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P 14992

03578

5000Rs.



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M.V. Bessed  
4.18.182

Admissible under Rule 21, duty stamps  
under the Indian Stamp Act  
and also as provided in  
Stamp Duty Act, 1988.



REGISTRAR OF ASSURANCE  
CALCUTTA  
27.3.07

**THIS INDENTURE** made this 13 day of December Two Thousand Six **BETWEEN SAHABUDDIN MISTRY** son of the late Abdul Odwaded Mistry residing at Village Manikpur, Police Station Sonarpur, Dist. South 24-Parganas hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART, MSST. DULALI BIBI**

S. B. I. ....  
Cheque No. 454937, 455023  
dt. 24.3.07 to 26.3.07  
Rs. 118.50 + 2300 = 14.150/-  
has been paid as deficit Stamp duty

Sundar  
1815.00

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27.3.07

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2082

S.B.I. Kolkata Main Br.  
Cheque No. 094921  
dt. 15.12.06  
Rs. 6000/-  
has been paid as deficit Stamp Duty

Deficit "A" Fees Rs. 2607.00  
..... Subsequently realized  
SBI Cheque No. .... dt. ....

122731

12 DEC 2006

Sold to **VICTOR MOSES & CO.**  
Solicitor Advocate  
Address: 5 Old Post Office Street,  
Calcutta - 700 001

**L. E. VENDOR,**  
HIGH COURT - 222

Presented for Registration  
9 AM on 13th  
day of Dec 2006  
Vendor Residence

by Kunalabhin Molla  
Molla



ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA 13-12-06

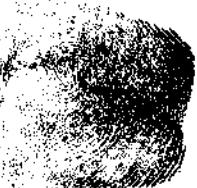
✓ 72922 ✓



✓ 7400 ✓



Sabir Hossain Molla



7298 ✓

Altab Hossain Molla

Kunalabhin Molla, Janatuddin  
Molla, Salehabdin Molla all sons  
of Lt Khwashed Ali Molla  
Sajid Hossain Molla, Tahir  
Hossain Molla, Altab Hossain  
Molla, Sajjad Hossain Molla,  
Sahir Hossain Molla all sons of  
Lt Altab Molla Dehali Bili  
w/o Lt Altab Molla  
Farida Bili c/o Sanyal  
allat will no. 100 P-3  
Sanyal P-3 24/1/19



7297 ✓

Farida Bili



Asok Sanyal P-3  
P-3

Identified by  
Asok Sanyal P-3  
P-3

ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KOLKATA  
13-12-06

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 residing at Village Manikpur, Police Station Sonarpur, Dist. South 24-Parganas hereinafter jointly referred to as the **CONFIRMING PARTIES** (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 **SECOND PART A N D RIDHI SIDHI NIKETAN 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 **THIRD PART** :

**WHEREAS :**

A. One Amena Khatun Bibi was seized and possessed of and/or otherwise well and sufficiently entitled to by way of inheritance from his parents All That the piece and parcel of land containing an area of 20 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. 219 now L.R. Khatian no.



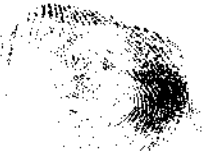
7402 ✓

Sahabuddin Mulla



7393 ✓

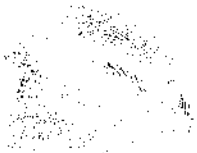
Tamal Uddin Mulla



7396 ✓

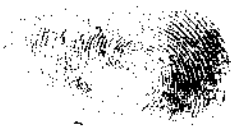
Jakir Hossain Mulla

P.F.O



7394 ✓

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7399 ✓

Sejjad Hossain Mulla

ADDITIONAL REGISTRAR OF  
ASSURANCE-1, KOLKATA

Identified by  
A. S. U. Bandyopadhyay  
A. S. U.

79 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 Amena Khatun. Bibi died intestate on the 29<sup>th</sup> day of March, 1994 leaving her surviving her only son the Vendor herein as her only heir and legal representative who upon her death became seized and possessed of and/or otherwise well and sufficiently entitled All That the said entire land absolutely and forever.


C. The name of one Khorshed Ali Molla though recorded in the record of rights as in permissive possession of the said entire land but in fact truth and reality he was never in possession of the said entire land or any part or portion thereof.

