

19

F-2 14991

03529 5000Rs.



9 AM  
13-12-07

admissible under rule 21. Only stamps  
under the Indian Stamp Act, 1898  
and also as amended by W. Bengal  
stamp amendment Act, 1988.  
Schedule IA No. 23(5)(d)  
Fee Paid as under:-

418,182



S. B. I. 3000  
Cheque No. 454935, 455002  
dt. 27-3-07 for 26,307  
Rs. 11850.72 + 23.00 = 14150.00  
has been paid as being stamp duty.

UNIVERSAL OF ASSURANCE CALCUTTA U/S  
CALCUTTA U/S 27-3-07

ARA - I  
27-3-07

THIS INDENTURE made this 13 day of December Two Thousand

Six BETWEEN MSST. DULALI BIBI widow of the late Allauddin Molla,  
ZAKIR HOSSAIN MOLLA, TAHIR HOSSAIN MOLLA, ALTAB HOSSAIN  
MOLLA, SAJJAD HOSSAIN MOLLA, SABIR HOSSAIN MOLLA all sons  
of the late Allauddin Molla, MSST. FARIDA BIBI wife of Samsur  
Rahman, KAMALUDDIN MOLLA, JAMALUDDIN MOLLA AND  
SALAUDDIN MOLLA,, all sons of the late Khorshed Ali Molla, all

A 1991  
E 7  
9 55  
10 25  
20 82  
A 1991  
E 7  
9 55  
10 25  
20 82

S.B.I. Kolkata Main Post  
Cheque No. 094922  
dt. 15-12-07  
Rs. 6000/-  
has been paid as being Stamp Duty

Subin  
181500

Deficit "A" Fee Rs. 2607.00  
.....Subsequently realized  
on.....SBI Cheque No.....

122749

12 DEC 2006

**SOLICITOR MOSES & CO**

Solicitor Advocate

6, O.d. Post Office Street

Calcutta-700 001

5000/-

**L. S. MOSES,**  
Solicitor Advocate

Presented for Registration  
9 A.M. on the 13<sup>th</sup>

13<sup>th</sup> Dec 2006  
at the School Residence

by Kamaluddin Molla

me of the  
ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA

13.12.06

জামুল উদ্দিন মোল্লা



7392

জামুল উদ্দিন মোল্লা



7393

Jamul Uddin Molla



7396

Jamul Uddin Molla



7394

5 (17) (1) 18 18

Identified by  
Asok Banerjee  
Adv.

P.T.O

Kamaluddin Molla, son of  
Uddin Molla & Sabiruddin Molla  
all sons of Lt Khosroo Ali Molla  
Zahir Hossain Molla, Tahir Hossain  
Molla, Altaf Hossain Molla, Sajjad  
Hossain Molla, Salim Hossain Molla  
all sons of Lt Albeddin Molla  
Dulali Bihari uli Lt Albeddin Molla  
Fazide Bihari uli Souver Babaner  
all of will made by P.S Souver  
Dipl - 24 181 (S)



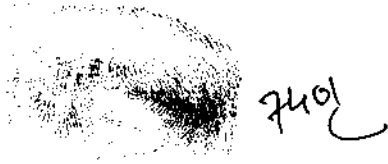
Asok Banerjee  
Adv.

ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA  
13.12.06

residing at Village Manikpur, Police Station Sonarpur, Dist. South 24-Parganas hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART A N D SHIVAM RETAILERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 10/4B, Elgin Road, Kolkata - 700020, hereinafter referred to as the **PURCHSER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART** :

