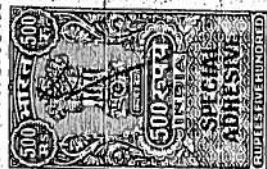
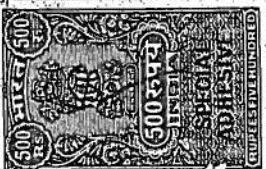
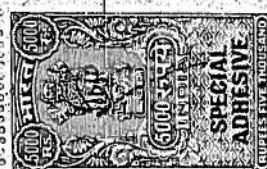


174 P — I — 1791



(A)

Waysy mth. 1/09/99
Calcutta

SBI
Cheque No. 189014 dt. 8/6/99
Rs. 15,800/- has been paid in
deficit stamp duty of Rs. 41/-

STAMP AFFIXED BY

STAMP SUPERINTENDENT
CALCUTTA COLLECTORATE

Stamp Superintendent of Calcutta

Deficit - A fees Rs. 7205/-

Subsequently realised

on SBI Cheque no. dt.

31/00-0

55208

22082

32282

31500

45882

THIS INDENTURE made this 15th day of January One Thousand Nine Hundred Ninety - Nine BETWEEN Smt. Ratna Mala Jain wife of Shri N. L. Jain by religion Hindu by occupation housewife residing at 2, Janaki Shah Road, Calcutta - 700 022 hereinafter referred to as "The Vendor" (which term of expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, administrators and representatives) of the ONE PART AND M/s. Sati Development Pvt. Ltd., a private limited company, having its registered office at 90, Stephen House, 4, B.B.D. Bag (East), Calcutta - 700 001 hereinafter referred to as "The Purchaser" (which term of expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successor or successors-in-office and assigns) of the OTHER PART.

WHEREAS by a Sale Deed bearing date the 23rd day of November, 1995 made between Smt. Chinmoyee Shaw therein described as VENDOR and Smt. Ratnamala Jain therein described as PURCHASER for the consideration mentioned therein the said Vendor granted, transferred, sold, conveyed, assigned and assured to and unto the said Purchaser ALL THAT 5% undivided undemarcated share of 4, Janaki Saha Road, Calcutta - 700 022, hereinafter referred to as "The property" which document was duly registered at the Office of the Registrar of Assurances, Calcutta and recorded in Book No. 1, Volume No. 5, Pages 100 to 110, being No. 1035 for the year 1995.

44939

1108

440

15th June 1999
6 PM
Ratna Mala Jain
Mumbai



Ratna Malatani

15/6/99

[Signature]

Ratna Malatani

Ratna Mala Jain
c/o Mr. Jayant Lal Jain
of 1, Jani Saha Rd
Cal.

Shriyug Supt
S/O Late Anurag Gupta
1/C Hypham Road
Cal-20

[Signature]
Rajendra S/O Late Mr. Gupta
of 112 Hypham Rd
Cal-20

15/6/99

7
AND WHEREAS the said Smt. Ratna Mala Jain after purchase of the said property by virtue of the said Conveyance became sole and absolute owner of the said property.

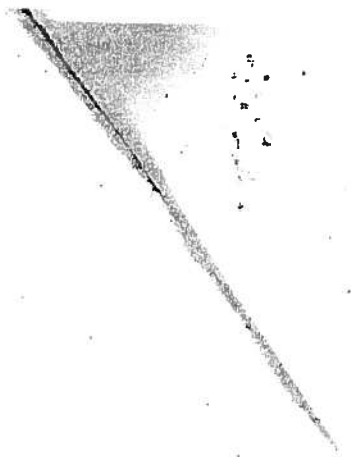
AND WHEREAS by virtue of the purchases as aforesaid the Vendor alongwith M/s.Sati Development Pvt. Ltd. & M/s.Jiwan Gouri Properties Pvt. Ltd. jointly applied for mutation to the Calcutta Municipal Corporation.

AND WHEREAS the Calcutta Municipal Corporation in its turn also mutated the property jointly in the name of the aforesaid owners.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.4,50,000.00 (Rupees Four Lacs Fifty Thousand only) of true and lawful money of the Union of India in hand of the Vendor well and truly paid by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and for ever discharge the Purchaser and the said undemarcated undivided 5% share or interest of and in ALL THAT the said property conveyed hereby and every part thereof) the Vendor doth hereby grant transfer sell convey assign and assure to and unto and in favour of the Purchaser free from all encumbrances ALL THAT undemarcated and undivided 5% share or interest of and in ALL THAT the said property being land and buildings containing by estimation an area of 13 Cotthas 4 Chhittaks be the same a little more or less situated lying at and being Premises No.4, Janaki Saha Road (formerly premises No.4, May Road), Calcutta - 700 022 P.S. Hastings, Holding No.34 within the municipal limits of the Calcutta Municipal Corporation more fully and particularly mentioned and described in the Schedule hereunder written, hereinafter referred to as "the said undemarcated undivided 5% share or interest messuage hereditament and premises now are its or at any time heretofore were or was situated butted and bounded called known numbered described or distinguished.

