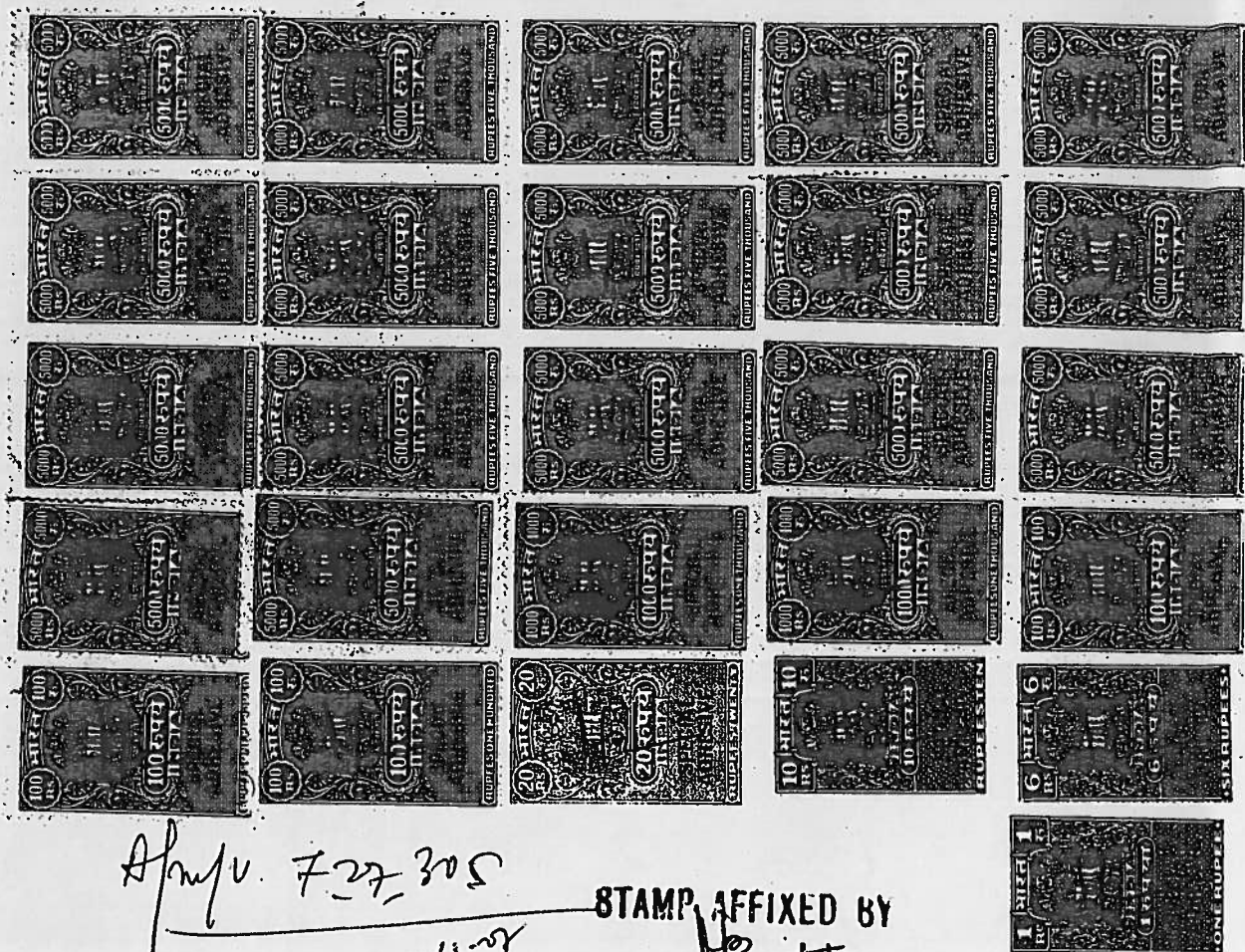


82.331/-

DPR 13 105 — 2 — 93

1



Cur
8/1

Appld. 7-27-305
wey 5-2

STAMP AFFIXED BY
Wt/1/96
STAMP SUPERINTENDENT,
CALCUTTA COLLECTORATE

under the India Stamp Act 1898
Stamp
John

23,521

82.331/-

7997
8004

A-7997
E-7
8004

Cur *all/96*

THIS INDENTURE OF CONVEYANCE made this 8th day of January 1996, BETWEEN HIRANMOY SHAW son of Late Subhas Kumar Shaw residing at 8 Mohan Chand Road, Calcutta-700 023 hereinafter called "the VENDOR" (which includes his successors-in-interest

