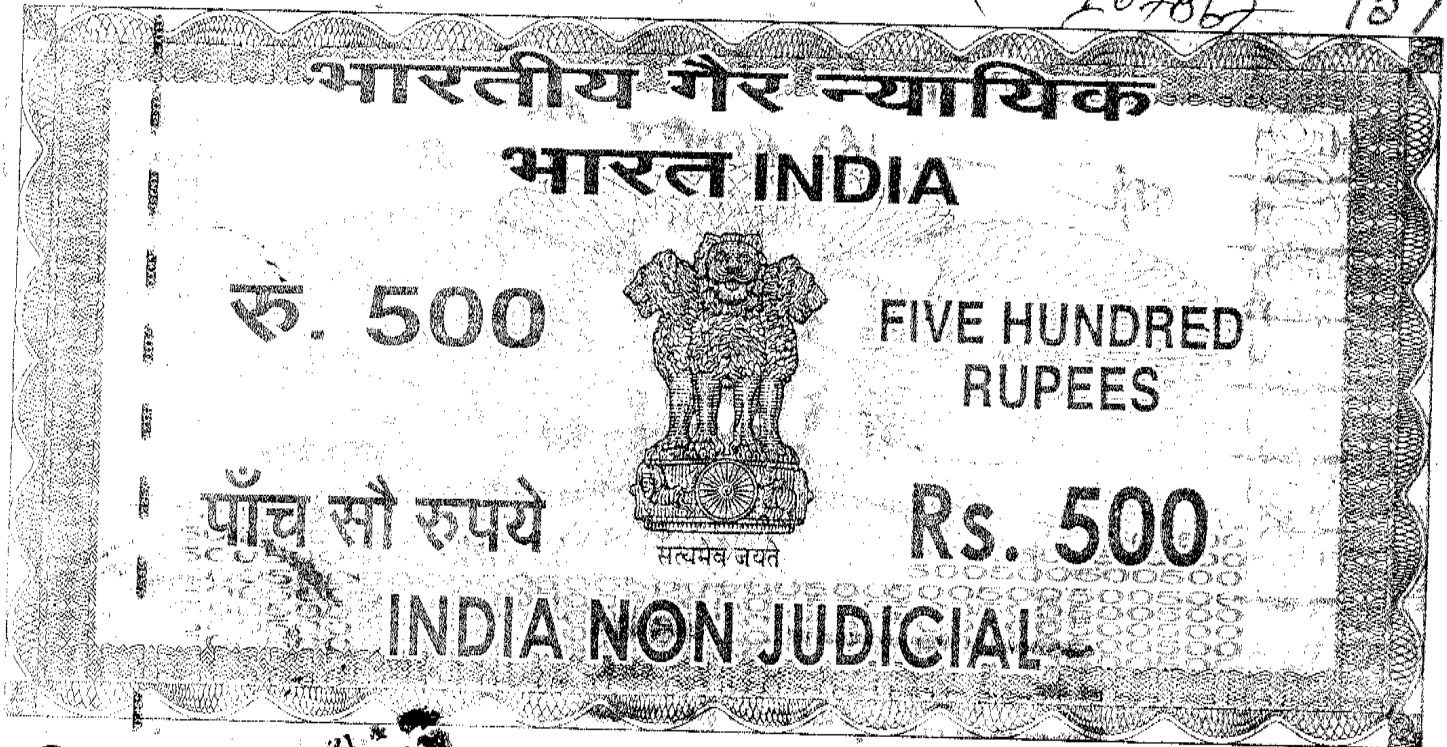


02270

20786 157



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036887

Admissible under the Stamp Act 1889
 July 5, 1957
 Subject to the provisions of the Stamp Act 1889
 454500
 9882
 31/8/06
 978832
 30/8/06



has been ... 6800/-
 as per ... 24-4-06
 Bank ... 330724
 24-4-06
 Sr. B. S. Bishal
 Ahava.

DEED OF CONVEYANCE

THIS INDENTURE made on this 21st April, Two Thousand and Six
 BETWEEN ... 1815/
 31.8.06

A 1969-
 28
 26 4-
 2001-

1. KHODA BUX MOLLA, 2. TAR BUX MOLLA, 3. AHAD BUX MOLLA, MOALA BUX MOLLA, 5. RABIUL ISLAM, 6. SAIFUL MOLLA all sons of late PATA MOLLA all residing at Vill - HATHISHALA, P.O. - BEONTA, P.S. - K.L.C., DIST. 24 - PARAGANAS (SOUTH), 7. FATEMA BIBI wife of MOSLEM MOLLA, 8. TASLIMA BIBI wife of MOKTJAR MOLLA both residing at Vill - WARI, P.O. - BEONTA, P.S. - K.L.C., DIST. 24 - PARAGANAS (SOUTH) hereinafter called the 'VENDORS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the **ONE PART.**

454500
 4994
 1969
 3025
 1815
 Contd...2
 270

17/4/06

2
2192

স্বত্বস্বত্ব

Vanilla Fields Ltd.,

স্বত্ব

183 Bangor Avenue

4th floor

স্বত্ব

স্বত্ব

স্বত্ব

[Signature]

স্বত্ব

4000

স্বত্ব

এক কোম্পানি বা থাকিবার জন্য নিয়মিত
রকম প্রদান করিলাম।

স্বত্ব

স্বত্ব

স্বত্ব

স্বত্ব

স্বত্ব

স্বত্ব

260000

2192 - 219

total 4000



Registered for Registration at
on the 21st day of April 2006
of the District Registrar
Office at Baranagar by Khoda Sar Molla
son of the Registrars / Khoda Sar Molla

স্বত্ব

Registrar of the District Registrar
North 24 Parganas
(D. S. R. S.)

