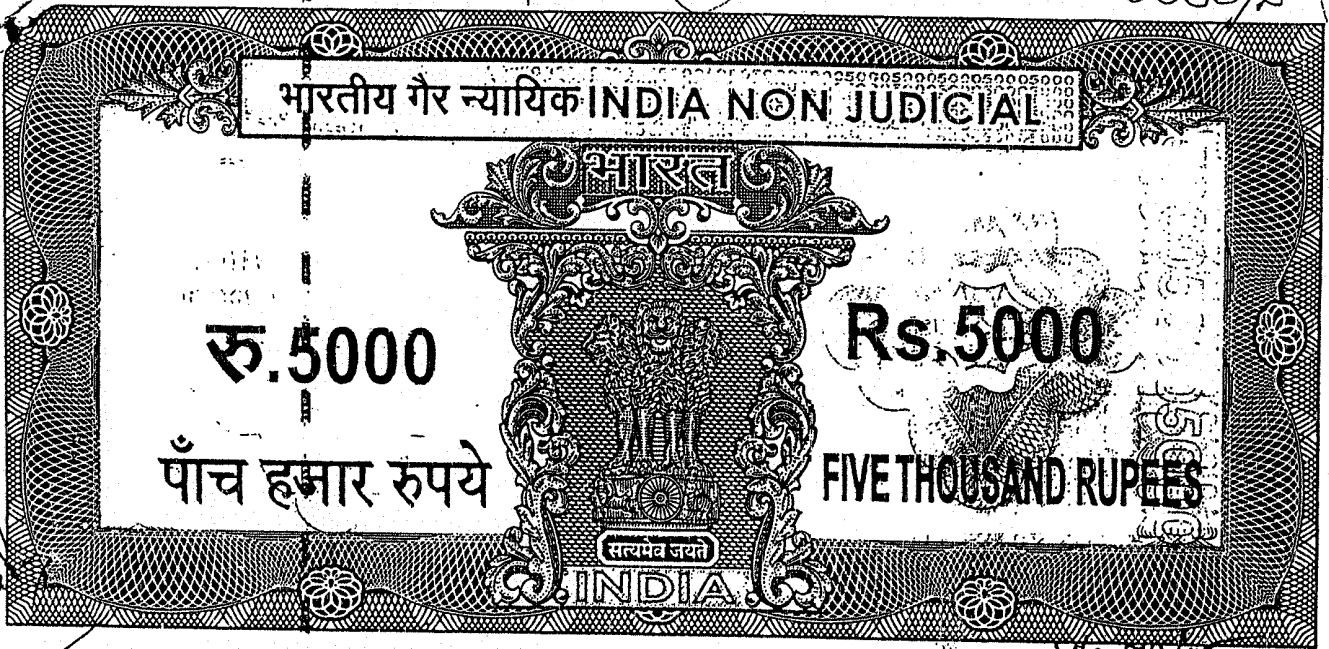


03013/15 (56)

03380/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

877156/15
मन्दि 1442425/15

पश्चिम बंगाल
B 831078

certified that the Document is admitted to registration. The Signature Sheet and the Instrument sheets attached to this document are a part of this Document.

[Signature]
Additional Registrar
of Assurances, Kolkata
22.4.15

**DEED OF SALE
TRANSFERRED AREA:**

7 (Seven) Decimals of Land in R.S. and L.R. Dag No. 645 in Mouza Manikpur, District South 24-Parganas, West Bengal.

THIS DEED OF CONVEYANCE made this 8th day of APRIL, Two Thousand and Fifteen (2015).

BETWEEN

SALAUDDIN MOLLA, (PAN BUCPM6643L), son of Kashem Ali Molla alias Kasam Molla, by faith Hindu, by occupation Farmer and residing at Manikpur Musalman Para, Post Office Harinavi, Police Station Sonarpur, District - 24 Parganas South, Pin 700148, hereafter collectively called the "VENDOR" (which expression shall mean and include his successors in interest and/or assigns) of the ONE PART.