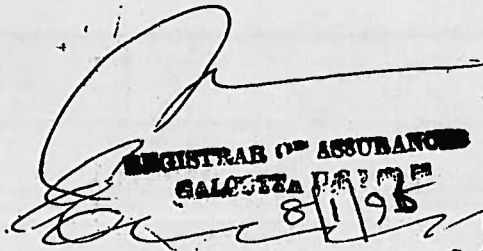
1.50,000
7997

7997 1

Cur *E*

Presented for Registration at 12.15 PM
 the Calcutta Registration Office
 on the 8th day of Jan 1896.

Hiranny Chandra
 Thakur

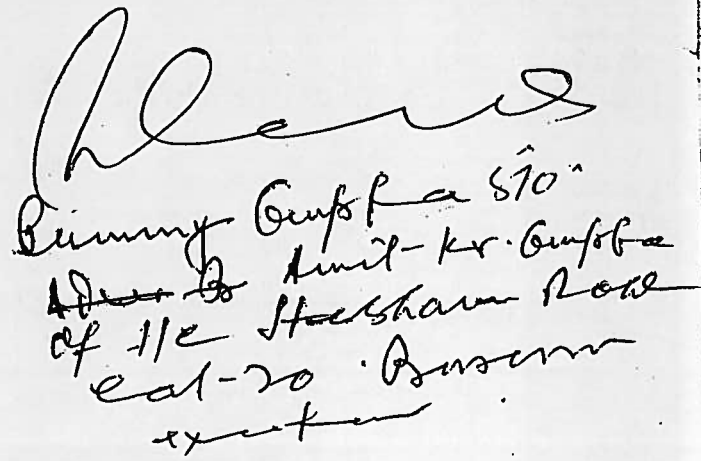

 REGISTRAR OF ASSURANCES
 CALCUTTA 1896
 8/1/96

Hiranny Chandra

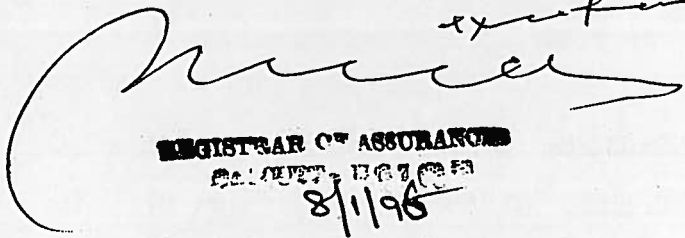
Hiranny Chandra 810 Lake
 Subhas Chandra Chandra
 8. Kaban Chandra Road Cal-2
 and Chandra Prakash
 Ghungurnolla. 9. 91 Stephen
 Harris. A. B. B. D. Bag (East) Cal-1

Hiranny Chandra

Shree Prakash Thakur


 Biranny Gupta 810
 Adm. B. Unit - K. Gupta
 of 112 Hestham Row
 Cal-20. Bussan
 extra

Surinder


 REGISTRAR OF ASSURANCES
 CALCUTTA 1896
 8/1/96

and/or assigns) of the ONE PART AND SATI DEVELOPMENT PRIVATE LIMITED a Company having its Registered Office at 90 Stephen House, 4 B.B.D.Bag (East), Calcutta-700 001 hereinafter called "the PURCHASER" (which includes its successors-in-interest and/or assigns) of the OTHER PART :

W H E R E A S :

- A) By a Certificate of Sale held in case no. 50 P.A. of 1943/44 (The Governor of West Bengal - Vrs - A. Barnet Hurst) by the Khas Mahal Certificate Officer, one (Smt.) Susama Sundari Shaw wife of Late Satish chandra Shaw (now deceased) purchased ALL THAT the premises no. 4, Janaki Shah Road, then known as May Road within the P.S. Hastings in the city of Calcutta more fully described in the "First Schedule" hereto hereinafter called 'the Premises' free from all encumbrances from her own funds.
- B) Apart from the premises during her life time the said Susama Sundari Saha purchased and acquired other properties also out of her self acquired money.
- C) On or about 1.9.1961 the said Smt. Sushama Sundari Saha died intestate leaving behind her five daughters (1) Smt. Kamala Sarkar, (2) Smt. Abala Khan, (3) Smt. Ashima Saha, (4) Smt. Anima Saha and (5) Smt. Amita Mandal (hereinafter collectively called "the DAUGHTERS") and five sons (1) Subhas Kumar Saha (now deceased) (2) Sunil Kumar Saha (3) Deb Kumar Saha (4) Praveen Kumar Saha and (5) Salil Kumar Saha (hereinafter collectively called "the SONS") as her only heirs and legal representative.