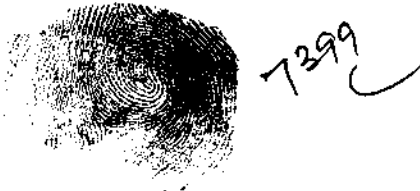
**W H E R E A S :**

A. By eleven several Kobalas dated the 15<sup>th</sup> day of August, 1939 having Deed No. 3503, 3<sup>rd</sup> day of July, 1939 having Deed No. 2873, 29<sup>th</sup> day of August, 1949 having Deed No. 4230, 30<sup>th</sup> day of September, 1943 having Deed No. 6890, 4<sup>th</sup> day of October, 1948 having Deed No. 4881, 4<sup>th</sup> day of August, 1950 having Deed No. 3717, 21<sup>st</sup> day of April, 1959 having Deed No. 3616, 11<sup>th</sup> day of February, 1963 having Deed No. 993, 11<sup>th</sup> day of November, 1963 having Deed No. 11516, 29<sup>th</sup> day of November, 1963 having Deed No. 9943, 11<sup>th</sup> day of February, 1973 having Deed No. 989 and Patta dated the 10<sup>th</sup> day of May, 1943 having Deed No. 2533, and also by inheritance from his parents one Khorshed Ali Molla amongst others became seised and possessed of and/or otherwise well and sufficiently entitled to All That the 2.82 acres be the



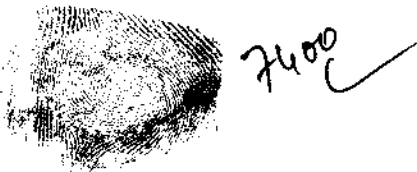
7401 ✓

সহকারী নিয়ন্ত্রক



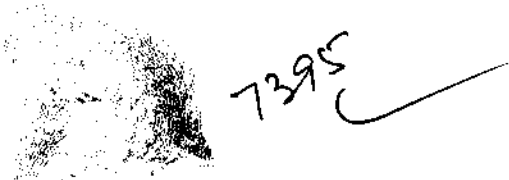
7399 ✓

সেইয়াদ হোসাইন মোল্লা



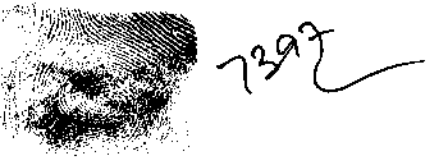
7400 ✓

সাবিন হোসাইন মোল্লা



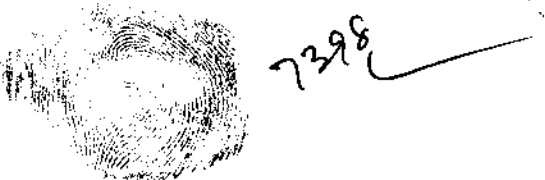
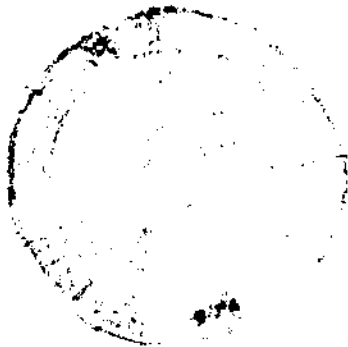
7395 ✓

তালিহ হোসাইন মোল্লা



7397 ✓

ফারিদা কবি



7398 ✓

আলতাফ হোসাইন মোল্লা

Asou Bandyopadhyay  
Asu

~~ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLIKATA~~

same a little more or less situate lying at Mouja Manikpur, J.L. No. 77,  
Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412,  
comprised in-

<b>C.S./ R.S./ L.R. DAG NO.</b>	<b>C.S. KHATIAN NO.</b>	<b>R.S. KHATIAN NO.</b>	<b>L.R. KHATIAN NO.</b>	<b>TOTAL AREA IN EACH DAG in Satak</b>	<b>AREA OWNED BY KHORSHED ALI in Satak</b>
477	247		148	52	26
			84		
			779		
			269		
478	17	17	148	59	10
			84		
			779		
			269		
485	305	305	148	60	60
			84		
			779		
			269		
510	147		148	88	39
	247		84		
			779		
			269		
511		200	148	5	5
			84		
			779		
			269		
512		20	39/1	19	19
			84		
			182/1		
			61/1		
515	148		39/1	48	48
			84		
			182/1		
			61/1		
517	146		148	17	12
			84		
			779		
			269		
518	159		148	17	17
			84		
			779		
			269		
542	159		148	6	6