ANAMIKA COMMO SALES PVT. LTD.
[Signature]
Authorised Signatory / Director

AND

[Signature]
Salauddin Molla

AAJCA3351Q

ANAMIKA COMMOSALES PRIVATE LIMITED (PAN NO. ~~AAJCA3351~~ Q), a company within the meaning of Companies Act, 1956, having its registered office at having its registered office at 84/1B, Topsia Road, South Kolkata - 700046, Police Station - Topsia, represented by its authorized representative Mr. Prakash Bhimrajka (PAN - ADGPB7657M), son of Late Bajrang Lal Bhimrajka, hereinafter called the "PURCHASER" (which term or expression shall, unless excluded by or repugnant to the subject or context, mean and include its successors-in-interest and/or assigns) of the OTHER PART.

WHEREAS:

- A. The Vendor has *inter alia* represented to the Purchaser (hereafter the "Representations") that:
- (a) At all material times one Arshad Ali Molla and other were the owners of land admeasuring an area of 19 Decimals in R.S. & L.R. Dag No. 645 along with other Properties comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, Ditric 24 Parganas South. Subsequently in Revisional Settlement, the said Arshad Ali Molla mutated his name in the records of the concerned B.L. & L.R.O. and obtained R.S. Khatian No. 193 and paying tax regularly.
 - (b) By a registered Deed of Conveyance dated 13th September 1962, which was registered before the Sub Registrar Baruipur and duly recorded in Book No. I, Volume No. 101, Pages 67 to 78, Being No. 8548 for the year 1962 the said Arshad Ali Molla and other jointly sold transferred and conveyed their land admeasuring 19 Decimals in R.S. & L.R. Dag No. 645 along with other Properties comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, Ditric 24 Parganas South unto and in favour of Kishanlal Nandalal a joint Hindu Family firm for the consideration mentioned therein and free from all encumbrances.
 - (c) The said Kishanlal Nandalal a joint Hindu Family firm duly got their name mutated in the L.R. Record of Rights of the concern B.L. & L.R.O under L.R. Khatian No. 174 and said L.R. Khatian was prepared, opened and finally published under Section 51A(4) of the West Bengal Land Reforms Act, 1955.
 - (d) The said Kishanlal Jioyani one of the member of the said Kishanlal Nandalal a joint Hindu Family firm died intestate leaving behind his wife namely Smt. Parmashari Jioyani Five sons namely Mohesh Lal Jioyani, Rabi Lal Jioyani, Bijoy Kumar Jioyani, Arjun Jioyani and Shankar Lal Jioyani and four daughters namely Reshmi Jioyani, Smt Usha Doulani, Smt. Kiron Pahuja and Smt. Punam Kshetri who jointly inherited share of land of Kishanlal Jioyani since deceased.
 - (e) By the above said purchase and inheritance Nandalal Jioyani, Smt. Parmashari Jioyani Five sons namely Mohesh Lal Jioyani, Rabi Lal Jioyani, Bijoy Kumar Jioyani, Arjun Jioyani and Shankar Lal Jioyani and four daughters namely Reshmi Jioyani, Smt Usha Doulani, Smt. Kiron Pahuja and Smt. Punam Kshetri became the absolute joint owners of land in R.S. & L.R. Dag No. 645 along with other Properties comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, Ditric 24 Parganas South.
 - (f) By a registered Deed of Conveyance dated 22nd September, 2010, registered with the Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 27, Pages 6027 to 6040, Being Deed No. 11056 for the year 2010 the

said Nandalal Jioyani, Smt. Parmashari Jioyani Five sons namely Mohesh Lal Jioyani, Rabi Lal Jioyani, Bijoy Kumar Jioyani, Arjun Jioyani and Shankar Lal Jioyani and four daughters namely Reshmi Jioyani, Smt Usha Doulani, Smt. Kiron Pahuja and Smt. Punam Kshetri jointly sold transferred and conveyed 7 (Seven) Decimals in R.S. & L.R. Dag No. 645, R.S. Khatian No. 193, L.R. Khatian No. 174 comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, District 24 Parganas South unto and in favour of Salauddin Molla (the Vendor herein) free from all encumbrances.