REGISTRAR OF LANDS

8/1/76

D) By a Bengali Deed of Partition dated 19th February, 1976 registered with the Registrar of Assurances, Calcutta in Book No. I, Volume No. 69, Pages 29 to 39, being no. 1065 for the year 1976, the sons and daughters of Susama Sundari Shaw divided and distributed the property left by the said Susama Sundari Shaw among themselves and upon such partition and division the premises was absolutely allotted to the sons of Susama Sundari Shaw and they became the sole and absolute owner of the premises in the following percentage :-

a) Subhas Kumar Shaw	20%
b) Sunil Kumar Saha	20%
c) Deb Kumar Shaw	20%
d) Robin Kumar Shaw	20%
e) Salil Kumar Shaw	20%

E) Thereafter on or about 11.8.93. the aforesaid Subhas Chandra Shaw died intestate leaving behind him the following persons as his heirs and legal representatives :

(Smt.) Jharna Shaw - wife
Hiranmoyee Shaw - Son
Parimal Shaw - Son
(Smt.) Mrinmoyee Shaw - Daughter
(Smt.) Chinmoyee Shaw - Daughter

F) The said (Smt) Jharna Shaw died intestate on or about 18.2.94. leaving behind her the said Hiranmoyee Shaw, Parimal Shaw, Mrinmoyee Shaw and Chinmoyee Shaw as her heirs and legal representatives.

G) Thus the Vendor along with other Co-owners (hereinafter

MINISTRY OF INTERIOR
DALLAS, TEXAS

8/1/76

called 'the Owners') are seized and possessed of or otherwise well and sufficiently entitled to the premises free from all claims, demands, charges, mortgages, thika tenancy, attachment, acquisition, requisition and/or any other encumbrances whatsoever save and except one tenant namely Mahesh Prasad Agarwal (hereinafter called 'the tenant') at the monthly rent of Rs.400/- in the following percentage :-

i]	1. Hiranmoyee Shaw	5%
	2. Parimal Shaw	5%
	3. Smt. Mrinmoyee Shaw	5%
	4. Smt. Chinmoyee Shaw	5%
ii]	Sunil Kumar Saha	20%
iii]	Deb Kumar Shaw	20%
iv]	Rabin Kumar Shaw	20%
v]	Satish Kumar Shaw	20%

H) The Vendor has agreed to sell, transfer and convey and the Purchaser has agreed to purchase and acquire ALL THAT the entire share of the Vendor in the premises more fully described in the Second Schedule hereto (hereinafter called 'the Share') and in pursuance whereof the Vendor is completing the sale of the share in favour of the Purchaser.

NOW THIS INDENTURE WITNESSETH :

1. In the premises aforesaid and in consideration of a sum of Rs.4,50,000/- (Rupees Four Lacs fifty thousand) only paid by the Purchaser to the Vendor at or before the execution of

RECEIVED BY THE SECRETARY OF THE ARMY

8/1/76

these presents (the receipt whereof the Vendor doth hereby
as also by the memo of consideration hereunder written admit
and acknowledge and of and from the payment of the same and
every part thereof for ever release, discharge and acquit
the Purchaser and the share hereby sold and conveyed) the
Vendor doth hereby grant, sell, transfer, convey, assign and
assure unto the Purchaser All That the undivided entire
share of the Vendor in the Premises being Premises no.4
Janaki Saha Road, Calcutta more fully described in the First
Schedule hereto being undivided and undemarcated 5% of the
Premises more fully described in the Second Schedule hereto
and hereinafter called "the Share" (which includes all the
properties and rights hereby sold or conveyed or expressed
or intended so to be as mentioned herein) OR HOWSOEVER
OTHERWISE the share now is or at any time heretofore were
or was situate, butted, bounded, called known, numbered,
described and/or distinguished TOGETHER WITH proportionate
share and/or benefit of and in all buildings and/or
structures, areas, fences, passages, sewers, drains, water,
water courses, trees, bushes, hedges, benefits, sanctioned
plans, advantages and all manner of former or other rights,
liberties, easements, privileges, appendages, appurtenances
benefits and advantages whatsoever belonging to the share
or in anywise appertaining thereto or any part thereof,
usually held, used, occupied, accepted, enjoyed, reputed or
known as part or parcel or member thereof or appurtenant
thereto AND the reversion or reversions remainder or
remainders and all rents, issues and profits thereof and all
and every part thereof, hereby granted, sold, conveyed,
transferred, assigned and assured or expressed or intended
so to be and all the estate, right, title, interest,