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



			84		
			779		
			269		
545	159		148	9	9
			84		
			779		
			269		
573	159		148	8	8
			84		
			779		
			269		
574	159		39/1	23	23
			84		
			182/1		
			61/1		
<b>TOTAL</b>					<b>2.82 acres</b>

in the District of 24-Parganas more fully and particularly described in the Schedule thereunder written ( hereinafter referred to as the said entire land).

B. The said Khorshed Ali Molla thus became seised and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the said entire land.

C. An area of 50 sataks (western side) out of Dag no. 510 (out of which 1 satak belonged to Khorshed Ali Molla) and an area of 4 sataks out of Dag no. 574 were acquired by the State of West Bengal under the West Bengal Land (Requisition and Acquisition) Act, 1948 vide notification no. 10240-L.A. (P.W.)/II-211/72 dated 13<sup>th</sup> June, 1974 published in the Calcutta Gazette, Extraordinary dated 14<sup>th</sup> June, 1974 for providing facilities for irrigation and drainage under Adi-Ganga Drainage Scheme.



ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA,



D. By an Indenture of Settlement dated the 16<sup>th</sup> day of November, 1984 made between the said Khorshed Ali Molla of the One Part and Allauddin Molla, Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla of the Other Part and registered with the Sub-Registrar, Sonarpur in Book No. I, Volume No.36 Pages 313 to 320, Being No. 4328 for the year 1984, the said Khorshed Ali Molla in consideration of his natural love and affection towards his said four sons granted transferred conveyed assigned and assured unto and in favour of the said four sons in trust All That the said entire land absolutely and forever with provision that upon the death of the said Settlor the said entire land shall vest in the Vendors absolutely and in equal shares.

E. The said Khorshed Ali Molla died on the 22<sup>nd</sup> day of July, 1991.

F. The said Allauddin Molla has died intestate on the 8<sup>th</sup> day of June, 1995 leaving him surviving his widow the said Dulali Bibi, his five sons Zakir Hossain Molla, Tahir Hossain Molla, Altab Hossain Molla, Sajjad Hossain Molla, Sabir Hossain Molla and only daughter Farida Bibi as his only heirs and legal representatives who upon his death became jointly entitled to his undivided part or share in the said entire land absolutely and forever.

G. The Vendors are now seized and possessed of and /or otherwise well and sufficiently entitled to All That the said entire land minus the said one satak in Dag no. 510 and 4 sataks in Dag no. 574 free from all

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA.



encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

H. The Vendors herein have agreed to sell and the Purchaser and its nominees have agreed to purchase All That the said entire land at the consideration and on the terms and condition mutually agreed.

HH. The Vendors herein, have now by this indenture agreed to sell and the Purchaser has agreed to purchase All That the piece and parcel of land containing an area of 10 sataks be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in C.S. Khatian no.159, R.S. Khatian no. ... L.R. Khatian nos.84,148, 269 and 779 Dag no. 518 Area 7 sataks out of the total area of 17 sataks and C.S. Khatian no.159, R.S. Khatian no. .... L.R. Khatian nos.84,148, 269 and 779 Dag no. 573 Area 3 sataks out of total area of 8 sataks in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) free from all encumbrances, charges, liens, lispendens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs. 1,81,500/- (Rupees one lac eighty one thousand five hundred only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,81,500/-

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA.