- (g) By the above said Purchased the Vendor herein became absolute owner of undivided 7 Decimals of land in R.S. & L.R. Dag No. 645, R.S. Khatian No. 193, L.R. Khatian No. 174, comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, District 24 Parganas South (the said Property) more fully and particularly described in the Schedule herein after written.
- (h) Thus, the Vendor is fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property.
- (i) The Said Property is free from all encumbrances of every nature and kind.
- (j) The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- (k) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property.
- (l) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.
- (m) There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the Said Property nor are there any orders of attachment in respect thereof.
- (n) The Said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- (o) No part of the Said Property has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- (p) There is no Bargadar or water body in the Said Property and there is no case pending against the Vendor nor has the Vendor received notice of any such claim or proceeding.
- (q) The Vendor has not entered into any agreement and/or writings with any person or persons nor has he received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property or any part thereof.

- (r) The Vendor has not done any act or executed any document or papers or knows any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
- (s) The Vendor do not belong to Schedule Tribe.
- (t) The Vendor has full power and absolute authority to sell and transfer the Said Property.
- (u) The Vendor had offered to sell the Said Property to the other co-owners but they refused to purchase the same.

B. Representing the above, the Vendor proposed to sell to the Purchaser the Said Property and relying on the above Representations of the Vendor the Purchaser is purchasing the Said Property.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

I. In the premises as aforesaid and in consideration of the sum of Rs. 12,70,500/- (Rupees Twelve Lacs and Seventy Thousand and Five Hundred) only paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor do hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred) the Vendor do hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever **ALL THAT** the piece or parcel of land more fully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the Said Property or any part thereof now is or was at any time or times heretofore was situated butted bounded called known numbered described or distinguished **TOGETHER WITH** all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto **AND** all the rents, issues and profits of the Said Property and every part thereof **AND** all the legal incidents thereof **AND** all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the Said Property and every part or portion thereof **AND** all deeds, patahs, muniments, writings and evidence of title which in anywise exclusively relate to the Said Property or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit **AND TO HAVE AND TO HOLD** the Said Property **AND ALL AND SINGULAR OTHER THE SAID PROPERTY HEREBY** granted, conveyed, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely, forever and free from all encumbrances and liabilities whatsoever.

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

- (i) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property free from all encumbrances whatsoever and has good right full power, absolute authority and indefeasible title to grant sell convey and transfer the Said Property hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;
- (ii) The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the Said Property and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or his predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the Vendor;
- (iii) The Said Property is free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;
- (iv) The Vendor and all persons having or lawfully or equitably claiming any estate, right title or interest whatsoever in the Said Property or any part thereof from through 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 deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the Said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.
- III. The Purchaser doth hereby confirm having received vacant and peaceful possession of the Said Property.

SCHEDULE
(Said Property)

ALL THAT piece and parcel 07 (Seven) Decimals of Danga Land in R.S. & L.R. Dag No. 645, R. S. Khatian No. 193, L. R. Khatian No. 174, comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, under Rajpur Sonarpur Municipality, Kolkata 700148, Police Station Sonarpur, District 24 Parganas South, butted and bounded as follows:-

On the North :	By Plot of land being R.S. Dag No. 646
On the East :	By Plot of land being R.S. Dag No. 645
On the South :	By Plot of land being R.S. Dag No. 645
On the West :	By Plot of land being R.S. Dag No. 647

as shown in the plan annexed hereto and bordered Red thereon and butted and bounded in the manner as follows:

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

EXECUTED AND DELIVERED by the
VENDOR at Kolkata in the presence of:

Sabuddin molta

1. *Suma Chowdhury*

2. *Amit Kr. Das*

EXECUTED AND DELIVERED by the
PURCHASER at Kolkata in the presence
of:

Pranab Bhunia
Authorized Signatory, Director

1. *Suma Chowdhury*

2. *Amit Kr. Das*

Drafted by me: *Nishant Kr. Saraf - Advocate.*
Mr. Nishant Kr. Saraf, Advocate (E. No. F-314/2002)
Nishant Kr. Saraf Advocates
8, Old Post Office Street, 2nd Floor,
Kolkata 700 001.
Phone : (033) 22623384, 9830235574
Email: nishantsaraf1976@gmail.com

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 12,70,500/- (Rupees Twelve Lacs and Seventy Thousand and Five Hundred) only by cheque dated 06/04/15, being No. 000003, drawn on HDFC Bank Ltd. towards payment of the entire consideration money for sale of the Said Property and rights and properties appurtenant thereto