D. The said Khorshed Ali Molla died intestate on the 22<sup>nd</sup> day of July, 1991 leaving him surviving his widow, Samiran Bibi, his four sons namely, Allauddin Molla, Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla and four daughters namely, Marzina Bibi, Shaida Bibi, Shakila Bibi and Syarabanu Bibi as his only heirs and legal representatives.

E. The said Samiran Bibi died intestate in the year 2001 leaving him surviving her four sons namely, Allauddin Molla, Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla and four daughters namely,

 7401 ✓

SHANU BHAU CHAKRA

 7395 ✓

Tahir Hossain Molla



\_\_\_\_\_  
ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

Atoll Chakraborty

Marzina Bibi, Shaida Bibi, Shakila Bibi and Syarabanu Bibi as her only heirs and legal representatives.

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.

G. The Vendor herein has 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. 219 L.R. Khatian nos. 79 Dag no. 513 out of the total area of 20 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/- (Rupees one lac eighty one thousand five hundred) only of the lawful

ADDITIONAL REGISTRAR OF  
ASSURANCE, KOLKATA





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 and the Confirming Parties do and each of them doth hereby confirm and assure unto and in favour of the Purchaser All That the piece and parcel of land measuring 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. 219 L.R. Khatian nos. 79 Dag no. 513 out of the total area of 10 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 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

1908 JAN 20 1908

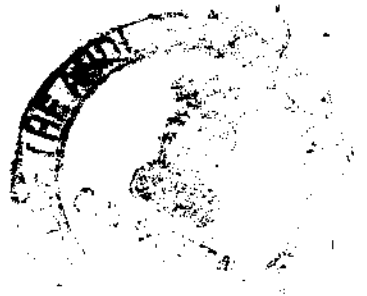
ADDITIONAL REG STRAP OF  
ASSURANCES-I, KOLKATA



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 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

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REGIONAL REGISTRAR OF  
INSURANCES-1, KOLKATA



**IN WITNESS WHEREOF** the Vendor and the Confirming Parties 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:

**SIGNED SEALED AND DELIVERED**

by the within-named Confirming  
Parties at Kolkata in the presence  
of:

1. Atou Bendyopadhyay  
Am.  
High Court  
Calcutta.

- 1 (Sahabuddin Molla)
- 2 Tahir Hossain Molla
- 3 Tahir Hossain Molla
- 4 Abbas Hossain Molla
- 5 Sujay Hossain Molla
- 6 Subin Hossain Molla
- 7 Farida kibi
- 8 [unclear]
- 9 Jamal Uddin Molla
- 10 [unclear]

REGIONAL REGISTRAR OF  
INSURANCES-I, KOLKATA

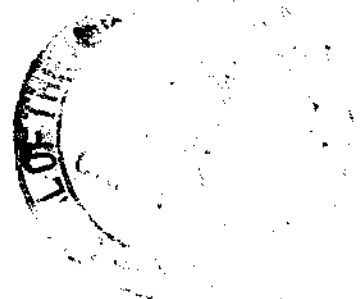


clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors 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** 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 & Sub- Registry Office Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in C.S. Khatian no. 219 L.R. Khatian nos. 79 Dag no. 513 out of the total area of 20 sataks in the District of South 24-Parganas as shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon.

REGIONAL REGISTRAR OF  
INSURANCES-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.	BANK/BRANCH	AMOUNT RS.
11.12.2006	622328	ABN AMRO Bank, Brabourne Road, Kolkata.	1,00,000.00
	Cash		81,500.00
		Total :	Rs.1,81,500.00

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

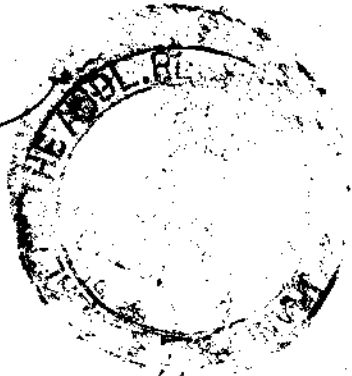
**WITNESSES :**

1. Asok Choudhury  
 Sign  
 (Signature)

1. Sahasriddhi Molla
2. Jakir Hossein Molla
3. Tahir Hossein Molla
4. Altaf Hossain Molla
5. Saikat Hossain Molla
6. Sabir Hossain Molla
7. Farida Kibi
8. ...
9. Jamel Uddin Molla
10. ...