(Rupees one lac eighty one thousand five hundred) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the piece and parcel of land containing an area of 10 sataks be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in C.S. Khatian no.159, R.S. Khatian no. ... L.R. Khatian nos.84,148, 269 and 779 Dag no. 518 Area 7 sataks out of the total area of 17 sataks and C.S. Khatian no.159, R.S. Khatian no. .... L.R. Khatian nos.84,148, 269 and 779 Dag no. 573 Area 3 sataks out of total area of 8 sataks in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon ( hereinafter referred to as the said land) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member

REGIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessor or predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and

REGISTRAR OF  
ASSURANCES-I, KOLKATA .





profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendors 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 and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** All That the piece and parcel of land containing an area of 10 sataks be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in C.S. Khatian no.159, R.S. Khatian no. ... L.R. Khatian nos.84,148, 269 and 779 Dag no. 518 Area 7 sataks out of the total area of 17 sataks and C.S. Khatian no.159, R.S. Khatian

ADDITIONAL REGISTRAR OF  
ASSURANCES-4, KOLKATA.



no. .... L.R. Khatian nos.84,148, 269 and 779 Dag no. 573 Area 3 sataks out of total area of 8 sataks in the District of South 24-Parganas, as shown and delineated in the map or plan annexed hereto and marked in colour RED thereon.

**IN WITNESS WHEREOF** the Vendors have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the within-named Vendors at  
Kolkata in the presence of :

1. Asok Bandyopadhyay  
Adv.  
High Court  
Calcutta.

1. ১৫/০৭/১৩/১৩

2. Jakir Hossain Molla  
3. Tahir Hossain Molla.

4. Akbar Hossain Molla  
5. Saifuddin Hossain Molla

6. Sabir Hossain Molla

7. Farida kiki

8. ১৫/০৭/১৩/১৩

9. Jamal Uddin Molla

10. ১৫/০৭/১৩/১৩

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs. 1,81,500/- (Rupees one lac eighty one thousand five hundred only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

DATE	PAY ORDER NO.	PAID TO	BANK/BRANCH	AMOUNT RS.
11.12.2006	622319	Farida Bibi	ABN AMRO Bank, Brabourne Road, Kolkata.	6,482.00
11.12.2006	622160	Kamaluddin Molla	- Do -	45,375.00
11.12.2006	622276	Sabir Hossain Molla	- Do -	6,482.00
11.12.2006	622122	Salauddin Molla	- Do -	45,375.00
11.12.2006	622173	Jamaluddin Molla	- Do -	45,375.00
11.12.2006	622128	Jakir Hossain Molla	- Do -	6,482.00
11.12.2006	622049	Altaf Hossain Molla	- Do -	6,482.00
11.12.2006	622264	Sajjad Hossain Molla	- Do -	6,482.00
11.12.2006	622067	Tahir Hossain Molla	- Do -	6,482.00
11.12.2006	Cash	Dulali Bibi		6,483.00
			Total :	Rs.1,81,500.00

**(RUPEES ONE LAC EIGHTY ONE THOUSAND FIVE HUNDRED ONLY)**

1501011018

**WITNESSES :**

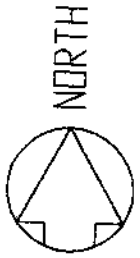
1. Asoke Bandyopadhyay  
Advocate  
High Court  
Calcutta

- 2 Jakir Hossain Molla
- 3 Tahir Hossain Molla
- 4 Altaf Hossain Molla
- 5 Sajjad Hossain Molla
- 6 Sabir Hossain Molla
- 7 Farida Bibi
- 8 Farida Bibi
- 9 Jamaluddin Molla
- 10 Dulali Bibi

