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11/6/10 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet's attached with this document's are the part of this document.

District Sub-Registrar - II
North 24 Parganas
Barasat

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THIS INDENTURE made this 11th day of JUNE, 2010

BETWEEN

SRI RAJENDRA NARAYAN DAW son of Late Samarendra Narayan Daw by faith Hindu, by occupation land-holder residing at 12, Becharam Chatterjee Lane, P. S. Burtolla, Kolkata - 700005 as Sole Trustee under the Deed of Trust dated 20th December, 1963

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 ক্ষেত্রের নাম _____
 সাং _____
 স্টাম্প ভেদ্যাব ব্যঙ্কর _____
 বিধান নগর (সবটোলক সিটি) এ বি.এস. ডায় _____
 মোট স্টাম্প ক্রয় তাং _____
 চালান নং _____ মোট কত টাকার বসিদ _____

Cumexp Umimay Pvt. Ltd.
 190/A Sukari, Panchemantala
 200-41

17 MAY 2010

650000

টেজারী বারাকপুর ভেডার বিতা দত্ত



Signature

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Signature

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Rajeshwar Majumdar

1771
 Bhalarath Daswami

Ratan Kumar Das
 S/O Late Ghanshyam Das
 P.O. Frill: - Chowkati
 Dist - 24 Pgs. (S)
 Business

executed by Late Hiralal Daw hereinafter referred to as the "VENDOR" (which expression shall mean and include the Trustee for the time being of the said Deed of Trust) of the FIRST PART :

A N D

[1] M/S LUMEX VINIMAY PRIVATE LIMITED , [2] M/S MARVELLOUS DEALERS PRIVATE LIMITED, [3] M/S MESMERIC VANIJYA PRIVATE LIMITED, [4] M/S STERLING ADVISORS PRIVATE LIMITED, [5] M/S GLADYS VINCOM PRIVATE LIMITED, [6] M/S CAIRO COMMERCIAL PRIVATE LIMITED, [7] M/S NANDIKA DISTRIBUTORS PRIVATE LIMITED, [8] M/S GOLDENROD TIEUP PRIVATE LIMITED, [9] M/S TRUMPET COMMOSALE PRIVATE LIMITED, [10] M/S DAHLIA TRADECOM PRIVATE LIMITED, [11] M/S CONWAY CONSULTANTS PRIVATE LIMITED, [12] M/S ALTON VANIJYA PRIVATE LIMITED, [13] M/S TELSTAR TRADELINK PRIVATE LIMITED, [14] M/S SHRIVALLI DEALTRADE PRIVATE LIMITED, [15] M/S CORNET VINCOM PRIVATE LIMITED, [16] M/S ZENOM MARKETING PRIVATE LIMITED [17] M/S ZENOM MERCHANDISE PRIVATE LIMITED [18] M/S PREST MERCHANTS PRIVATE LIMITED [19] M/S BLACKPOOL DISTRIBUTORS PRIVATE LIMITED [20] M/S STEP FORWARD COMMERCE PRIVATE LIMITED [21] M/S EMPRO COMMERCE PRIVATE LIMITED [22] M/S VIGHNESS COMMODEAL PRIVATE LIMITED all 1 to 22 companies are companies incorporated under the provisions of The Companies Act, 1956 and all having its registered office at 190/A, Putiary Panchanantala Road, P.S. Thakurpukur, Kolkata - 700 represented by its *DIRECTOR* MR. SUBIR KUMAR DEY son of Sri Nani Gopal Dey. by faith Hindu, by occupation Business, by Nationality Indian, residing at 190/A, Putiary Panchanantala Road, P.S. Thakurpukur, Kolkata - 700 041 hereinafter referred to as the "PURCHASERS" (which expression shall unless excluded by the context mean and include its successors or successors-in-office and/or assigns) of the SECOND PART :

A N D

SRI BHOLANATH GOSWAMI, son of Sri Mukund Goswami, residing at 71, Sadhana Aushadhalaya Road, Dakhindari, Kolkata-700048 by religion Hindu, by occupation Business, residing at 71, Sadhana Aushadhalaya Road, Dakhindari, Kolkata-700048 hereinafter referred to as the "CONFIRMING PARTY" of the THIRD PART :

W H E R E A S

1. One Pearylal Daw son of Kashinath Daw, by virtue of Redemption Certificate executed in his favour on 20th May, 1909 by the Secretary of State for Indian Council represented through the Collector of 24 Parganas became absolute owner of All That piece and parcel of land measuring about 11 Bighas 1 cottah and 2 chittacks equivalent to 3.6486 acres of Holding No.71A, Sub Division -6, Division No.11, situated at New Dakhindari No. 1298 which was recorded under C.s. Khatian No. 245 comprised in C.S. Dag Nos. 1166,



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1167, 1168, 1169, 1170, 1171, 1172, 1173 and 1167/1198 for land measuring 3.4792 acres and under C.S. Khatian No. 246 in C.S. Dag No. 1167 land measuring 0.1175 acres and under C.S. Khatian No. 247 comprised in C.S. Dag No. 1165 of land measuring 0.0519 acres all under Mouza Dakhindari, J.L. No.25, Touzi No. 1293/2833, Sub-Division No. 6, Division No.11, pargana Panchannagram, P.S. Lake Town within the Local territory of Holding No.71A of South Dum Dum Municipality more fully mentioned in **Schedule - A** hereunder written.