21 APR 2006

স্বত্ব

Khoda Sar Molla
for Sar Molla
Ahsan Sar Molla
Molla Sar Molla
Rabiatul Islam
Sabirul Molla
Sultana Molla
Fatemah Molla
Wito Molla
Taslima Bibi
Wito Molla
Beonta of Kh-e
Molla Molla

Registrar of the District Registrar
North 24 Parganas
(D. S. R. S.)

21 APR 2006

স্বত্ব



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 036888



VANILLA FIELDS PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 23, MAHARSHI DEBENDRA RD., P.S. – POSTA, KOLKATA – 700 007 present address is 183, BANGUR AVENUE, BLOCK – B, KOLKATA – 700 055 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**.

AND WHEREAS one ROOPJAN BIBI was the recorded owner of agricultural land measuring an area of 09 Satak out of 36 Satak in R.S.DAG NO. 655 & 06 Satak out of 22 Satak in R.S.DAG NO. 684 under KRI. Khatian No. 600 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS ROOPJAN BIBI died leaving behind her six sons namely KHODA BUX MOLLA, TAR BUX MOLLA, AHAD BUX MOLLA, MOALA BUX MOLLA, RABIUL ISLAM, SAIFUL MOLLA and two daughters namely FATEMA BIBI, TASLIMA BIBI, the vendors herein, and accordingly all of them became the owners of the said property by way of inheritance as per Muslim Law of Faraz and are well entitled to transfer the same to anyone in anyway.

Contd...3

4

17/4/06

2193

Vanilla Fields P. Ltd.

183, Bangor Avenue

Gen 35

183, Bangor Avenue

Gen 35

Gen 35

Gen 35

[Handwritten signature]



13 APR 2006

200000

কামাল ক

মোট টাকার তার

এই চালান বা-এ মোট কত টাকায়

টাকায় খরচ করা হয়েছিল

স্বাক্ষরকারীর নাম-বারাকপুর

উপস্থিত-মিতা দত্ত



১৬ জুলাই ২০০৬

সুদীপ মন্ডল



আইডি নং



সুদীপ মন্ডল



সুদীপ মন্ডল

সুদীপ মন্ডল

সুদীপ মন্ডল

সুদীপ মন্ডল

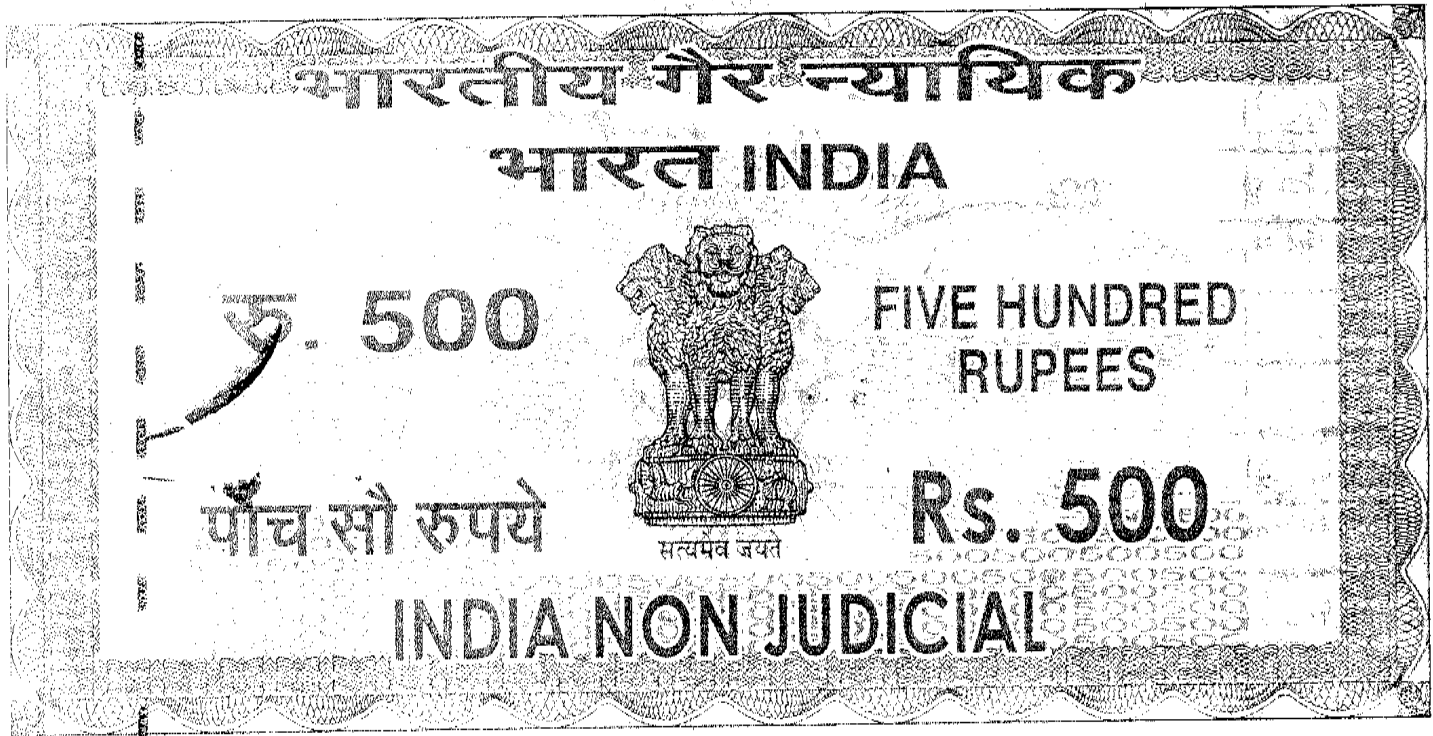
North 24 Parganas
District - North 24 Parganas
by Caste - Hindu/Muslim