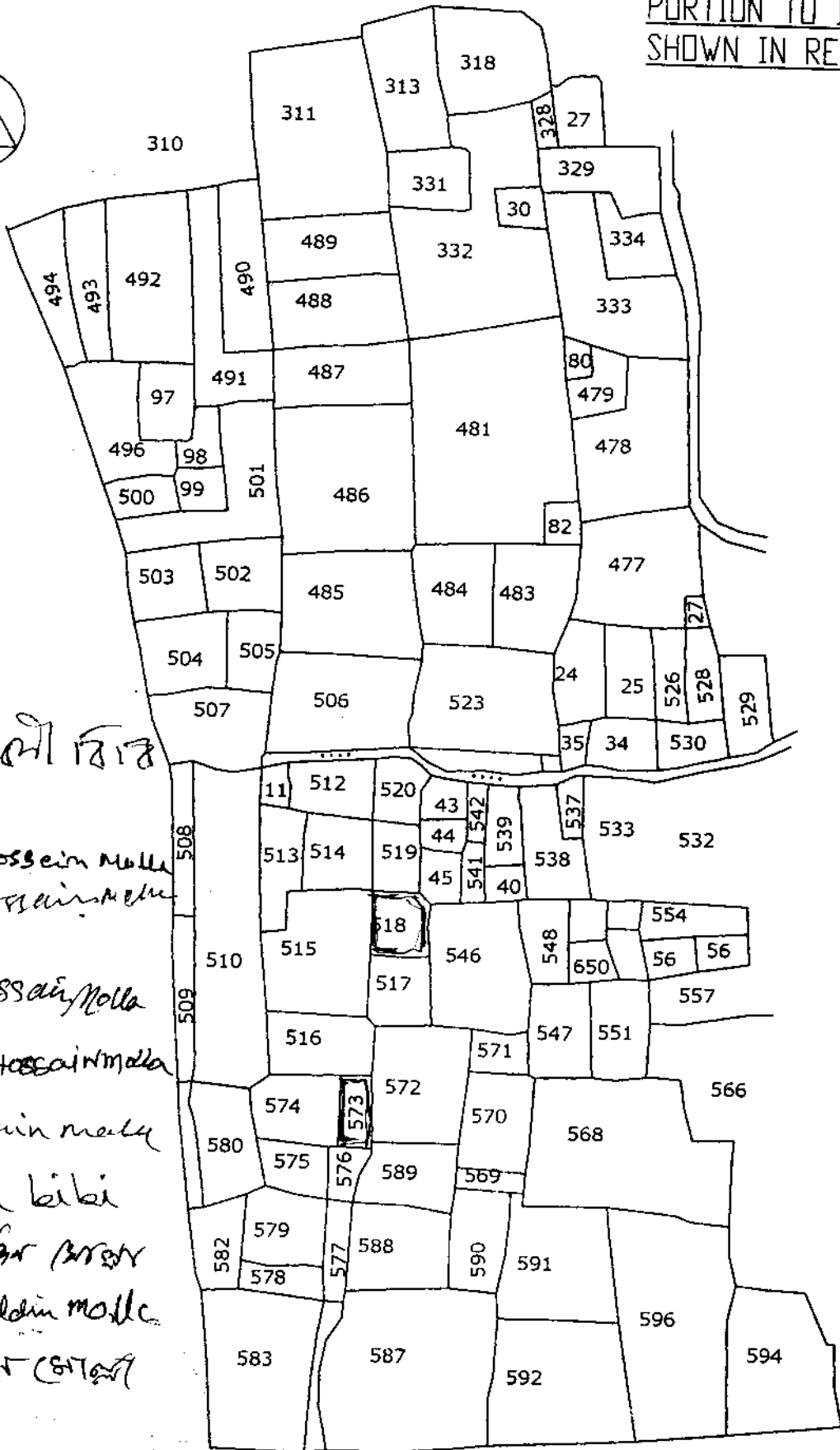
REGIONAL REGISTRAR OF  
INSURANCES-I, KOLKATA .



**SITE PLAN OF THE PLOTS AT MOUZA.MANIKPUR,  
POLICE STATION-SONARPUR,24-PARGANAS(S)**



PORTION TO BE CONVEYED  
SHOWN IN RED BORDER.






















