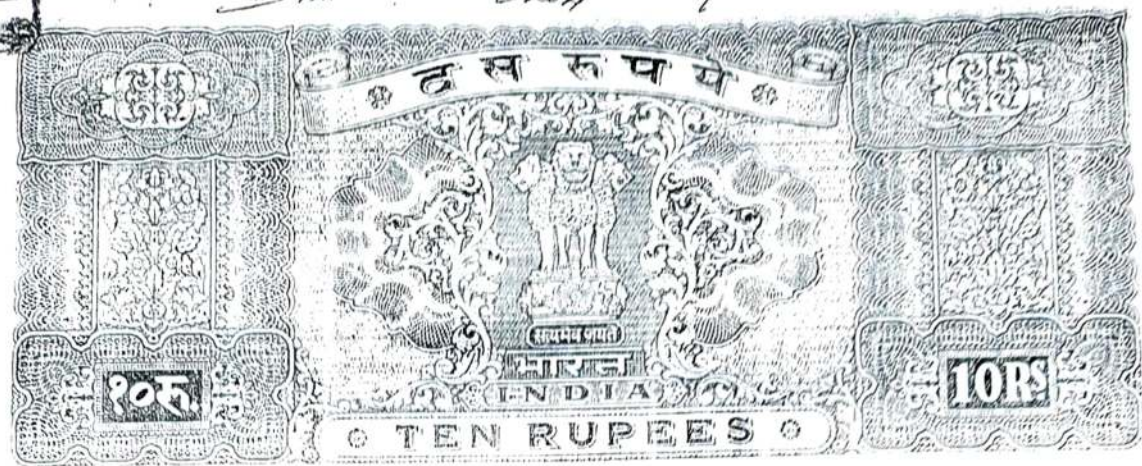


Year: 2003.

Sale Dec.

10 Rs.



8286 $\xrightarrow{\quad\quad\quad}$ 4219 $\xrightarrow{\quad\quad\quad}$ 25.6.03.

AC 7701 1982... 13... 27
BX... 264 / 27 Pages
Being No... 5.30
Carriage Paper...
Copying Fee... 7.00
Copying Fee... 20
Placing Charge...
Sewing Charge...

[Faint handwritten notes]

$$\begin{array}{r} 4.00 \\ 20.00 \\ 19.50 \\ \hline 43.50 \end{array}$$

On Registrar of Companies

25.6.07

53772

10Rs

HARISH CHANDRA JAISWAL
B Com, L.L.B. Advocate
Metropolitan Magistrate's Court
1, Bally Bhatti Street Kol-1

RECEIVED
25 JUN 2003

ANJAN MUKHERJEE
Magistrate

101



Sketch Plan of Ground Floor, Mezzanine Floor & 1st Floor of Premises
No. 219 Jodhpur Park, Kolkata.

Premises No. 220
49'-10"

Premises No. 220
75'-0"