35
The Vendor is now lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to ALL THAT the said undemarcated and undivided 5% share or interest in the land messuage hereditament and premises hereby granted transferred sold conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of hinderance lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim from under or in trust for the Vendor.

AND that free and clear and freely and clearly and absolutely acquitted exonerated or discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances claim demands charges liens lis pendens debts and attachments whatsoever made done executed occasioned or suffered by the Vendor into and upon the said undemarcated undivided 5% share or



interest in the land messuage hereditament and premises hereby granted transferred sold conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser together with the benefits of the said sanctioned Building Plan for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to after defeat encumber or make void the same.

AND that notwithstanding any such act deed matter or thing whatsoever as aforesaid the Vendor has now in itself good right full power and absolute authority to grant transfer sell convey assign and assure by the presents the said undemarcated undivided 5% share or interest of and in the land messuage hereditament and premises together with the benefit of the Sanctioned Building Plan hereby granted transferred sold conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid.

AND that the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said undemarcated undivided 5% share or interest or and in the land messuage hereditament and premises hereby granted transferred conveyed sold assigned and assured or expressed or intended so to be unto and in the use of the Purchaser in manner aforesaid and to receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim from under or in trust of the Vendor.

AND that free and clear and freely and clearly and absolutely acquitted exonerated discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of and from and against all and all manner of former or other estates rights title leases mortgages charges trusts wakfs debutors attachments executions lis pendens claims demands and encumbrances whatsoever made done occasioned or suffered by the Vendor or any persons lawfully or equitably claiming or to claim by from through under or in trust for the Vendor.

AND further that the Vendor and all persons having or lawfully claiming any estate right title interest whatsoever in the said undemarcated undivided 5% share or interest of and in the land messuage hereditament and premises hereby granted transferred sold conveyed assigned and assured or any part thereof under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such acts deeds matters and assurances and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said undemarcated undivided 5% share or interest of and in the land messuage hereditament and premises hereby granted transferred sold conveyed assigned assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.



10-10-64
10-10-64

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Premises)

ALL THAT the messuage tenement or dwelling house containing an area of 13 Cottahs and 4 Chhitacks of land be the same a little more or less whereon or on part whereof the same is erected and built being Municipal Premises No.4, Janaki Shah Road (formerly known as No.4 May Road) in Thana Hastings, Sub-Registration Office at Calcutta, Police Station Hastings Holding No.34 within the Municipal Limits of the town of Calcutta delineated in the map or plan hereto annexed and therein bordered RED and butted and bounded in the manner following that is to say :

ON THE NORTH : By Premises No.4/2, Janaki Shah Road.

ON THE EAST : Partly by Park and partly by Premises No.5, Janaki Shah Road.

ON THE SOUTH : Municipal Road known as Janaki Shah Road.

ON THE WEST : By Premises No.3 Janaki Shah Road.

OR HOWSOEVER OTHERWISE THE Premises may be called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Share)

ALL THAT undivided and undemarcated 5% share in Premises No.4, Janaki Shah Road, Calcutta - 700 022 more fully described in the First Schedule hereinabove being the entire 5% share which the Vendor has in the Premises.

IN WITNESS WHEREOF the Parties hereto have hereunto executed these presents on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor within named at
Calcutta in the presence of :

1.

Amey Supte
1/C. H. L. Lam Rm
Cel-L

2.

Satyaj. Narayan Agarwal
90, Stephen House
41 B.B.D. Bagh (E)
Calcutta

Ratan Mahali

(VENDOR)

Drafted by me
Amey Supte



13

RECEIVED . from the withinnamed Purchaser the within mentioned sum
Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand only) being the
full consideration money of these presents as per Memo below :

MEMO OF CONSIDERATION

By Shree →
no 932583 dt 15.1.99
On Indian Bank, R.C. Place
Calcutta.

Rs. 4, 50, 000/-

TOTAL : Rs.4,50,000.00

(Rupees Four Lacs Fifty Thousand only)

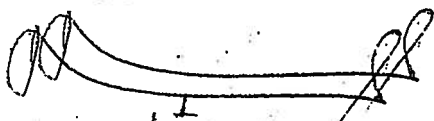
WITNESSES :

1.

Shree
1/ (Hogshankin)
Cul-20

2.

Ratan Malahi
(VENDOR)



442
 46444444
 178781
 68889



Handwritten signature or initials.

24-8-8888



R (a)
 S (a)

Handwritten signature

Handwritten signature and date: 15/18/8888

Handwritten signature