RECEIVED BY REGISTRAR

8/1/76

inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the share or any part thereof, AND all deeds, pattas, muniments, writings and evidences of title relating to the share or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the share and all lands, hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, subject to the tenancy of the tenant but otherwise free from all encumbrances, trusts, liens, dispendens, charges, attachments, claimants, requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

- 1) THAT notwithstanding any act, deed matter or thing whatsoever done by the Vendor or any of the Vendor's predecessors in title may have done, committed executed or knowingly suffered to the contrary, subject to the tenancy of the tenant the Vendor now hath good right, full power, absolute authority, indefeasible title or otherwise well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the share and

MINISTRY OF AGRICULTURE

8/1/76

all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid according to the true intent and meaning of these presents;

- ii) AND THAT the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any deed, matter or things whereby the share or any part thereof can or may be impeached, encumbered or affected in title;
- iii) AND THAT the share is free from all claims, demands, encumbrances liens, attachments, leases, restrictions, covenants, dispendens, uses, debuttar trusts made or suffered by the Vendor or any person or persons arising or lawfully rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendor save the tenancy rights of the tenant;
- iv) AND THAT the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the share and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably

RECEIVED BY THE SECRETARY OF THE ARMY

8/1/76

claiming any right or estate therein from under or in trust from the Vendor;

- v) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged from and by the Vendor and well and sufficiently saved defended kept harmless and indemnified of and from or against all and all manner of former or other rights, title, interest liens charges and encumbrances whatsoever save and except the tenancy of the tenant created made done occasioned and/or suffered by the Vendor or any person or persons rightfully claiming through or under or in trust of the Vendor;
- vi) AND THAT the share hereby conveyed is not affected by any attachment including attachment Under Certificate Case or any proceedings started at the instance of the Income Tax Authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever and that there is no certificate case or proceedings against the Vendor for realisation of arrears of Income Tax or other taxes or dues or otherwise under Public Demands Recovery Act and/or any other act for the time being in force and that the share hereby conveyed is not affected by any notice or claim of Calcutta Metropolitan Development Authority or Government or any other Public Body or Authority.
- vii) AND THAT no declaration has been made or published for

MINISTRY OF AGRICULTURE

1976

8/1/76

the acquisition of the share or any part thereof under the Land Acquisition Act or any other acts for the time being in force and that the share or any part thereof is not affected by any notice of acquisition or requisition under the Defence of India Act and Rules framed thereunder or any other acts or enactments whatsoever;

- viii) AND THAT the share or portion thereof is not hit by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 either for the purpose of sell, transfer, convey, assign and assure the share or for the purpose of obtaining sanction of building plans from the Calcutta Municipal Corporation or any other body or authority;
- ix) AND THAT all Municipal Rates, Taxes and other outgoings and/or taxes and/or levies and/or imposition by any other body or authority is paid and/or cleared up to the date of execution of these presents by the Vendor and nothing is due and payable in respect of the share and in case any Supplementary Bill or any other dues are raised in respect of the share for the period before execution of these presents the Vendor hereby undertakes to pay the same together with interest penalty or any other imposition thereon;
- x) AND FURTHER THAT unless prevented by fire or some other irresistible accident the Vendor shall from time to time and at all times hereafter upon every reasonable request and at the costs of the purchaser produce or caused to be produced to the purchaser and/or his

MINISTRE DES AFFAIRES
ÉTRANGÈRES

8/1/76

Attorney or Attorneys, Advocate or Advocates or at any hearing, Suit, Commission examination or otherwise as occasions shall require the original bills, receipts, paper, documents and writing in respect of the share which the Vendor is retaining (hereinafter called "the documents") and in case the Vendor delivers or transfer the documents to any person or persons then such person or persons shall give the same covenant to the Vendor in favour of this purchaser and the Vendor shall inform in writing to the purchaser about such delivery of the documents to such person or persons and the Vendor and/or the person or persons under the Vendor as the case may be shall keep the documents safe whole unobliterated and uncanceled and shall not use the same for creating any encumbrances over the said share without prior consent in writing of the Purchaser;