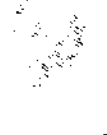
















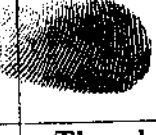





- 1 *সুন্নামী বিহা*
- 2 *Jalir Hossain Molla*
- 3 *Jalir Hossain Molla*
- 4 *Altaf Hossain Molla*
- 5 *Sayjad Hossain Molla*
- 6 *Subin Hossain Molla*
- 7 *Fariha Bibi*
- 8 *মুন্সীর আলী মল্লিক*
- 9 *Jamaluddin Molla*
- 10 *শাহাবুদ্দিন মল্লিক*

REGISTRAR OF  
S-4, KOLKATA





**SPECIMEN FORM FOR TEN FINGER PRINTS**

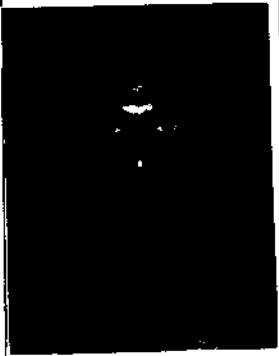



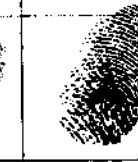
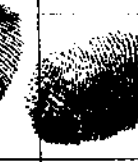


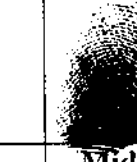
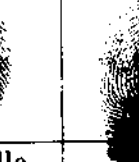
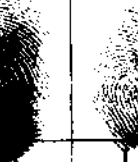
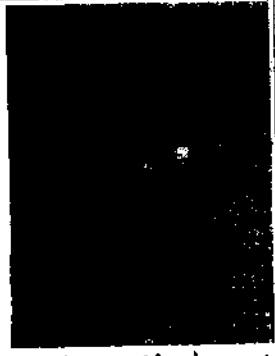





























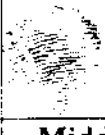


					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
<i>Sajid Hossain Molla</i>					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
<i>Tahir Hossain Molla</i>					
	Little	Ring	Middle	Fore	Thumb
(Left Hand)					
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
<i>Altaf Hossain Molla</i>					

২০৭০/১৮/১৮

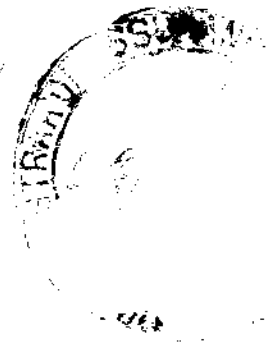
REGIONAL REGISTRAR OF  
ASSURANCE, KOLKATA






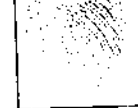


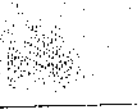
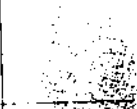
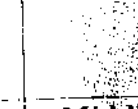






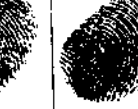


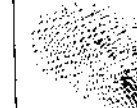



**SPECIMEN FORM FOR TEN FINGER PRINTS**

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Sajjad Hussain Maha					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Sabin Hussain Maha					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Farida Bibi					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Sajjad Hussain Maha					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