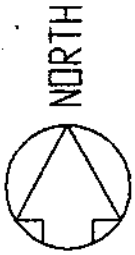
RECEIVED

REGIONAL REGISTRAR OF  
INSURANCES, KOLKATA



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

PORTION TO BE CONVEYED  
SHOWN IN RED BORDER.



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  - 8
  - 9
  - 10
- Solabuddin Molla  
 507  
 Jakir Hussain Molla  
 Talib Hussain Molla  
 Altab Hossain Molla  
 Sujjad Hussain Molla  
 Sabir Hossain Molla  
 Farida Bibi  
 Jamal Uddin Molla  
 SHAMSHAD





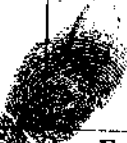







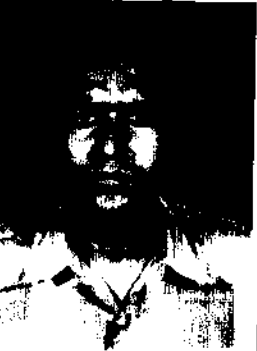



































DATE: 12/12/2011  
 TIME: 11:30 AM

*[Handwritten signature]*

REGIONAL REGISTRAR OF  
INSURANCE, KOLKATA



**SPECIMEN FORM FOR TEN FINGER PRINTS**

					
	Little	Ring	Middle	Fore	Thumb
	<b>(Left Hand)</b>				
					
	Thumb	Fore	Middle	Ring	Little
	<b>(Right Hand)</b>				
					
	Little	Ring	Middle	Fore	Thumb
	<b>(Left Hand)</b>				
					
	Thumb	Fore	Middle	Ring	Little
	<b>(Right Hand)</b>				
					
	Little	Ring	Middle	Fore	Thumb
	<b>(Left Hand)</b>				
					
	Thumb	Fore	Middle	Ring	Little
	<b>(Right Hand)</b>				
					
	Little	Ring	Middle	Fore	Thumb
	<b>(Left Hand)</b>				
					
	Thumb	Fore	Middle	Ring	Little
	<b>(Right Hand)</b>				

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Tajir Hossain Molla


















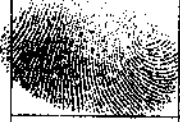




















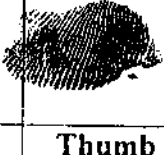





Tajir Hossain Molla

Ahmed Hossain Molla

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <i>Sajjad Hossain Molla</i>					
	<b>(Left Hand)</b>				
					
	<b>(Right Hand)</b>				
 <i>Sabir Hossain Molla</i>					
	<b>(Left Hand)</b>				
					
	<b>(Right Hand)</b>				
 <i>Farida kibi</i>					
	<b>(Left Hand)</b>				
					
	<b>(Right Hand)</b>				
 <i>M. M. Hossain</i>					
	<b>(Left Hand)</b>				
					
	<b>(Right Hand)</b>				

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, 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)					
	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)					

*James Udwin Molen*

*Shahabuddin Khan*

*Shahabuddin Khan*

*[Handwritten signature]*

ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



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DATED THIS DAY OF 2006

#####

Registered In  
BOOK NO. ....  
VOLUME NO. ....  
PAGE NO. .... 1 to 17  
DEED NO. .... 3578  
YEAR. .... 2007

**BETWEEN**  
**SAHABUDDIN MISTRY**  
**VENDOR**

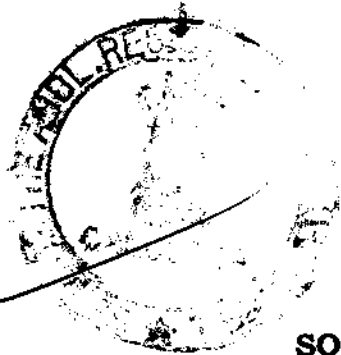
**MSST. DULALI BIBI & ORS.**  
**.. CONFIRMING**  
**PARTIES**  
**AND**  
**RIDHI SIDHI NIKETAN PRIVATE**  
**LIMITED**  
**.. PURCHASER**



**CONVEYANCE**

ADDITIONAL REGISTRAR OF  
ASSURANCES - KOLKATA

9/5/07



ADDITIONAL REGISTRAR OF  
ASSURANCES - KOLKATA

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

Scanned  
9/5/07