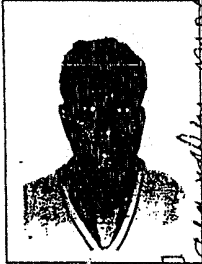
Salauddin Mulla

Vendor

WITNESSES:

1. *Sumit Choudhary*
19/18, PURBACHAL BIDHAN ROAD
KOL - 78.
2. *Amit Kr. Das*
3, British Indian Street
Kolkata - 700001

SPECIMEN FORM FOR TEN FINGERPRINTS



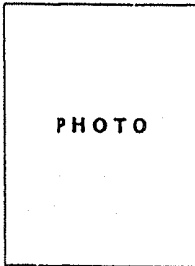
Submittal 10-10-74

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



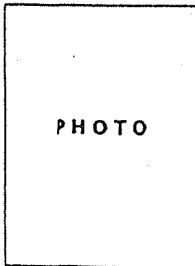
Submittal 10-10-74

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

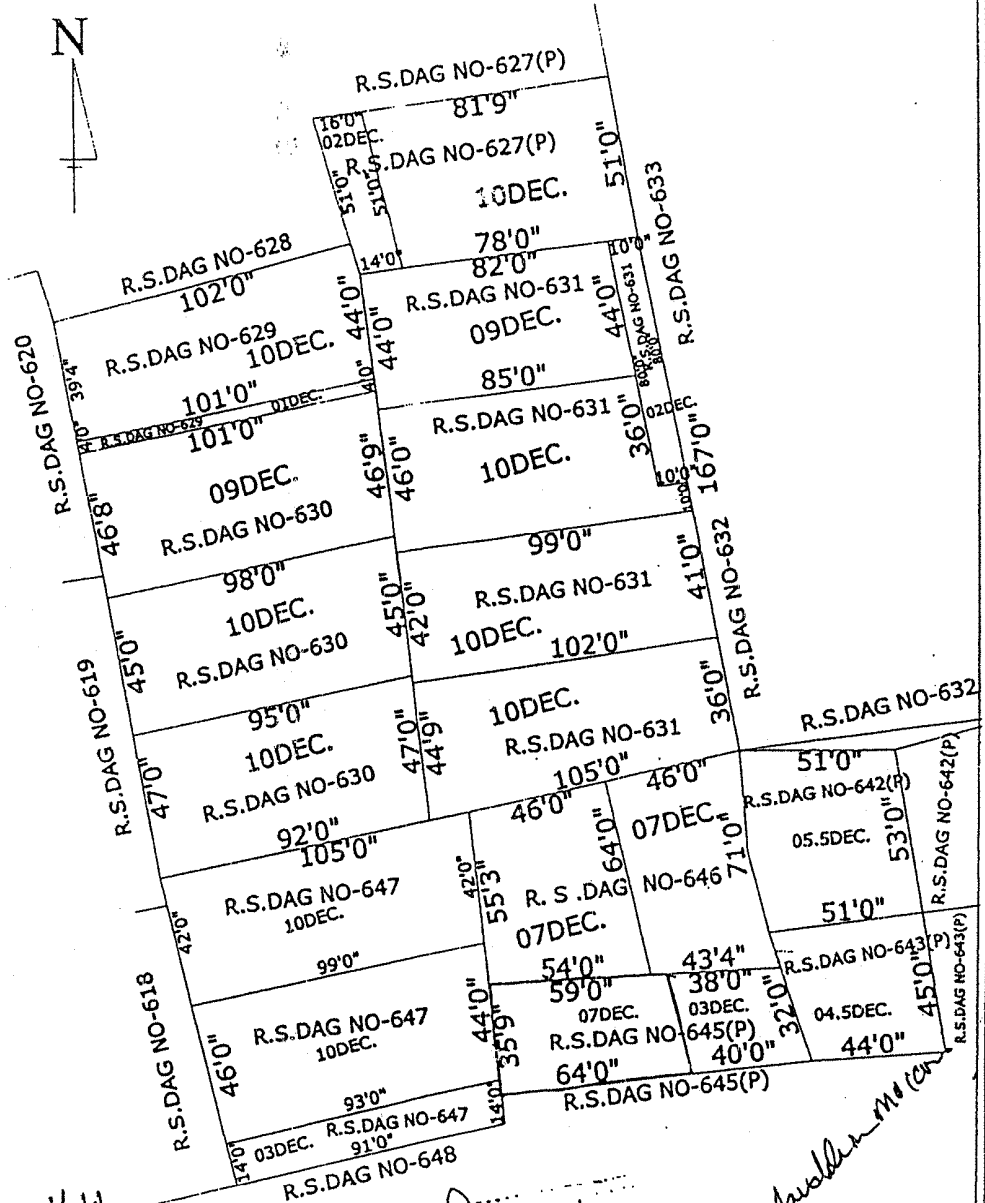


PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SITE PLAN OF THE LAND AT MOUZA-MANIKPUR J.L.NO-77.
 R.S.DAG NO-645(P),642(P),646,643(P),631,627(P),629,630,647.
 P.S-SONARPUR, UNDER RAJPUR SONARPUR MUNICIPALITY
 DIST-24PGS(S), SHOWN IN RED BOUNDARY

SCALE-1"IN=46'F



Ismail Khan
 SURVEYOR
Ismail Khan
 Vill. Bade Hooghly
 P.O. - Malancha-Mahinagar
 R. No. - 038

(Signature)
 2010.10.1

(Signature)



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03380 of 2015
(Serial No. 03013 of 2015 and Query No. 1901L000007154 of 2015)

On 08/04/2015

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

Presented for registration at 15.50 hrs on :08/04/2015, at the Private residence by Prakash Bhimrajka ,Claimant.

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

Execution is admitted on 08/04/2015 by

1. Salauddin Molla, son of Kashem Ali Molla @ Molla , Manikpur Musalman Para, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148, By Caste Muslim, By Profession : Cultivation

2. Prakash Bhimrajka
Authorised Signatory, Anamika Commosales Pvt. Ltd., 84/1 B, Topsia Road, Kolkata, Thana:-Topsia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