49'-10"
40'-0" Wide Road

GROUND FLOOR PLAN

1500 Sq. Ft.
(More or Less)

75'-0"
Premises No. 218

FIRST FLOOR PLAN

1950 Sq. Ft.
(More or Less)

MEZZANINE FLOOR

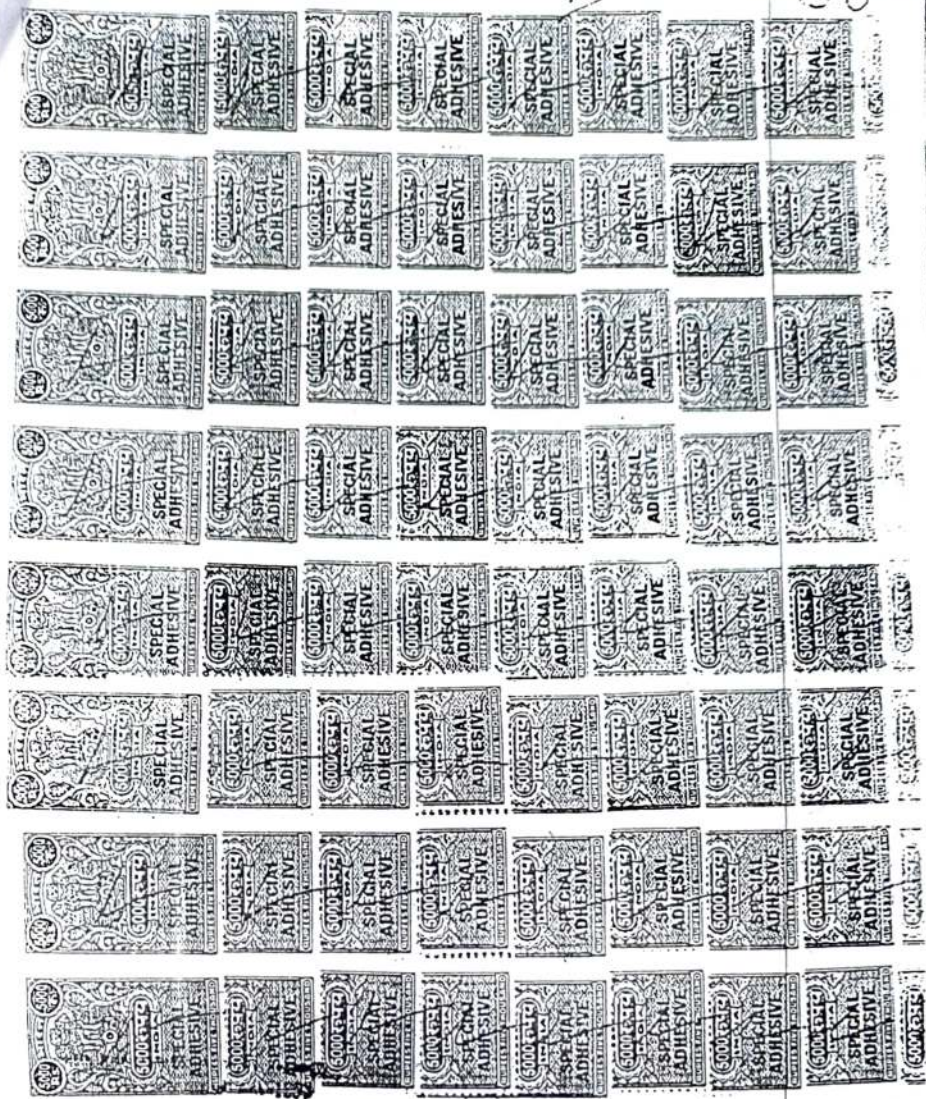
135 Sq. Ft.

Area of Land : SK-3CH-1SFT.

Total Constructed Area
3952 Sq.ft. (more or Less)

Vendor

Addl Registrar of Registrars
Kolkata



my 60.00 000
19.6.03
Section 62 (1) of the
Stamp Act 1911
Stamp duty paid under the
Stamp Act 1911
Additional duty under O.I. Act 2
of 1911



Admitted
19/6/03
19/6/03

SALE DEED

THIS INDENTURE made at Kolkata on this the 18th day of JUNE 2003
(Two Thousand and Three), BETWEEN SMT. CHAMELI MAULIK wife of
Late Dr. Saurindra Kumar Maulik, by religion Hindu, residing at 1/219
Gariahat Road, P.S. Gariahat, Kolkata - 700 068, hereinafter referred
to as VENDOR (Which expression shall unless exclude by or repugnant to the

A-65 757
7

Shmitt

Presented for Registration
at Registration Office
on 18.6.03

By - Dr. Utpal Ray
and Exes

Amal

18/6/03

Shmitt

(DR. UTPAL RAY)

Chameli Moulik

Execution is done by
Dr. Utpal Ray s/o Late
Rama Prasad Santhya Ray
at Pt. No - 115-A, at 1st
Ballygunge Court-house
Kt-19, Chameli Moulik
s/o Late Sankar Chandra
Moulik, at 1/219 Garden
Lane Road, P.O. Gariahat
Kt-68.