Sudip Mondal
Sudip Mondal

North 24 Parganas
District - North 24 Parganas
by Caste - Hindu/Muslim

Registrar of Companies
North 24 Parganas
(D. S. B. S.)

12/4/06



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036889



: 3 :

AND WHEREAS KHODABUX MOLLA & 7 OTHERS, the vendors herein, are the absolute owner of the said land and enjoy a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 15 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,80,000.00 (Rupees One Lakh Eighty Thousands) only and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 1,80,000.00 (Rupees One Lakh Eighty Thousands) only paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land

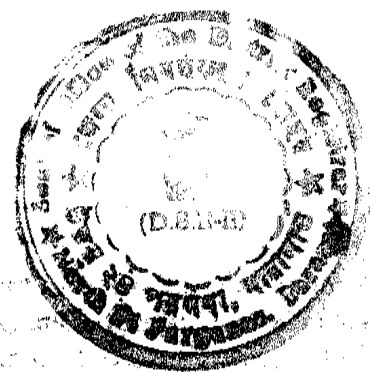
Contd...4

2194 17/4/06
 ভেড়াইল নাম... Lamilla Fields & Co. Ltd.
 নাম... 183, Bangura Mume
 টাকার মূল্য... ১০০/- টাকা মাত্র
 টাকার ভেড়াইল নাম...
 বিধান নগর (সিটিসেলক লিমিটেড)
 এ. সি. এক পাস করিয়া

[Handwritten Signature]

কামাল সি
 মোট টাকার হার তাং...
 এই চাকরন নং-এ মোট কত টাকা
 টাকার পরিমাণ কত হইয়াছে...
 প্রেরণের মাধ্যমে - কার্যক্রম
 ভেড়াইল - মিটা দস্ত

2006
 260000



[Faint, mostly illegible text, likely a legal notice or registration details]

Registrar of Mortgages
North 24 Parganas
(D. G. R. H.)
21 APR 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036890



: 4 :

more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and

Contd...5

17/4/06.

2195

ভেঙার নাম Vanilla Fields P.O.

নাম 183, Bangur Avenue

টাকার মূল্য ১০০/- টাকা

টাকার কোটারের নাম

বিধান নম্বর [স্ট্যাম্পের নং]

কি. বি. নং

[Handwritten Signature]