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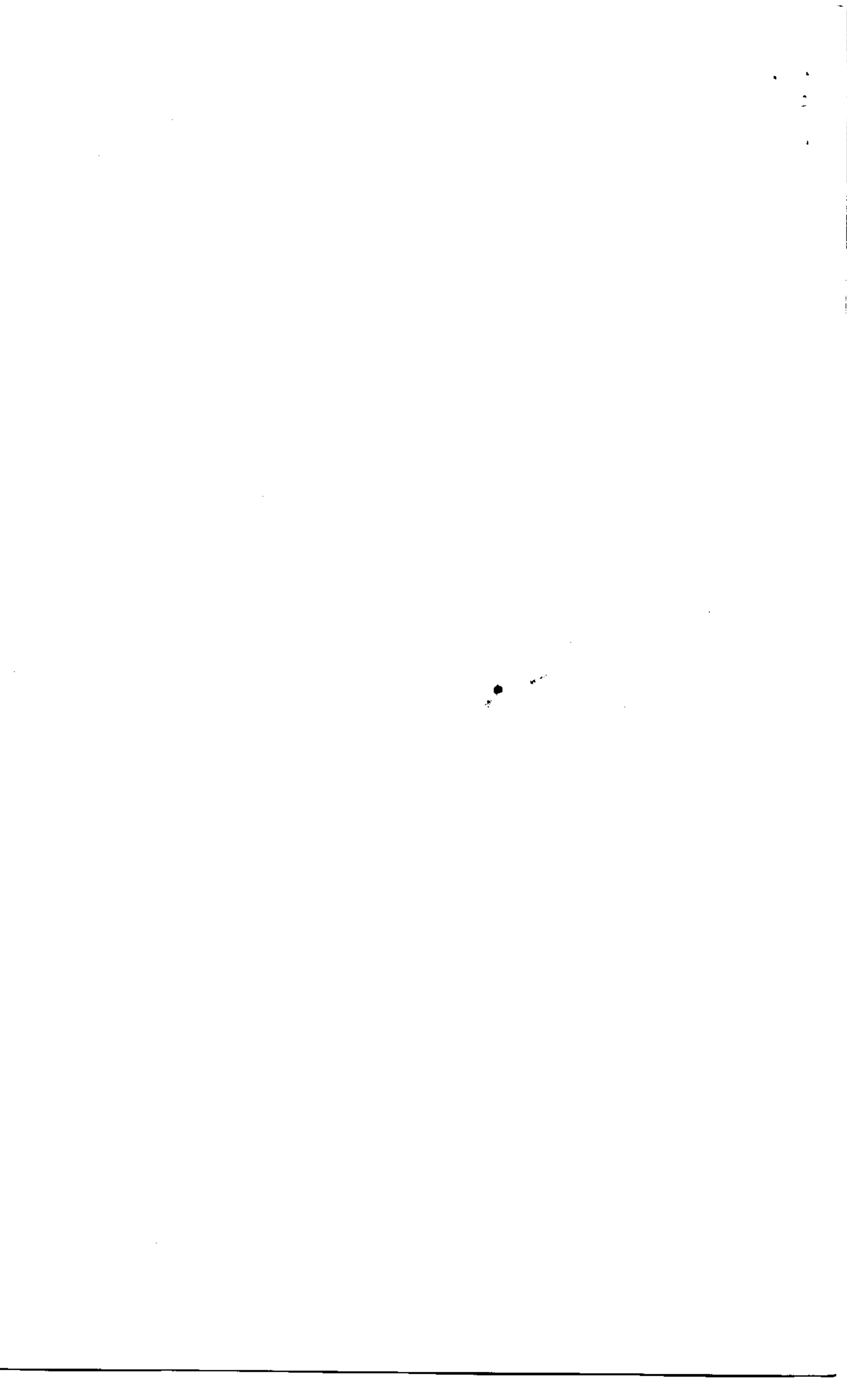


SPECIMEN FORM FOR TEN FINGER PRINTS

					
	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)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

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YEAR 2007

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AND

SHIVAM RETAILERS PRIVATE

LIMITED

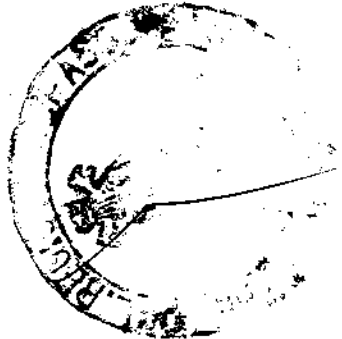
PURCHASER



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8/5/07

CONVEYANCE



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VICTOR MOSES & CO.,  
SOLICITORS & ADVOCATES,  
6, OLD POST OFFICE STREET,  
KOLKATA-700 001.

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