2. The said Pearylal Daw died intestate in the year 1928 leaving him surviving five sons, viz. (i) Satya Charan Daw, (ii) Naba Kumar Daw, (iii) Janendra Chandra Daw, (iv) Jiban Krishna Daw and (v) Hiralal Daw as his legal heirs under the Dayabhaga School of Hindu Law who jointly inherited the estate left by him including the land described in **Schedule - A** hereunder written.

3. The said Satya Charan Daw died intestate on 15th July, 1936 and his widow also died leaving them surviving two sons to with Niranjan Daw and Dhiren Daw as their sole heirs under the Dayabhaga School of Hindu Law to inherit undivided equal 1/5th part or share in the land described in **Schedule - A** hereunder written.

4. The said Niranjan Daw died intestate and a bachelor in the year 1938 leaving his brother Dhiren Daw as his sole heir to inherit his undivided 1/10th share in the land described in Schedule "A" hereunder written under Dayabhaga School of Hindu Law.

5. The said Dhiren who was childless died intestate in the year 1940 leaving him surviving his four uncles namely (i) Naba Kumar Daw, (ii) Janendra Chandra Daw, (iii) Jiban Krishna Daw and (iv) Hiralal Daw as his sole heirs under Dayabhaga School of Hindu Law to inherit his undivided 1/5th share in the land described in Schedule "A" hereunder written;

Thus the remaining four sons of Late Pearylal Daw jointly became the owners of the land described in Schedule "A" hereunder written each having undivided 25% share therein.

6. The said Naba Kumar Daw died intestate on 25th April, 1950 as a bachelor leaving his three brothers namely (i) Janendra Chandra Daw, (ii) Jiban Krishna Daw and (iii) Hiralal Daw as his sole heirs under Dayabhaga School of Hindu Law to inherit his undivided equal 25% share in the land described in schedule "A" hereunder written.

Thus the said three sons of Late Pearylal Daw nameiy Janendra Chandra Daw, Jiban Krishna Daw and Hiralal Daw jointly became the owners of the land described in Schedule "A" hereunder written each having undivided 1/3rd share therein;



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7. The total area of the property described in Schedule "A" hereunder written was 3.6486 acres equivalent to 11 Bighas 1 cottah 2 chittacks more or less. The Vendors hereby represent and declare that the aforesaid area of 11 Bighas 1 cottah 2 chittacks more or less was reduced by 11 Cottahs 14 Chittacks due to dakhhal and/or occupation by occupiers who got their names recorded and mutated in the record of rights details of which are as follows : (a) land measuring 0.1175 acres (equivalent to 7 Cottahs 1 chittack) more or less in C.S. Khatian No. 246, C.S. Dag No. 1167 in Mouza Dakhindari recorded in the name of Dakhalkar, (b) land measuring 0.0519 acres (equivalent to 3 Cottahs 2 Chittacks and 15 sq. ft. more or less in C.S. Khatian No. 247, C.S. Dag No. 1165 in Mouza Dakhindari, recorded in the name of Dakhalkar (c) land measuring 0.0275 acres (equivalent to 1 cottahs 10 chittacks 30 sq.ft.) more or less in C.S & R.S. Dag No. 1167/1198 in C.S. Khatian No. 245, R.S. Khatian No. 442 also in Mouza Dakhindari, recorded in the name of Dakhalkar. Thus the total area under dakhhal works out to 0.1969 acres equivalent to 11 Cottahs 14 Chittacks. The Dakhalkar have recorded their names in the "Record of right" in respect of their occupied land before the Land & Land Reforms Officer, Government of West Bengal and paying necessary rents and taxes, as such the Vendors have no right title and interest in the aforesaid land written above.

8. Thus, after deducting 0.1969 acres (equivalent to 11 cottahs 14 chittacks) more or less out of the total land area of 3.6486 acres as mentioned in **Schedule "A"** land the legal heirs of Late Pearylal Daw are now fully seized and possessed of All That the piece and parcel of land area measuring 3.4517 acres (equivalent to 209 cottahs 4 chittacks) more or less together with structures comprised in and situated at Mouza Dakshindari, J.L. No. 25, R.S. No. 6, G.D. 1 Sub-Division No. 6, Touzi No.1298/2833, parganas Panchannagram comprising of C.S. Dag Nos. 1166, 1168, 1169, 1170, 1171, 1172 and 1173 under C.S. Khatian No. 245 and R.S. Dag Nos. 1166, 1168, 1169, 1170, 1171, 1172, 1173 and 1171/4601 under R.S. Khatian Nos. 730, 731, 732, 733, 758, 759, 760, 761 being Municipal Holding No. 116 (old No. 71A) Kolkata-700048 under South Dum Dum Municipality, Sub-Registry Office Cossipore Dum Dum at present Bidhan Nagar, Police Station Lake Town in the District of North 24-Parganas more fully and particularly described in **Schedule - "B"** hereunder written and referred to as "**the said land**" and have recorded their names in the "record of rights" in respect of the said land before the Land and Land Reforms Officer, Government of West Bengal and the South Dum Dum Municipality and have been paying necessary rents and taxes regularly;

9. Thus the said Hiralal Daw son of Late Pearylal Daw inherited undivided $1/3^{\text{rd}}$ share in the said land and structure described in "**Schedule B**" hereunder written and was peacefully seized and possessed of All That the undivided $1/3^{\text{rd}}$ share and/or interest being 1.1506 acres equivalent to 69 cottahs 11 chittacks 29 sq.ft. more or less in the said



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Schedule "B" land more fully and particularly described in Schedule - "C" hereunder written and referred to as "the said share".