কোনো

যেটা টাকার জন্য

এই টাকার নং-এ

টাকার খরচ করা হইয়াছে

স্বাক্ষরকারীর নাম—বারাকপুর

ভেঙার—মিতা দত্ত

13 APR 2006

200000



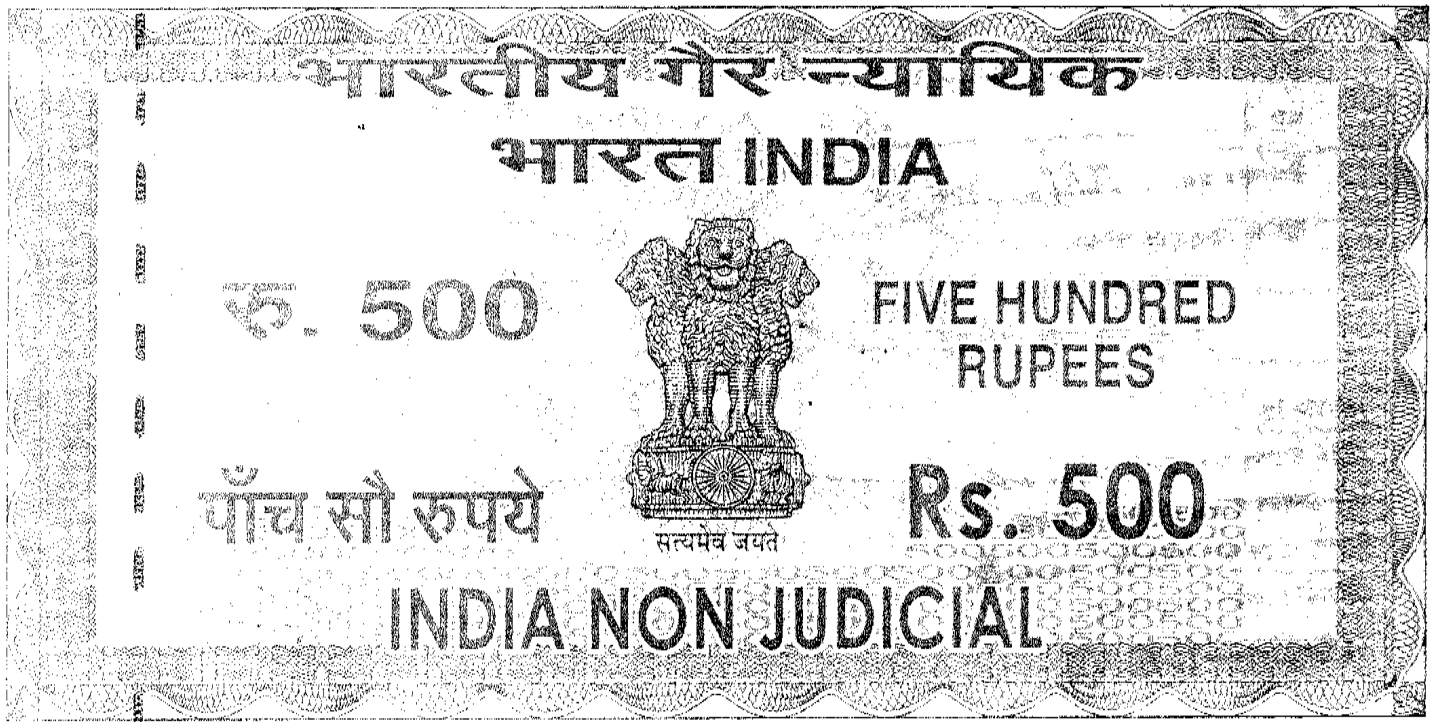
Registrar a/o I O

Barisal 24 Parganas

(B. S. B. J.)

12 APR 2006

১০/১০/১০



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036890



: 4 :

more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and

Contd...5

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17/4/06.

2195

ভেড়া নাম Vanilla Fields Ltd.

স্বাক্ষর 183, Bangur Avenue

স্বাক্ষর স্বাক্ষর

স্বাক্ষর স্বাক্ষর

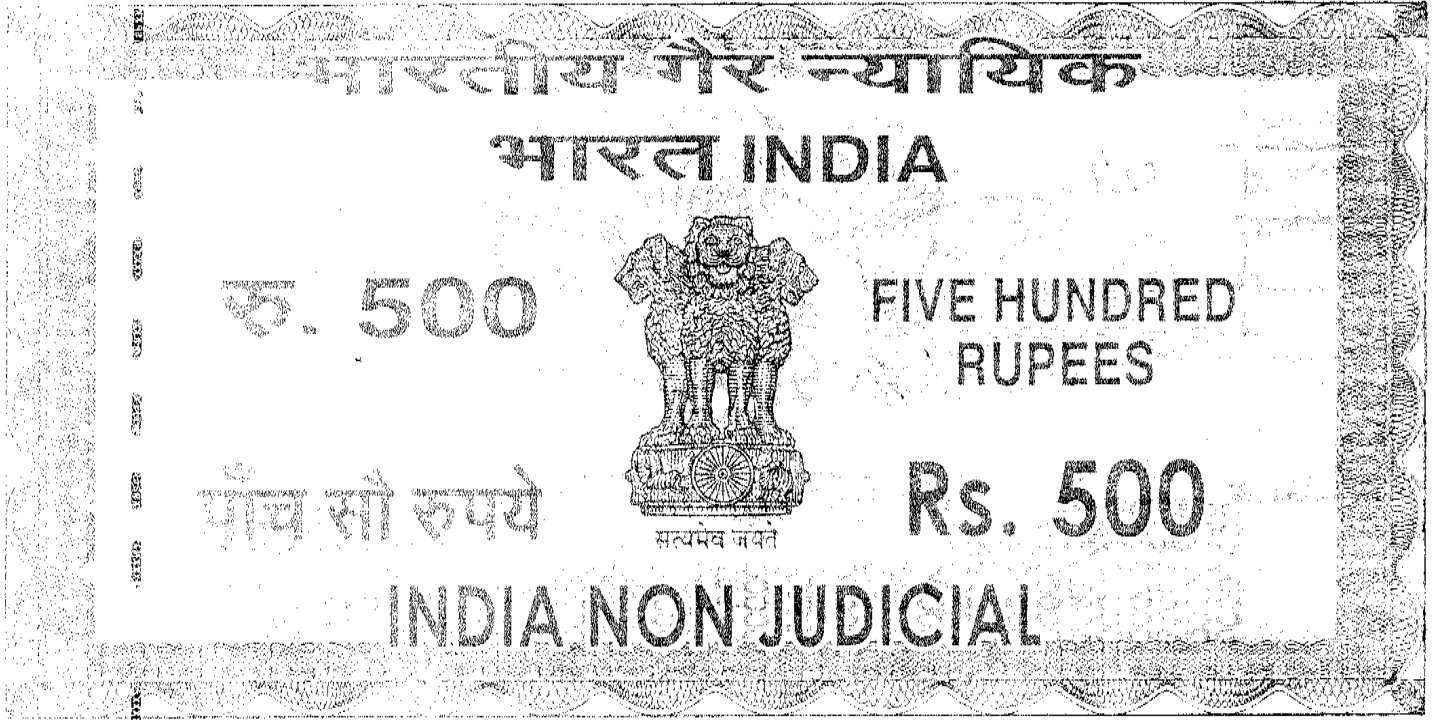
ক্রয়দায়ক
স্বাক্ষর
স্বাক্ষর
স্বাক্ষর
স্বাক্ষর
স্বাক্ষর

13 APR 2006

200000



Registrar's T (2)
North 24 Parganas
(D. G. B. S.)
12 1 APR 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036891

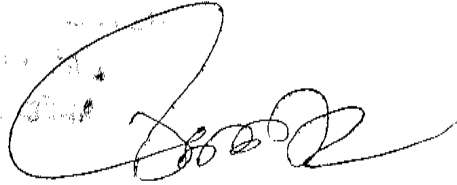
: 5 :

sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate 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 or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

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২১৭৬ ১৭/৪/০৬
 Vanilla Fields P. Ltd
 ১৪৩, Bangur Avenue
 গেন-১১
 ১০০০



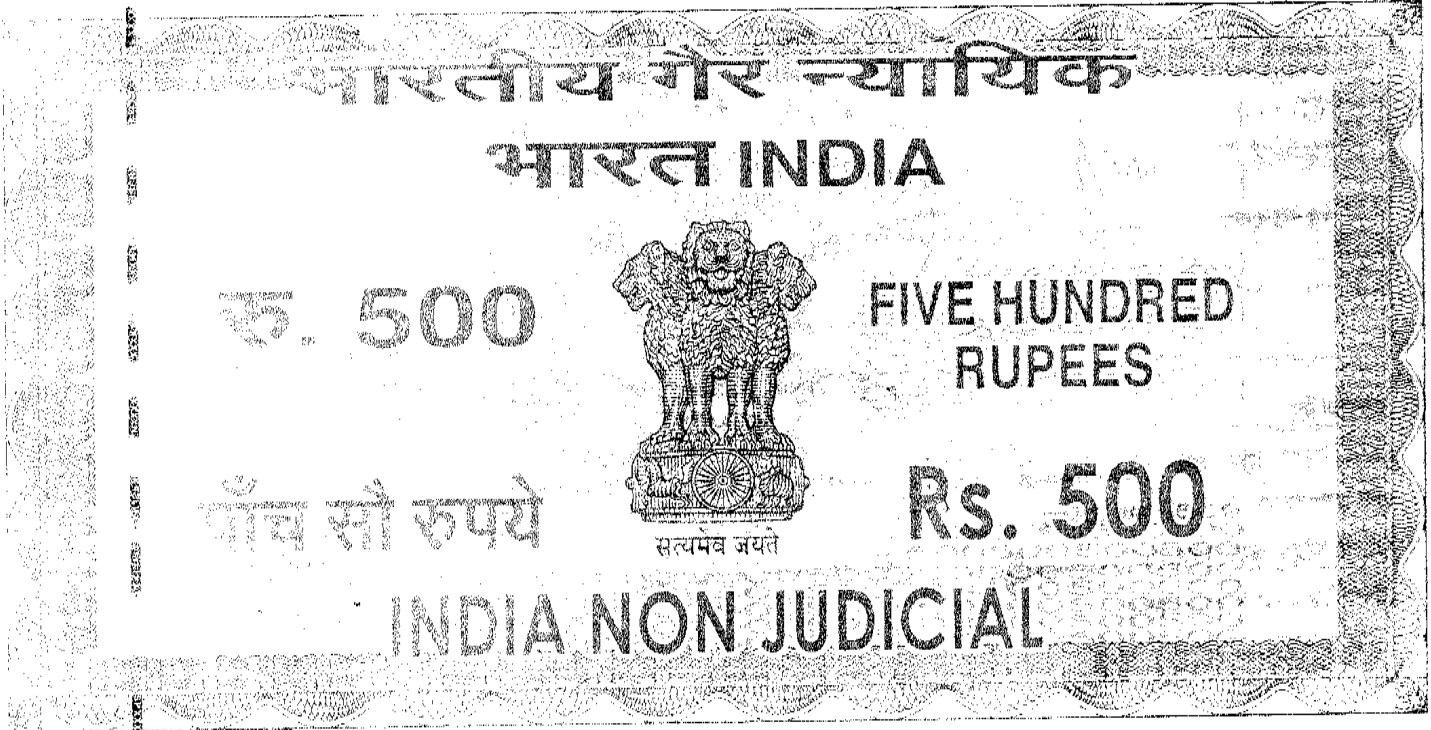
স্বাক্ষর
 মোট টাকার হিসাব
 এক চাকার মূল্য মোট কত টাকার
 টাকার পরিমাণ কত হইবে
 প্রেরণীর নাম—
 ডেপুটি—

13 APR 2006
 260000



Registrar (North 24 Parganas)
 (D. S. B. II)

21 APR 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036892

: 6 :

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 09 satak in R.S.DAG NO. 655 & 06 Satak in R.S.DAG NO. 684 i.e. in total 15 Satak under L.R.KHATIAN NO. 600 under Patharghata panchayat within the limit of Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - GENRAGARI, J. L. No. 37, TOUZI NO. 10 in the district of 24 - Paraganas (north).