1

Karshankar
Advocate

Witnessed by
Kali Chandra
Advocate
H. K. Das

High Court
Kolkata

Amal

18/6/03



context be deemed to mean and include her and her respective heirs, executors, administrators, representatives, assignees and nominee or nominees) of the **FIRST PART AND DR. UTPAL RAY**, son of Late Rama Prasanna Ray, residing at Flat No. 115A at premises No. 1A, Ballygunge Circular Road, Kolkata - 700 019, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives assigns and/or nominees) of the **SECOND PART**.

41.12.78
BOOK FOR COMMUNICATION

WHEREAS **SMT. CHAMELI MAULIK**, the vendor herein had purchased and acquired absolute right, title, interest claim demand whatsoever being a portion of premises no. 1, Gariahat Road, Calcutta - 700 068 described by the Housing Society as Plot No. 219 of the Tollygunge Scheme (Jodhpur Club Land) measuring about 5 Cottah 3 Chittaks 1 Sq.ft. now comprising of Premises No. 1/219, Gariahat Road, P.S. Lake, Kolkata - 700 068, as morefully described in the First Schedule hereunder written by an Indenture executed on 20-06-1959, from Bengal Secretariat Co-operative Land Mortgage Bank & Housing Society Ltd. and the same was registered in the office of the Joint Sub-Registrar Alipore at Behala and recorded in Book No. I, Volume No. 30, at Pages 99 to 114, being No. 2001 for the year 1959

*Dr. Utpal Ray
3/0-1-1
at 1/1
do. Road
Ch. Moulik
in 1/1 of 16.1
219 Garia
Gariahat.*

AND WHEREAS the said **SMT. CHAMELI MAULIK**, the vendor herein got her name mutated in the records of the Calcutta Municipal Corporation and the said plot was mutated and recorded as Premises No. 1/219, Gariahat Road, Calcutta - 700 068 and was seized and possessed of the same as the absolute and sole owner thereof.

*by
Ch. Moulik
3/0-1-1*

32
→
5



-3-

31/

BY

STARTED 16/6/60

KOLKATA COLLECTORATE

AG CLERK

AND WHEREAS the Vendor obtained sanctioned building plan being no. 356, Dist-T, dated 26-11-1960 from the competent authority of the Calcutta Municipal Corporation for construction of three storied building and constructed the said three storied building as per sanctioned plan during the period from 1960 to 1961.

AND WHEREAS the Vendor is thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land being a portion of Premises No.1, Gariahat Road, measuring 5 Cottah 3 Chittaks 1 Sq.ft., lying and situate in Mouza Gobindapur, Pargana Khaspur, P S - Lake, Registry Office - Alipore, being Premises No. 1/219, Gariahat Road, Calcutta - 700 068 also known as 219 Jodhpur Park, Kolkata - 700 068, morefully described in the First Schedule hereunder written together with a three storied building thereon or a part thereof (hereinafter referred to as the "said Demised Premises").

AND WHEREAS the vendor represented to the purchaser that she has the absolute, right, title and interest in the Said Demised Premises and sufficiently entitled to sell the same or part thereof

AND WHEREAS the vendor has agreed to sell the entire Ground Floor, Mezzanine, First Floor together with common right in Garage and servant quarter and other open space available in the Said Demised Premises to the purchaser and on the above representation of the vendor, the purchaser has



- 4 -

agreed to purchase the entire Ground Floor, Mezzanine, First Floor and the absolute right in Garage and servant quarter together with 2/3rd undivided share in the land and in the common areas and other open space available in the said Demised Premises, being the Premises No.1/219, Gariahat Road, Calcutta - 700 068, more fully described in the Second Schedule hereunder written and in the Sketch Plan annexed hereto delineated and marked with ~~Green~~ ^{Blue} Borders (hereunder referred to as the "Said Demised Portions") on the terms and conditions hereafter set-fourth.