10. The said Late Hiralal Daw created a private religious Trust by executing a Deed of Trust dated 20th December, 1963 which was duly registered in the office of Registrar of Assurance, Calcutta in Book no. 1, Volume no. 217, pages 102 to 110 being no. 7604 for the year 1963 in respect of his immovable properties inherited by him from his father Late Pearylal Daw which included his undivided 1/3rd share in the properties described in the Schedule "A" hereunder written.

11. Under the said Deed of Trust dated 20th December, 1963 the said settlor Sri Hiralal Daw appointed his wife Smt. Kamala Bala Daw as the sole trustee with powers and limitation as mentioned therein and made provisions for maintenance of his wife as well as for the performance of the daily and periodical ceremonies of the deities Sree Sree Iswar Peariswar Shiva, Sree Sree Nilmoniswar Shiva, Sree Sree Iswar Jagadhatri Devi mentioned in the said Deed of Trust.

12. It has been provided in the said Deed of Trust that upon the death of Smt. Kamala Bala Daw, Sri Samarendra (Narayan) Nath Daw, son of Late Janendra Nath Daw to be the sole trustee and after death if Samarendra Narayan Daw his sons were to be the Trustees by rotation in order of their age, the eldest becoming the First trustee in the manner aforesaid.

13. The said Samarendra (Narayan) Nath Daw unfortunately died on 28th December, 1980 leaving behind his three sons namely [a] Rajendra Narayan Daw, [b] Prosanto Narayan Daw and [c] Ashis Narayan Daw and whereas the said Smt. Kamala Bala Daw died on 20th August, 1983 i.e. after the demise of the said Samarendra Narayan Daw and accordingly Sri Rajendra Narayan Daw, the eldest son of Late Samarendra Narayan Daw became the Trustee in place of Late Smt. Kamala Bala Daw and has been in sole control, management and administration of the Trust properties in terms of the said Deed of Trust.

14. Under the said Deed of Trust dated 20th December, 1963 it has been expressly provided that the Trustee will have no power to sell any trust property without the sanction from the Competent Court.

15. Being in need of funds to meet the cost and expenses of daily Seva Puja and periodical festivals of the said deities the Vendor as such Trustee applied before the Ld. District Judge at Barasat being Misc. Case no. 279 of 2007 for permission for sale of a

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portion of the Trust property described in Schedule "B" under the said petition for permission.

16. By a Judgment and order dated 17.1.2008 made in the said Misc. Case no. 279 of 2007 the Ld. District Judge allowed the said Misc. Case and made the following order :-

- I. The petitioner will execute a bond in the prescribed form with one surety to the extent of Rs.50,000/-.
- II. The petitioner will open an account in the State Bank of India, Shyambazar Branch in the name of the Trust and will deposit the entire sale proceeds in the said account and will submit the accounts before this Court after every 6 months.
- III. Excepting the welfare of the Trust, the petitioner will not spend or invest any money received on behalf or on account of the Trust without written permission from this Court.

17. The Vendor herein has represented to the Purchasers that the Vendor is the full and absolute owner of the un-divided 1/3rd share in the said Schedule 'B' land which has been numbered as Holding No. 116, Dakhindari Road, Kolkata - 700 048, free from all encumbrances.

18. There were quite a few matters pending regarding title of the said land like clearance from appropriate authority and departments, handing over peaceful possession pursuant to the said land etc. for making the said land marketable and as it was not possible to singly do the entire mammoth job in this regard. Thus upon procuring the said order from the Court the Vendor has appointed and entered into an agreement dated 25/1/2008 with Sri Bholanath Goswami, the confirming party herein to undertake the said job on the terms and conditions mentioned therein.

19. The vendor along with the other co-owners have applied for mutating his name before the Land and Land Reforms Officer, Government of West Bengal and the South Dum Dum Municipality and have got his name mutated in the aforesaid departments and have also applied for a "No objection certificate" from the Competent Authority & Site Plan clearance from the Municipality and have also obtained the same from the concerned departments.

20. The Confirming party not being in the positing to purchase the said land approached the purchaser herein to purchase the said share in the said land and relying upon the aforesaid representations of the Vendor and the Confirming Party and in pursuance of the



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said agreement dated 25/1/2008 the Vendor and the Confirming Party have by an Agreement dated 11/2/2008 made between the Vendor therein referred to as the Owner/Vendor of the First Part, the Confirming Party herein, therein referred to as the Confirming Party of the Second Part and the Purchaser herein, therein referred to as the Purchaser of the Other Part agreed to sell their un-divided 1/3rd share being 1.1506 acres equivalent to 69 cottahs 11 chittacks 29 sq.ft. more or less and/or his entire right title and interest in All That the piece and parcel of land area measuring 3.4517 acres (equivalent to 209 cottahs 4 chittacks) more or less together with structures comprised in and situated at Mouza Dakhindari, J.L. No. 25, R.S. No. 6, G.D. No.1, Sub-Division No.6, Touzi No. 1298/2833, Parganas, Panchannagram, comprising of C.S. Dag nos. 1166, 1168, 1169, 1170, 1171, 1172 and 1173 under C.S. Khatian No. 245 and R.S. Dag Nos. 1166, 1168, 1169, 1170, 1171, 1172, 1173 and 1171/4601 under R.S. Khatian Nos. 730, 731, 732, 733, 758, 759, 760, 761 being Municipal Holding No. 116 (old No. 71A) Kolkata-700048, under South Dum Dum Municipality, Sub-Registry Office Cossipore Dum Dum at present Bidhan Nagar, Police station Lake Town in the District of North 24-Parganas and more fully and particularly described in "Schedule - C" hereunder written and marked in RED in the plan annexed herewith at or for a total consideration of Rs. 6,00,000/- (Rupees Six lakhs) only which the purchasers has paid to the Vendor on the terms and conditions therein contained and has also handed over physical possession of the said land to the purchaser on dated 11/2/2008.

NOW THIS INDENTURE WITNESSTH :

1. That in the premises as aforesaid and in consideration of Rs.6,00,000/- [Rupees Six lakhs] only paid by the purchasers to the Vendor on or before execution of these present in the manner as mentioned in the Memo hereunder written (the receipt whereof the vendors do hereby as well as by the receipt hereunder written admit and acknowledge the same and of and from the same and every part thereof acquit release and forever discharge the said land hereby sold and conveyed and the purchaser) the Vendor do hereby indefeasible grant convey transfer, sell, assure and assign unto the purchaser ALL THAT the undivided 1/3rd share of the piece and parcel of land being 1.1506 acres equivalent to 69 cottahs 11 chittacks 29 sq.ft. more or less and/or the entire right title and interest of the vendors out of the total land measuring about 3.4517 Acres equivalent to 209 cottahs 4 chittacks more or less together with structures comprised in and situated at Mouza Dakshindari, J.L. No. 25, R.S. No. 6, G.D. No. 1, Sub-Division No. 6, Touzi No. 1298/2833, Parganas- Panchannagram, comprising of C.S. Dag nos. 1166, 1168, 1169, 1170, 1171, 1172 and 1173 under C.S. Khatian No. 245 and R.S. Dag nos. 1166, 1168, 1169, 1170, 1171, 1172, 1173 and 1171/4601 under R.S. Khatian Nos. 730, 731, 732, 733, 758, 759, 760, 761 being Municipal Holding No. 116 (Old No. 71A) Koikata - 700 048, under South Dum Dum Municipality, Sub-Registry Office Cossipore Dum Dum at present Bidhan Nagar, Police Station Lake Town in the district of North 24 Parganas more fully and particularly

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described in "Schedule - B" hereunder written and depicted, delineated and demarcated in RED in the map or plan annexed hereto and the said undivided 1/3rd share in the said land is more fully and specifically mentioned in the Schedule - "C" hereunder written and hereinafter referred to as "the said Share" free from all encumbrances charges claims, demands, liabilities attachment whatsoever TOGETHER WITH all erections thereon, standing yards, courts, areas, sewers, drains ways, paths passages, common and other passage, ground water, watercourse, fixture AND all manner of former and other rights, liberties privileges easement and benefits whatsoever to the said land hereidatements and premises belonging to or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong to or be appurtenant thereto and reversion or reversions remainder or remainders and the rents issues and profits thereof AND TOGETHER WITH the benefit of all the clearances, proposed sanction plans obtained or to be obtained in future AND all the estate right title and interest of the Vendor and all other persons having any beneficial interest into or upon the said premises and every part thereof and all documents and muniments and writings and other evidence of title which exclusively relate to the said land or any part thereof and which now are or heretofore was or may be in the custody power or possession of the Vendor or in the custody power or possession of any person from whom they can procure the same without action or suit TO HAVE AND TO HOLD the same unto and to the use of the purchaser absolutely and forever as and for an indefeasible title or inheritance in fee simple in possession free from all encumbrances charges demands liens and attachment whatsoever.

2. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER as follows :

- i. That the Vendor has good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure the said land hereby granted, sold, transferred assigned and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in manner aforesaid according to the true intent and meaning of these presents.
- ii. And that the purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the said land hereby granted sold and conveyed and receive and take the rents issues and profits thereof and every part thereof without any lawful acts and hindrances eviction interruption disturbances claim or demand whatsoever from or by the Vendors or any other persons lawfully or equitably claiming from under or in trust for them.
- iii. And that the Vendor shall make and keep the said land free and clear freely and clearly and absolutely acquitted exonerated discharged or released at the cost and expenses of the vendor and also well and sufficiently save, defend, kept



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harmless and indemnified of and from and against all manner of estates mortgages charges liens lispendens claims demands attachments debts liabilities and encumbrances whatsoever.