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2197

17/4/06

Vanilla Fields P.O.
183, Bangur Avenue
Gore-3

5000

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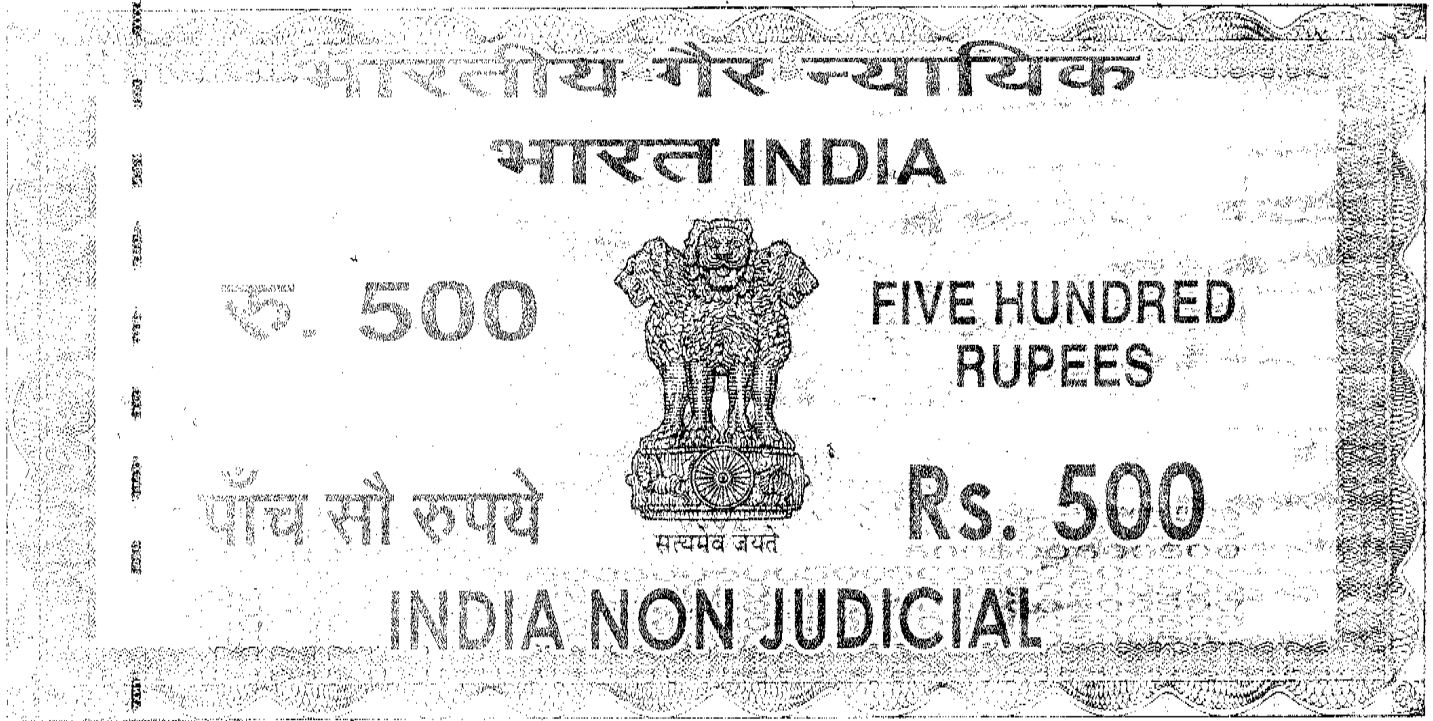
13 APR 2006

260000



Registrar n 7 (B)
North 24 Parganas
(D. S. R.)

21 APR 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036893

The Plot of lands are bounded as under :-

R.S.DAG NO. 655

ON THE NORTH : R.S.DAG NO. 654

ON THE SOUTH : R.S.DAG NO. 656

ON THE EAST : PART OF R.S.DAG NO. 655

ON THE WEST : R.S.DAG NO. 663

R.S.DAG NO. 684

ON THE NORTH : R.S.DAG NO. 685

ON THE SOUTH : R.S.DAG NO. 680

ON THE EAST : PART OF R.S.DAG NO. 684

ON THE WEST : R.S.DAG NO. 683

Contd...8

2298

17/4/06

স্বাক্ষরকারীর নাম Monika Pielals P. dkt.
পাঠা 153, Bangura Avenue

স্বাক্ষরের মূল্য ৩০০/- টাকা মাত্র

স্বাক্ষরকারীর নাম

বিস্তারিত নম্বর | মন্ডল/সেক্টর/জিডি

ক. বি. ও.স. বা.স. অফিস

চালান নং

যেই চালান নং-এ খোঁচা কড টাঙ্কার

চালান বহির করা হইয়াছে

স্বাক্ষরকারীর নাম—বারাকপুর

ভেঙার—মিতা দত্ত

13 APR 2006

260000



Registrar of Motor Vehicles
North 24 Parganas
(D. 2298)

21 APR 2006

স্বাক্ষরকারীর নাম

স্বাক্ষর

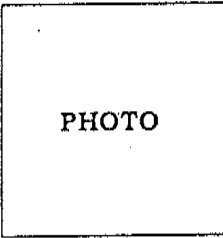
FINGER PRINTS FORM
DISTRICT & A.D.S.R. REGISTRAR OFFICE



Name :

	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

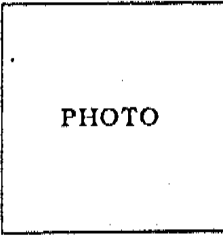
17/08/2019



Name :

	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

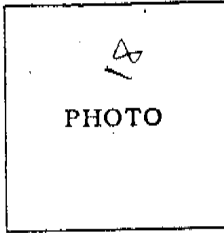
17/08/2019



Name : आर्याद वसुधा झा

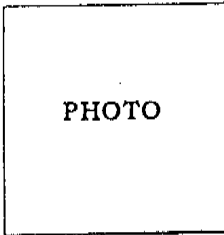
	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

FINGER PRINT'S FORM
DISTRICT & A.D.S.R. REGISTRAR OFFICE

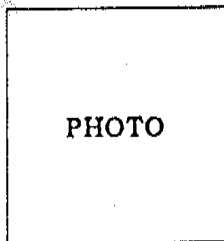


Name : 31230 VHC 280/84.....