, By Profession : Others

Identified By Kamal Uddin Molla, son of Lt. Khorshed Molla, Manikpur Musalman Para, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin : -700148, By Caste: Muslim, By Profession: Cultivation.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

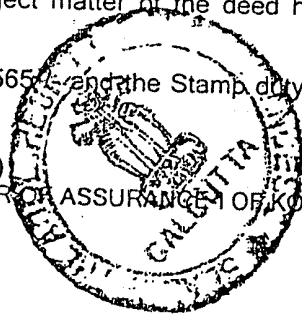
On 11/04/2015

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.-14,42,423/-

Certified that the required stamp duty of this document is Rs.- 86565/- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



On 13/04/2015

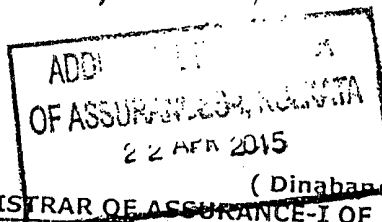
Payment of Fees:

Amount by Draft

Rs. 15960/- is paid , by the draft number 392279, Draft Date 08/04/2015, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 13/04/2015

(Under Article A(1) = 15862/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 13/04/2015)

Deficit stamp duty



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

22/04/2015 11:28:00



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 03380 of 2015
(Serial No. 03013 of 2015 and Query No. 1901L000007154 of 2015)

Deficit stamp duty Rs. 81565/- is paid , by the draft number 392270, Draft Date 08/04/2015, Bank :
State Bank of India, Specialised Insti Bkg Kolkata, received on 13/04/2015

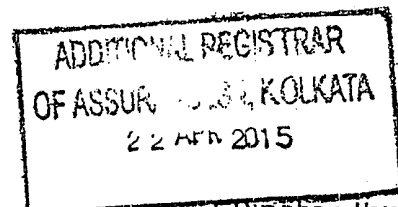
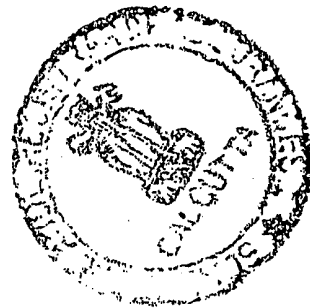
(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 22/04/2015

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, 5 of Indian Stamp Act 1899.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 71 to 85
being No 03380 for the year 2015.



MR
(Dinabandhu Roy) 28-April-2015
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal