" FT

K. - CH. - SFT

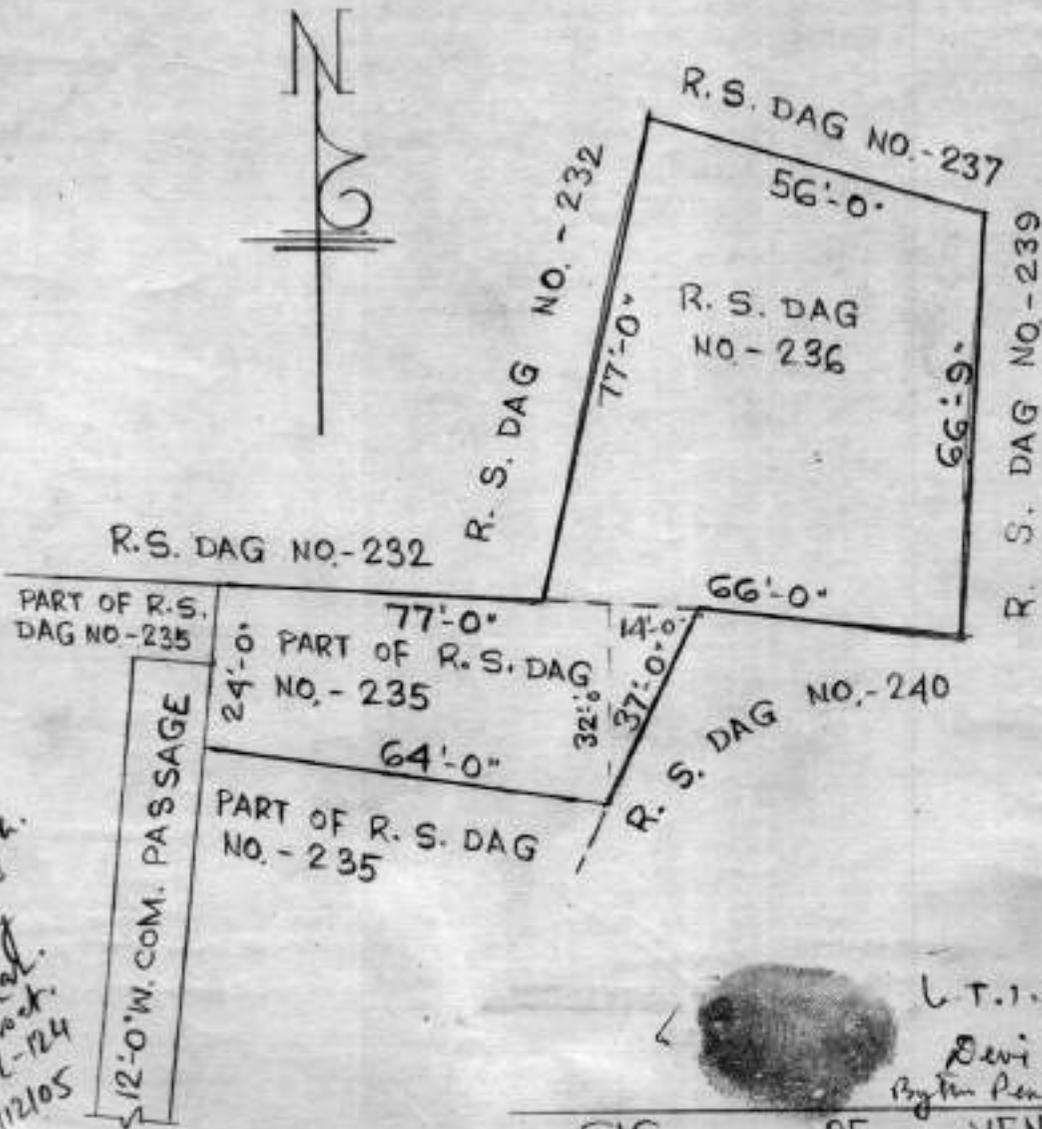
AREA OF LAND OF R. S. DAG NO. - 235 = 2 - 12 - 0

R. S. DAG NO. - 236 = 6 - 0 - 0

TOTAL AREA = 8 - 12 - 0

PURCHASER: - ARYAVRAT SAVINGS UNIT LTD.

VENDOR: - MRS. RAMPATI DEVI JAISWAL.



Drawn by
S.K. Ghosh
14.5.88
Jwarajy
J. Naskal
Barnack
Kol-124
12/12/05



L.T. of Rampati
Devi Jaiswal
By the Pencil of Smt. Smt. Smt. Smt. Smt.
SIG. OF VENDOR. Smt.



REGISTRAR OF COMPANIES
MADRAS

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1 to 20
02585
2007

DATED THIS 31st DAY OF January 2006

BETWEEN

MRS. RAMPATI DEVI JAISWAL

VENDOR

AND

ARYAVRAT SAVINGS UNIT LTD.

PURCHASER


31-3-07

CONVEYANCE