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIRHT HAND	Thumb	Fore	Middle	Ring	Little

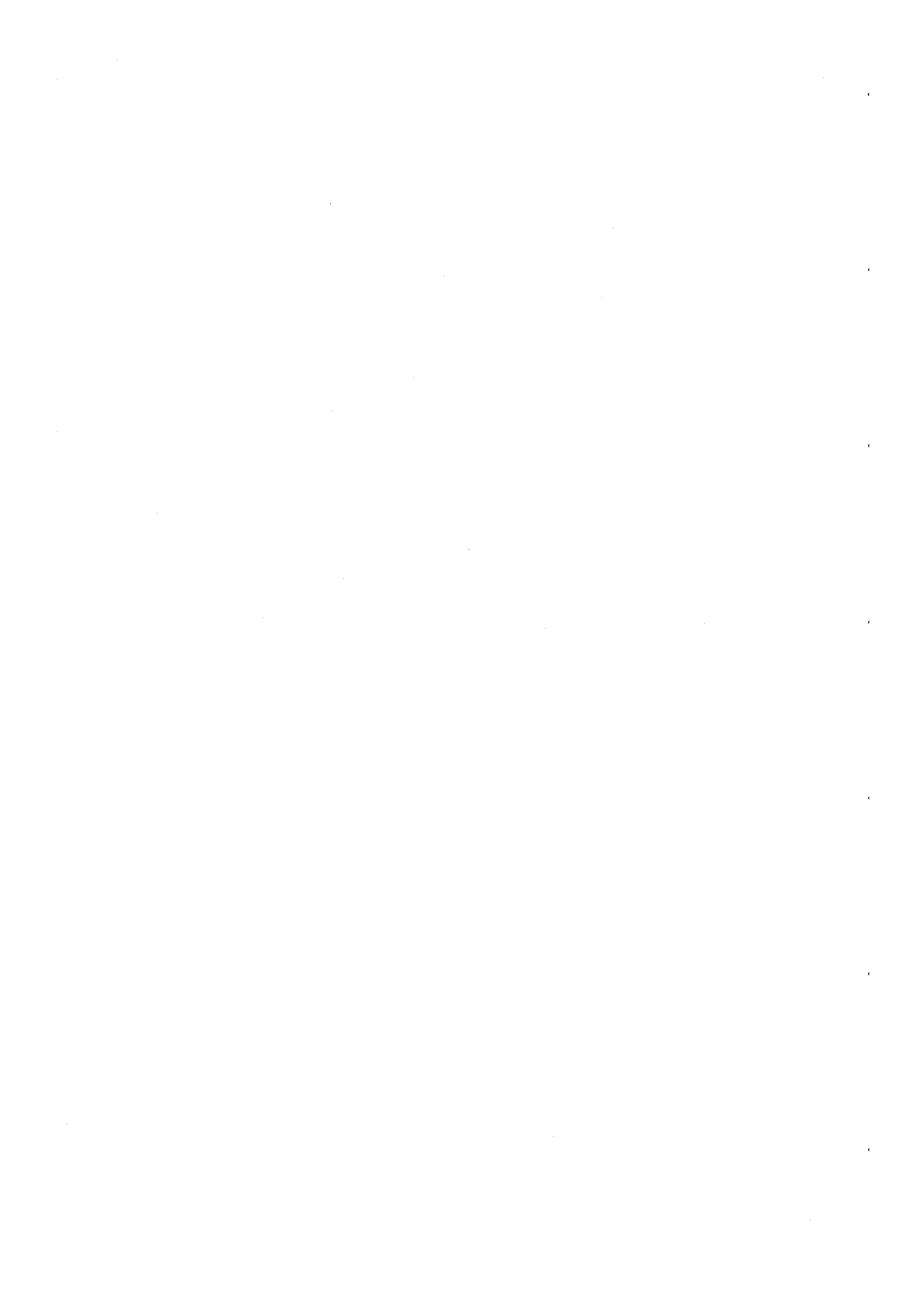


LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIRHT HAND	Thumb	Fore	Middle	Ring	Little

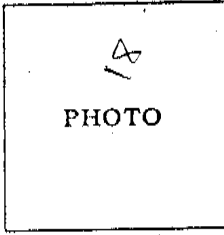


Name : 31230 VHC 280/84.....

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIRHT HAND	Thumb	Fore	Middle	Ring	Little



FINGER PRINT'S FORM
DISTRICT & A.D.S.R. REGISTRAR OFFICE

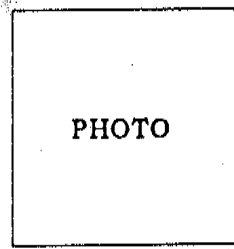


Name : ... *S. G. M. 280/84*

	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					



	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					



Name : *34220 HLC M. S. H.*

	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

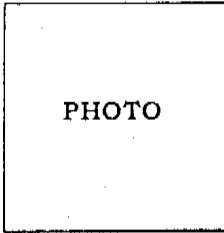
FINGER PRINTS FORM
DISTRICT & A.D.S.R. REGISTRAR OFFICE

Name :