- x1) AND ALSO THAT the Vendor and all people having or lawfully, rightfully or equitably claiming any estate or interest in the share 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 request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the share and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured to and unto the Purchaser in the manner aforesaid, as shall or may be reasonably required for the Purchaser;

- x11) AND THAT the Vendor doth hereby further declare that

RECEIVED ON 10/11/76

8/1/76

upon the Vendor conveying the share as being done hereby the Vendor has not any and shall not have any right, title and/or interest, claim or demand of any nature whatsoever in or upon the premises or any part thereof being hereby conveyed;

xiii) AND THAT the Vendor doth hereby gives his consent to the Purchaser to apply for and obtain division and/or partition and/or demarcation of the share from the other co-owners of the premises as and when required by the Purchaser and the Purchaser is given further liberty to amalgamate or re-amalgamate its demarcated and/or divided part or share in the share with the share of other co-owners of the premises and/or with the owner/s and/or co-owner/s of the adjoining premises;

xiv) AND THAT the Vendor doth hereby accord his consent to the purchaser for mutation and/or separation and/or apportionment and/or amalgamation of the share in the assessment record of the municipality and all other records if any maintained by the government and/or non-government and/or body or proper authority;

xv) AND THAT the Vendor hereby gives the consent and/or permission to the Purchaser for purchasing the share of other co-owners of the premises and hereby further covenant with the purchaser that the Vendor will not claim any right of pre-emption in respect thereof.

RECEIVED BY ENTRANCE

8/1/76

THE FIRST SCHEDULE ABOVE REFERRED TO:
(The Premises)

ALL THAT the messuage tenement of dwelling house containing an area of 13 Cottahs and 4 Chittacks 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 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 more fully described in the First Schedule hereinabove being the entire 5% share which the Vendor has in the premises.

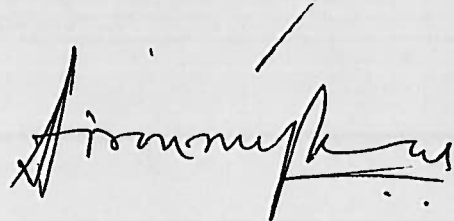
REGISTER OF ENTRANCE

8/1/76

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

EXECUTED AND DELIVERED by the
VENDOR hereto at Calcutta in
the presence of :

Ashjit Chakraborty (r
(Business Executive)
KC-4/3, Ardwinnagar
Baguihati, Cal-57.



EXECUTED by the PURCHASER
hereto at Calcutta in the
presence of :

Punjab Singh (Business Executive)
1/c Haysham Rao
Cal-7000 20.

BATI DEVELOPMENT PVT. LTD.
Shree Prakash Singh
Director

SECRETARY OF DEFENSE

OFFICE

8/1/76

RECEIVED of and from the
withinnamed Purchaser the within
mentioned sum of Rs.4,50,000/-
(Rupees Four Lacs Fifty thousand)
only being the entire consideration
for the share hereby sold,
transferred and conveyed, within
expressed to have been paid to me
in the manner following:

MEMO OF CONSIDERATION

- 1) By Cheque No. 522586 dated 03.01.1996
drawn on INDIAN BANK, R.C. PLACE,
CALCUTTA in favour of VENDOR. Rs. 75,000/-
_____.
- 2) By Cheque No. 522587 dated 04.01.1996.
drawn on INDIAN BANK, R.C. PLACE,
CALCUTTA in favour of VENDOR. Rs. 3,75,000/-
_____.