- iv. And further that the vendor and all other persons having or lawfully or equitably claiming any estate title and interest property claim or demand whatsoever into or upon the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be nay part thereof from through under or in trust for the Vendor and the Vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do ad execute or cause to be done and executed all such acts deeds matters and things for further better and more perfectly and satisfactorily granting transferring and assuring the said premises and every part thereof unto and to the use of the purchasers in the manner aforesaid.
- v. And the Vendor declares that the Vendor has good marketable title therein free from all charges and encumbrances and if, in future, any error or omission is found to have crept in this deed or in the search, the Vendor shall at the cost and request of the purchaser do and execute or cause to be done and executed any supplementary deed or deed of Rectification/Declaration in favour of the purchasers.

THE SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT the piece and parcel of land measuring about 11 bighas 1 cottahs 2 chittacks equivalent to 3.6486 acres of Holding no. 71A, Sub-division - 6, Division no. II, situated at New Dakhindari No. 1298 which was recorded under C.S. Khatian No.245 comprised in C.S. Dag No.1166, 1168, 1169, 1170, 1171, 1172, 1173 1167/1198 for Land measuring 3.4792 acres AND under C.S. Khatian No.246 comprised in C.S. Dag No.1167 for land measuring 0.1175 acres AND under C.S. Khatian No.247 comprised in C.S. Dag No.1165 for land measuring 0.0519 acres all under Mouza Dakshindari, J.L. No.25, Touzi No.1293/2833, Sub-division no. 6, Division No. II Pargana - Panchanna Gram, Police Station Lake Town within the local territory of Holding No.71A of South Dum Dum Municipality, 24 Parganas (North).

THE SCHEDULE "B" ABOVE REFERRED TO :
(The Said Land)

ALL THAT the piece and parcel of land area measuring 3.4517 acres (equivalent to 209 cotthas 4 chittacks) more or less together with structures comprised in and situated at mouza Dakshindari, J.L. No. 25, R.S. No. 6, G.D. No. 1, Sub-Division No. 6, Touzi No. 1298/2833, Parganas Panchannagram, comprising of C.S. Dag nos. 1166, 1168, 1169, 1170,

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1171, 1172 and 1173 under C.S. Khatian No. 245 and R.S. Dag nos. 1166, 1168, 1169, 1170, 1171, 1172, 1173, 1166/4600 and 1171/4601 under R.S. Khatian Nos. 730, 731, 732, 733, 758, 759, 760, 761 being Municipal Holding No. 116 (Old No. 71A) Dakhindari Road, Kolkata - 700 048, under South Dum Dum Municipality, Sub-Registry Office Cossipore Dum Dum at present Bidhan Nagar, Police Station Lake Town in the district of North 24 Parganas and depicted and delineated in the map or plan annexed hereto and marked in RED and butted and bounded as follows :-

on the NORTH : 16 feet wide Sadhana Aushadhalaya Road & Sitala Para
 on the SOUTH : Dakhindari Road
 on the EAST : R.S. Dag no. 1175, 1176 (Land of Balahari Sardar)
 on the WEST : Part Sadhana Aushadhalaya Road & part Drain

THE SCHEDULE "C" ABOVE REFERRED TO :

(The Said Share)

ALL THAT the undivided 1/3rd share and/or the entire right title and interest of the Vendor being 1.1506 acres equivalent to **69 cottahs 11 chittacks 29 sq.ft.** more or less in **ALL THAT** the piece and parcel of land area measuring 3.4517 acres (equivalent to 209 cotthas 4 chittacks) more or less together with structures comprised in and situated at Mouza Dakshindari, J.L. No. 25, R.S. No. 6, G.D. No. 1, Sub-Division No. 6, Touzi No. 1298/2833, Parganas- Panchannagram, comprising of C.S. Dag nos. 1166, 1168, 1169, 1170, 1171, 1172 and 1173 under C.S. Khatian No. 245 and under following R.S. Dag nos. & Khatian nos. :

R.S. Dag no.	R.S.Khatian nos.	Total Land Area in Dag	1/3 rd share of land area in Dag.
1166	731,732,758,760	0.0312 acres	0.010 acres (10 chittacks 4 sft.)
1168	731,732,758,760	0.3775 acres	0.126 acres (7 cottahs 10 ch. 1 sft.)
1169	730,733,759,761	0.1562 acres	0.052 acres (3 cottahs 2 ch. 22 sft.)
1170	731,732,758,760	0.2462 acres	0.082 acres (4 cottahs 15 ch. 26 sft.)
1171	731,732,758,760	2.452 acres	0.817 acres (49 cottahs 8 ch. 25 sft.)
1172	731,732,758,760	0.0375 acres	0.013 acres (12 chittacks 5 sft.)
1173	731,732,758,760	0.0456 acres	0.015 acres (14 chittacks 33 sft.)
1166/4600	731,732,758,760	0.0075 acres	0.003 acres (2 chittacks 19 sft.)
1171/4601	731,732,758,760	0.0980 acres	0.033 acres (1 cottahs 15 ch. 30 sft.)