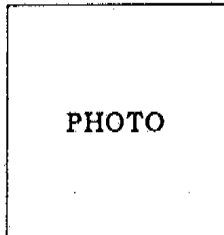
	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIRIT HAND					

Name :



	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIRIT HAND					

Name :



	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIRIT HAND					





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036894

: 8 :

MEMO OF CONSIDERATION

Paid by VANILLA FIELDS PVT. LTD. by cash amounting of Rs.1,80,000/-
(Rupees : ONE LAKH EIGHTY THOUSANDS ONLY)

WITNESSES :

1. *Handwritten signature*
श्री. राजेश शर्मा
2. *Handwritten signature*
Vill. Marshinabpur

Handwritten signature in Bengali

Handwritten signature in Bengali

Handwritten signature in Bengali
আমরা পক্ষের পক্ষ
আমরা পক্ষের পক্ষ
আমরা পক্ষের পক্ষ
আমরা পক্ষের পক্ষ
আমরা পক্ষের পক্ষ

Handwritten signature in Bengali

Handwritten signature in Bengali

SIGNATURE OF THE VENDORS

Contd...9

4

2198 1774106
Vanilla Fields P. Ltd.

183. Bangus Avenue
Gen 55
[Signature]

কর্তৃপক্ষের
কর্তৃপক্ষের
কর্তৃপক্ষের
কর্তৃপক্ষের
কর্তৃপক্ষের

13 APR 2006
200000



North 24 Parganas
(D. G. DND)

21 APR 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 036894

: 8 :

MEMO OF CONSIDERATION

Paid by VANILLA FIELDS PVT. LTD. by cash amounting of Rs.1,80,000/-
(Rupees : ONE LAKH EIGHTY THOUSANDS ONLY)

WITNESSES :

1. *[Handwritten signature]*
श्री. गोकुल शर्मा
2. *[Handwritten signature]*
Vill. Marshi nadi puz

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]
श्री. सुधील अग्रवाल
श्री. सुधील अग्रवाल

[Handwritten signature]

[Handwritten signature]
श्री. सुधील अग्रवाल

SIGNATURE OF THE VENDORS

Contd...9

4

2199 17/4/06
Vanilla Fields P. Ltd.

183. Bangor Avenue
90M 55
[Signature]

কর্তৃপক্ষের
যেটি হিসাব করে করা
এই হিসাব হিসাব করে করা হয়েছে
কর্তৃপক্ষ কর্তৃক পরীক্ষিত
উপস্থিত নাম - বাসমতী
ভেঙার - মিতা দাস

15 APR 2006
200000



North 24 Parganas
(D. E. D. O.)

21 APR 2006

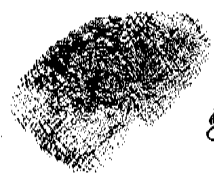
IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES : *ଆତ୍ମୀୟ ବସ୍ତୁ ହୋଇଛି*

- 1. *ଧୂଳିଆ ଧରଣ*
ଘର ନାମରେ ତାହା ବସ୍ତୁ (ଆତ୍ମୀୟ)
- 2. *Chandan Chakraborty* *ଆତ୍ମୀୟ ବସ୍ତୁ ହୋଇଛି*
Vill. Gopshi nagpur *ଘର ନାମରେ (ନାମ)*



ଅଧିକାରୀ ଧରଣ
ଘର ନାମରେ
ଧୂଳିଆ ଧରଣ



ଆତ୍ମୀୟ ବସ୍ତୁ
ଘର ନାମରେ
ଧୂଳିଆ ଧରଣ

SIGNATURE OF THE VENDORS

Drafted by:

Pratibha Chakraborty
of Digha
Baraset G.R.
office h.c. 118-I

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

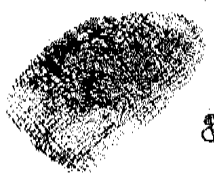
WITNESSES : *ଆହାଦ୍ୟ ବସୁ ଛୋଟା*

1. *ସୁଧୀଳା ମହଲ*
ମାତୃ: ମାତୃଗଣିକା ତାପ ବକା (ଆହାଦ୍ୟ)

2. *Chandan Chakraborty* *ଆହାଦ୍ୟ ବସୁ ଛୋଟା*
Vill. Goshinadpur *ଆହାଦ୍ୟ ବସୁ ଛୋଟା*



ଚନ୍ଦନ ଚକ୍ରବର୍ତ୍ତୀ
ଠା: ସୁଧୀଳା ମହଲ
ଆହାଦ୍ୟ ବସୁ ଛୋଟା



ସୁଧୀଳା ମହଲ
ଠା: ସୁଧୀଳା ମହଲ
ଆହାଦ୍ୟ ବସୁ ଛୋଟା

SIGNATURE OF THE VENDORS

Drafted by:

Shri Khatraksho
of Digha
Baraset G.P.
office N.C. 118-I

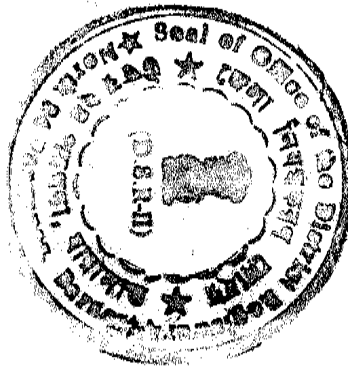
21



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North 24 Parganas

21 APR 2006

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 For the year 2006...



Registrar (D.S.R-II)
North 24 Parganas

14/02/2007