AND WHEREAS pursuant to an Agreement for Sale executed on August 29, 1998 between the Vendor of the One Part and the Purchaser of the Other Part, the Vendor agreed to sell and the purchaser agreed to purchase ALL THAT the entire Ground Floor measuring 1500 Sq. Ft. (more or less), Mezzanine Floor measuring 135 Sq. Ft. , First Floor measuring 1950 Sq. Ft. together with absolute right in Garage and servant quarter aggregating a total constructed area of 3952 Sq.ft. together with 2/3rd undivided share in the land and in the common areas of the building and other open space available in the said Demised Premises, more fully described in the Second Schedule hereunder written and in the Sketch Plan annexed hereto delineated and marked with ~~Green~~ ^{Blue} Borders at or for a price of Rs.60,00,000/- (Rupees Sixty Lacs) only free from all encumbrances and charges. The Purchaser paid the said sum of Rs.60,00,000/- (Rupees Sixty Lacs) only through account payee Cheques being No. 175964 dated 22-08-1998 and No. 175966 dated 29-08-1998, both drawn on ANZ Grindlays Bank, Sarat Bose Road Branch and took possession of the above said portion of the building and facilities in the said demised premises.

8/1/1998

NOW THIS INDENTURE WITNESSETH that in pursuance of the Agreement and in consideration of the sum of Rs.60,00,000/- (Rupees Sixty Lacs) being the amount paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same release discharge and acquit forever the Purchaser and the said demised portions absolutely and forever) the Vendor doth hereby grant transfer sell convey assign and assure unto and in favour of the Purchaser, absolutely and forever, free from all encumbrances liabilities, attachments and other defects in the title whatsoever ALL THAT the entire Ground Floor measuring 1500 Sq. Ft. (more or less), Mezzanine Floor measuring 135 Sq. Ft., First Floor measuring 1950 Sq. Ft. together with absolute right in Garage and servant quarter aggregating a total constructed area of 3952 Sq.ft. together with 2/3rd undivided share in the land and in the common areas of the building and other open space available in the said Demised Premises, being the Premises No. 1/219, Gariahat Road, Calcutta - 700 068, more fully described in the Second Schedule hereunder written and in the Sketch Plan annexed hereto delineated and marked with Blue Borders TOGETHER WITH proportionate, undivided, impartible ownership right on ALL THAT piece and parcel of land being a portion of Premises No.1, Gariahat Road, measuring 5 Cottah 3 Chittaks 1 Sq.ft., lying and situate in Mouza Gobindapur, Pargana Khaspur, P.S. - Lake, Registry Office - Alipore, being Premises No. 1/215, Gariahat Road, Calcutta - 700 068 also known as 219 Jodhpur Park, Kolkata - 700 068, morefully described in the First Schedule hereunder written TOGETHER WITH the all connected passage, tap water connections, free from all encumbrances and liabilities whatsoever

enjoyment of the said Premises AND TO HAVE AND HOLD OWN POSSESS AND ENJOY the same and every part thereof hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of Purchaser, their successor and assigns, forever freed and discharge from or otherwise by the Vendor.

AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows -

- 1 That notwithstanding any acts, deeds or things whatsoever by the Vendor or by any of her predecessors in title done or executed or knowingly suffered to the contrary, the Vendor had at all material time and still now have good right, full power and absolute authority to grant, sell, convey, transfer, assign and assure the said demised portions being part of the said demised premises. Together With all easement rights and other facilities hereby granted sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND the Purchaser his successors and assigns shall at all times hereafter peacefully and quietly enter into, hold, own, possess and enjoy the said demised portions and every part thereof without any lawful eviction, hindrance, interruption, disturbances, claims or demands whatsoever from or by the Vendor or from any person or persons lawfully or equitably claiming any right or estate thereof, from, under or in trust for the vendor.

2 That the Vendor shall hereafter at the request of the Purchaser execute and sign all applications, documents and papers for mutation and recording in the name of the Purchaser in the assessment book of the Kolkata Municipal Corporation or any other local body or in any other Government Officers or departments as owner of the said demised portions in terms of these presents.