(New Khatian no. 750) being Municipal Holding No. 116 (Old No. 71A) Dakhindari Road, Kolkata - 700 048, under South Dum Dum Municipality, Sub-Registry Office Cossipore Dum Dum at present Bidhan Nagar, Police Station Lake Town in the district of North 24 Parganas.

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IN WITNESS WHEREOF the parties hereunder subscribes their respective hand and seal the day month and year first above written.

SIGNED AND DELIVERED by the within named "VENDOR" at Kolkata in the presence of :

1. *Rathin Roy*
 of - West Sehapur
 - Nalopally (Borealis) -
 - North 24 Pgs

2. *Ratan Kumar Das*
Sudate Ghanswar Das
 (P.O. Livil - Chowhati, Dist - 24 Pgs (S))

SIGNED AND DELIVERED by the within named "PURCHASERS" at Kolkata Viz. represented by their Directors in the presence of

Rajendra Narayan Daw.

RAJENDRA NARAYAN DAW Sole Trustee under the Deed of Trust dated 20th December, 1963 executed by Late Hiralal Daw.

----- (Vendor)

For

- [1] LUMEX VINIMAY PRIVATE LIMITED
[PAN No. AABCL 7771 P]
 - [2] MARVELLOUS DEALERS PRIVATE LIMITED
[PAN No. AAGCM 5132 L]
 - [3] MESMERIC VANIJYA PRIVATE LIMITED
[PAN No. AAGCM 5126 N]
 - [4] STERLING ADVISORS PRIVATE LIMITED
[PAN No. AA OCS 2041J]
 - [5] GLADYS VINCOM PRIVATE LIMITED
[PAN No. AADCG 7838 E]
 - [6] CAIRO COMMERCIAL PRIVATE LIMITED
[PAN No. AADCC 9620 J]
 - [7] NANDIKA DISTRIBUTORS PRIVATE LIMITED
[PAN No. AADCN 2776 Q]
 - [8] GOLDENROD TIEUP PRIVATE LIMITED
[PAN No. AADCG 7837 M]
 - [9] TRUMPET COMMOSE PRIVATE LIMITED
[PAN No. AADCT 4486 F]
 - [10] DAHLIA TRADECOM PRIVATE LIMITED
[PAN No. AADCD 4320 Q]
 - [11] CONWAY CONSULTANTS PRIVATE LIMITED
[PAN No. AADCC 9629 B]
 - [12] ALTON VANIJYA PRIVATE LIMITED
[PAN No. A4469 J]
 - [13] TELSTAR TRADELINK PRIVATE LIMITED
[PAN No. AADCT 4487 E]
 - [14] SHRIVALLI DEALTRADE PRIVATE LIMITED
[PAN No. AAOCS 2042 M]
 - [15] CORNET VINCOM PRIVATE LIMITED
[PAN No. AADCC 9621 K]
 - [16] ZENOM MARKETING PRIVATE LIMITED
[PAN No. AAACZ 1567 G]
 - [17] ZENOM MERCHANDISE PRIVATE LIMITED
[PAN No. AAACZ 1129 J]
 - [18] PREST MERCHANTS PRIVATE LIMITED
[PAN No. AABCP 9957 D]
 - [19] BLACKPOOL DISTRIBUTORS [P] LIMITED
[PAN No. AACCB 5038 Q]
 - [20] STEP FORWARD COMMERCE [P] LIMITED
[PAN No. AAGCS 5222 H]
 - [21] EMPRO COMMERCE PRIVATE LIMITED
[PAN No. AABCE 0352 E]
 - [22] VIGHNESS COMMODEAL PRIVATE LIMITED
[PAN No. AABCV 4974 A]
- all represented by its Director SRI SUBIR KUMAR DEY

Sri Subir Kumar Deo

(PURCHASERS)



Distt. Registrar-II
North 24-Pgs. Baarasat.

11 JUN 2010

SIGNED AND DELIVERED by the
within named "CONFIRMING PARTY"
at Kolkata in the presence of :

1. Rathin Roy
of West Geh-pur Anilapally
Bar-at AGM 29 P. 11
2. Ratan Kumar Das
Sivakoti Ghosewar Das
P.O. of Vill.:- Chowdhari
Dist. 24 Pgs. (S)

Bhola Nath Goswami
(BHOLANATH GOSWAMI)

----- (Confirming Party)

Prepared in my office

Subrata Kumar Pal
Advocate.
F 935/927
of 03
Judge
Muz 24-Pgs



Distt. Registrar-II
North 24-Pgs. Baarasat.

11 JUN 2010

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.6,00,000/- (Rupees Six lakhs) only being the payment of consideration money in respect of Schedule "C" Property of this Deed of Conveyance as per Memo below :-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque/DD No.</u>	<u>Bank</u>	<u>Amount</u>
11/02/2005	004624	Bank of Baroda	25,000
22/06/2009	302522	Bank of Baroda	25,000
10/06/2010	199574	Punjab & Sind Bank	5,50,000
Total =>			6,00,000

(Rupees Six lakhs) only.