Rs.4,50,000/-
=====

WITNESS :-

Pummy Supra

Himanshu

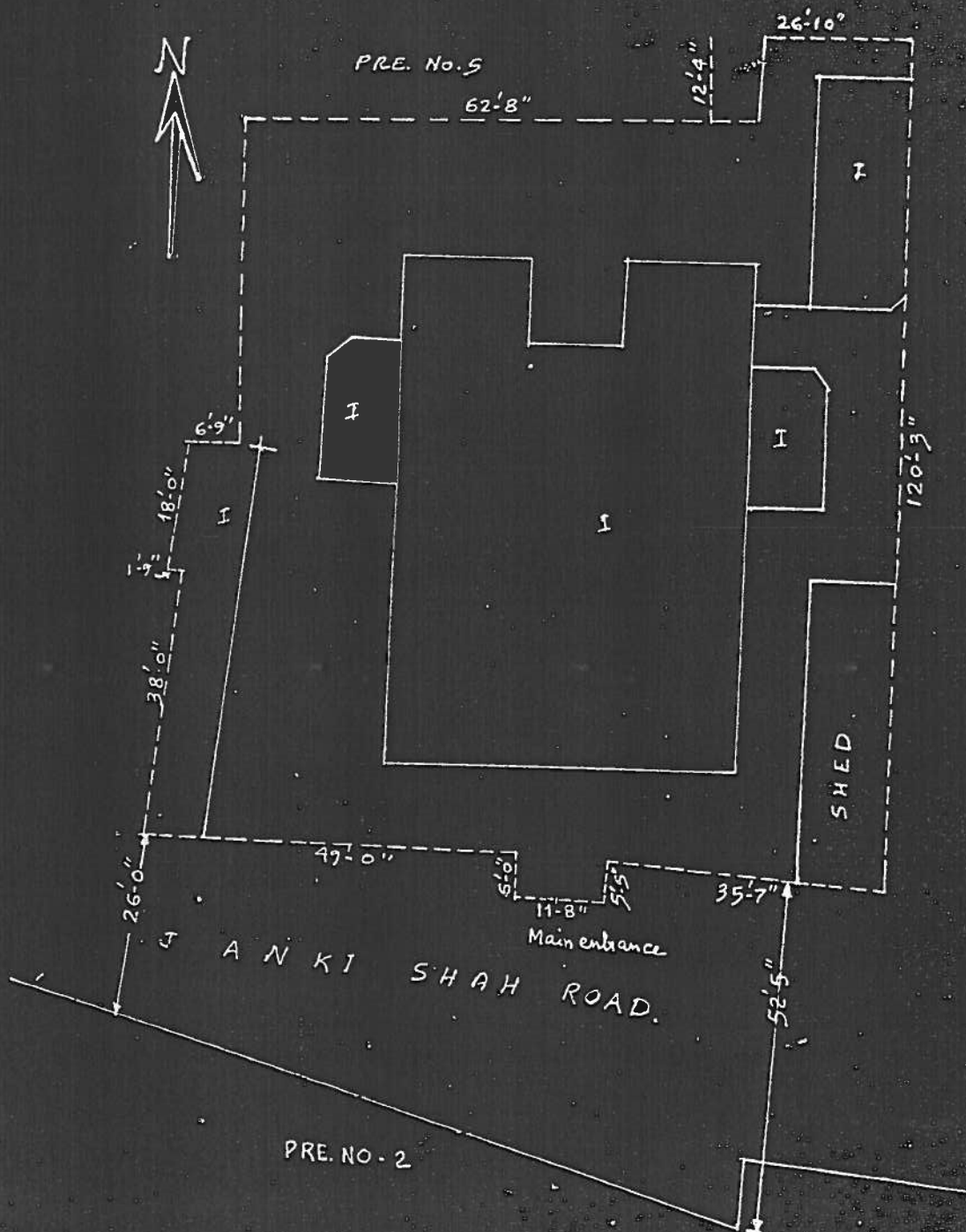
Acharakaty.

RECEIVED BY CONTRACTOR

8/1/76

SITE PLAN OF PREMISES NO. 4 JANKI SHAH ROAD.
CALCUTTA SCALE 16'-0"=1"

AREA OF LAND - 13K. 4CH. 275 FT. (1006.3764 MT.)



Registered ~~BLANK~~
BOOK No. 1
Volume No. 4
Pages 313 to 330
Being No. 43
for the year 1996

REGISTRAR OF ASSURANCE

2001 77 0/87 (2) B

8/1/96

=====

DATED THIS ____ DAY OF ____, 1996

=====

BETWEEN

HIRANMOY SHAW

... "the VENDOR".

AND

SATI DEVELOPMENT PRIVATE LTD.

... the PURCHASER

REGISTRAR OF ASSURANCE
CALCUTTA U/S 7 (a) & (b)

1/6/96

INDENTURE OF CONVEYANCE

Reg.: 5% Share in
4 Janaki Shah Road
Calcutta.

S. JALAN & CO.
Advocates,
6/7A, A.J.C. Bose Road,
Calcutta - 700 017.

REGISTRAR OF ASSURANCE

CALCUTTA U/S 7 (a) & (b)

8/1/96

34 A
4/11