3 That the Vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said demised portions together with all easements, rights and other areas and facilities attached thereto or any part or portion thereof from under or in trust for the vendor, the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, his successor and assigns, do and execute or cause to be done and executed all such acts, deeds matters and things whatsoever for further better and more perfectly assuring the said demised portions and the other areas and facilities attached thereto unto and to the use of the Purchaser or his successors and assigns, according to the true intent and meaning of these presents, as shall or may be reasonably required

FIRST SCHEDULE ABOVE REFERRED TO
(Description of the demised premises)

ALL THAT piece and parcel of land being a portion of Premises No. 1 Gariahat Road, measuring 5 Cottah 3 Chittaks 1 Sq.ft, lying and situate in Mouza Gobindapur, Pargana Khaspur, P.S. – Lake Registry Office – Alipore being Premises No. 1/219, Gariahat Road, Calcutta- 700 068, within the jurisdiction of Ward No. 93, under Kolkata Municipal Corporation, together with a three storied structure executed thereon and the same is butted and bounded in the manner following :

ON THE NORTH : 40' Feet wide Road,
ON THE SOUTH : Plot No. 1/239 Gariahat Road
(also known as 239 Jodhpur Part);
ON THE EAST : Plot No. 1/220 Gariahat Road
(also known as 220 Jodhpur Park);
ON THE WEST : Plot No. 1/218 Gariahat Road
(also known as 218 Jodhpur Part);

SECOND SCHEDULE ABOVE REFERRED TO
(Description of the demised portions)

ALL THAT the entire Ground Floor measuring 1500 Sq. Ft. (more or less), Mezzanine Floor measuring 135 Sq. Ft. , First Floor measuring 1950 Sq. Ft. together with absolute right in Garage and servant quarter aggregating a total constructed area of 3952 Sq.ft of the three storied residential building with 2/3rd undivided share in the land and in the common areas of the building and open space available in the said demised premises being no.1/219, Gariahat Road, P.S. – Lake, Calcutta – 700 068 also known as 219 Jodhpur Park Kolkata – 700 068, within the Municipal limit of the Calcutta Municipal Corporation, as more fully shown in the Sketch Plan annexed hereto delineated and marked with Blue Borders.

IN WITNESS WHEREOF the parties have executed these presents on the
22, month and year first above written

Signed and delivered by the **VENDOR**
abovenamed, **SMT. CHAMELI MAULIK**
at Kolkata

Chameeli Maulik

In the presence of :

1) *Snehal Ray*
ALLS TIVOLI COURT
1/C BALLYGUNGE CIRCULAR
ROAD KOLKATA-700019.

2) *Manoj Dasgupta*
Advocate
High Court, Calcutta

Signed and delivered by the **PURCHASER**
abovenamed, **DR. UTPAL RAY** at Kolkata.

Dr. Utpal Ray

(DR. UTPAL RAY)

In the presence of :

1) *Snehal Ray*
ALLS TIVOLI COURT
1/C BALLYGUNGE CIRCULAR
ROAD KOLKATA-700019.

2) *Manoj Dasgupta*
Advocate
High Court, Calcutta

MEMO OF CONSIDERATION

Received from the withinnamed Purchaser, the within mentioned sum of Rs. 60,00,000/- as per memo below :-

- | | | |
|-----|---|------------------------|
| i) | By Cheque No. 175964, Dated 22-08-1998,
drawn on ANZ Grindlays Bank, Sarat Bose
Branch. | Rs 5,00,000/- |
| ii) | By Cheque No. 175966, Dated 29-08-1998,
Drawn on ANZ Grindlays Bank, Sarat Bose
Branch. | Rs. 55,00,000/- |
| | | <u>Rs. 60,00,000/-</u> |

(Rupees Sixty Lacs only)

Chameli Mahtia
VENDOR

Witness:

Birendra Ray.
ALLIS TITOLI COURT
K. BALLYGUNGE
CIRCULAR ROAD
KOLKATA-70009.

Manoj Dasgupta
Adv

THIS THE 18th DAY OF JUNE, 2003

BETWEEN

SMT. CHAMELI MAULIK

VENDOR

AND

DR. LTPAL RAY

PURCHASER

DEED OF CONVEYANCE

Certified to be a True

Checked by

Carany
20/6/07

46
76/6/03



AS. G. L.

KABITA MUKHERJEE, ADVOCATE
MANAS DASGUPTA, ADVOCATE
6, OLD POST OFFICE STREET,
Ground Floor (Mezzn.), Room no. 38/3.
KOLKATA-700001.