Witness :

1. *Rathin Ray*
of - West Gehapur
Kulapally, Barabati
Post 29 papers
K Nr 700126

2. *Ratan Kumar Das*
Slodali Ghaniswar Das
P.O. Vill. - Chowhati
Dist - 214 993 (S)

Rajendra Narayan Daw.

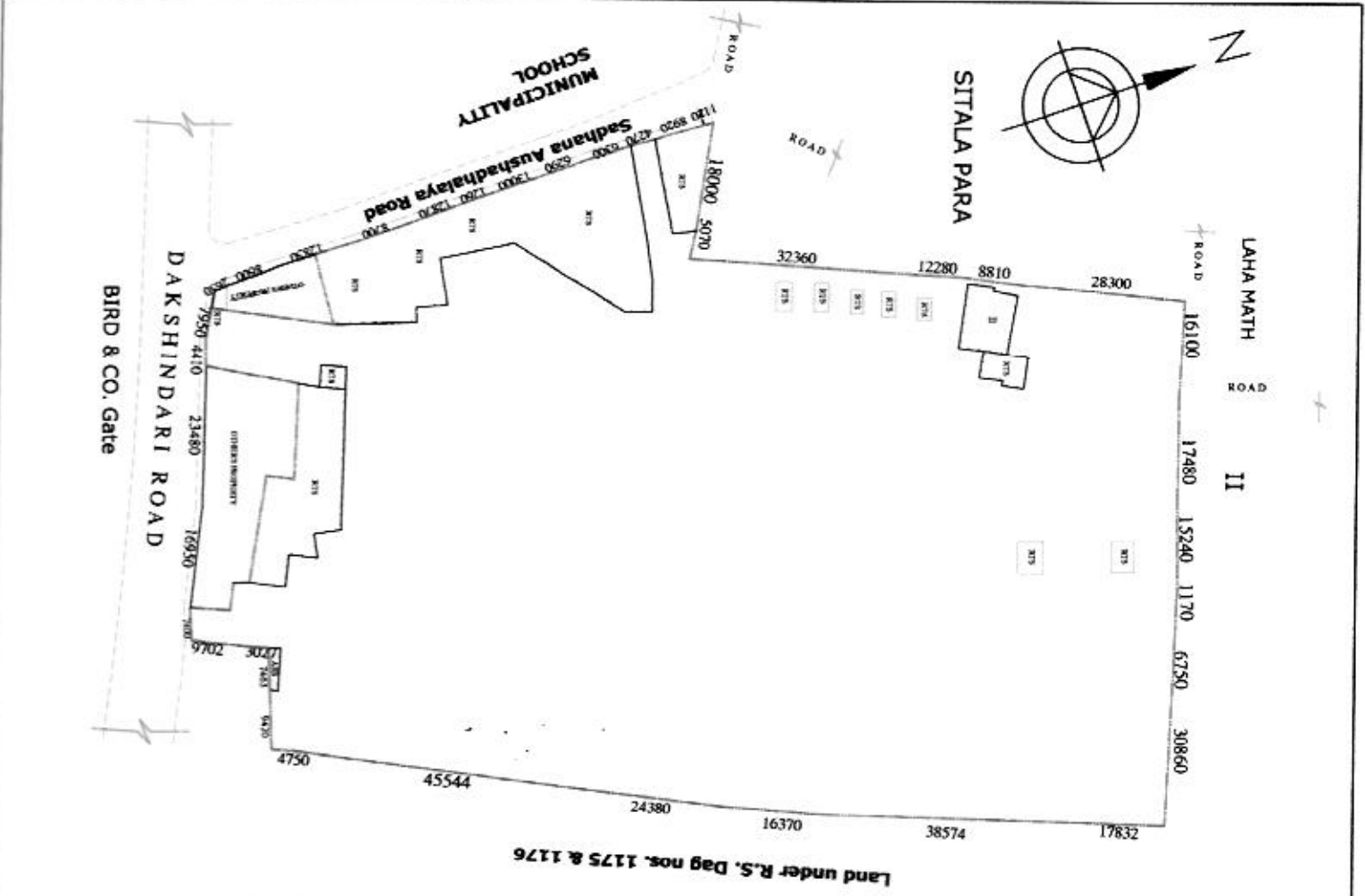
RAJENDRA NARAYAN DAW Sole Trustee under
the Deed of Trust dated 20th December, 1963
executed by Late Hiralal Daw.

.....(Vendor)



Distt. Registrar-II
North 24-Pgs. Baarasat.

11 JUN 2010



DEED PLAN OF A PIECE AND PARCEL OF LAND BEING HOLDING NO.-116, DAKSHINDARI ROAD, WARD-33, KOLKATA - 700 048 C.S.DAG NOS. 1166, 1168, 1169,1170,1171,1172,1173 C.S.KHATTIAN NO. 245, R.S.DAG NOS.-1166, 1168, 1169,1170, 1171, 1172, 1173, 1166/4600, 1171/4601, R.S. KHATTIAN NOS.-730, 731, 732, 733, 758, 759, 760, 761, TOUZI NO.-1293/2833, MOUZA-DAKHINDARI, DIST.-24 PGS (N) UNDER S.D.D.M. P.S.-LAKE TOWN.

: AREA STATEMENT :

TOTAL AREA OF LAND :
3.4517 acres (209 cottahs 4 chittacks) more or less

Subject Matter of the Deed Plan :
Un-divided 1st share in the total land being 1.1506 acres (69 cottahs 11 chittacks 29 sq.ft.) more or less

Signature of Land owner :

Rajendra Narayan Daw
Rajendra Narayan Daw, Sole Trustee under Deed of Trust dated 20-12-1963 executed by Late Hirajal Daw

Signature of PURCHASERS :

FOR
[1] Lumex Vinimay (P) Ltd. [2] Marvellous Dealers (P) Ltd. [3] Mesmeric Vanliya (P) Ltd. [4] Sterling Advisors (P) Ltd. [5] Galdys Vincom (P) Ltd. [6] Cairo Commercial (P) Ltd. [7] Nandika Distributors (P) Ltd. [8] Goldenrod Tieup (P) Ltd. [9] Trumpet Commosale (P) Ltd. [10] Dahila Tradecom (P) Ltd. [11] Conway Consultants (P) Ltd. [12] Alton Vanliya (P) Ltd. [13] Telstar Tradelink (P) Ltd. [14] Shrivalli Deal Trade (P) Ltd. [15] Cornet Vincom (P) Ltd. [16] Zenom Marketing (P) Ltd. [17] Zenom Merchandise (P) Ltd. [18] Prest Merchants (P) Ltd. [19] Blackpool Distributors (P) Ltd. [20] Step Forward Commerce (P) Ltd. [21] Empiro Commerce (P) Ltd. [22] Vighnass Commodaal (P) Ltd.

[Signature]
DIRECTOR













Distt. Registrar-II
North 24-Pgs. Baarasat.

11 JUN 2010

SPECIMEN FORM FOR TEN FINGER PRINTS



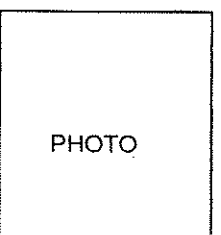
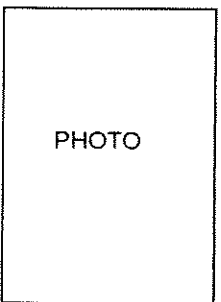
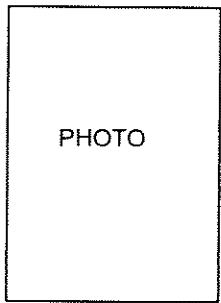
*Bhalanath
Ganani*

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
					
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
					

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



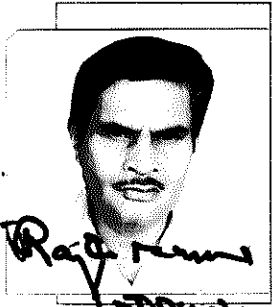


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Distr. J-Registrar-II
North 24-Pgs. Barasat

11 JUN 2010

SPECIMEN FORM FOR TEN FINGER PRINS



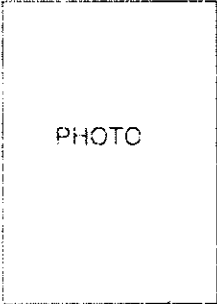
Raj Kumar D.D.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Raj Kumar D.D.

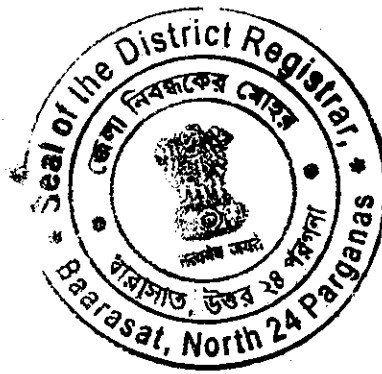
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



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Dist. Registrar-II
North 24-Pgs. Barasat

11 JUN 2010



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 06045 of 2010
(Serial No. 04831 of 2010)

On 11/06/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14.13 hrs on :11/06/2010, at the Private residence by Subir Kumar Dey ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 11/06/2010 by

1. Rajendra Narayan Daw, son of Lt Samarendra Narayan Daw , 12, Becharam Chatterjee Lane, Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, P.O. :-Burtala Pin :-700005 , By Caste Hindu, By Profession : Cultivation
2. Bhola Nath Goswami, son of Mukund Goswami , 71, Sadhana Aushadhalaya Rd, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Dakshin Dari Pin :-700005 , By Caste Hindu, By Profession : Business

Identified By Ratan Kumar Das, son of Lt Thaneswar Das, Chowhati, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Chowhati , By Caste: Hindu, By Profession: Business.

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

On 14/06/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 451880/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 14/06/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-41080584/-

Certified that the required stamp duty of this document is Rs.- 2875651 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 2874741/- is paid, by the draft number 371673, Draft Date 11/06/2010, Bank Name State Bank of India, TOLLYGUNGE, received on 14/06/2010

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



Distt. Registrar-II
North 24-Pgs. Barasat.

11 JUN 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 3674 to 3692
being No 06045 for the year 2010.



MD

(Dinabandhu Roy) 18-June-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal