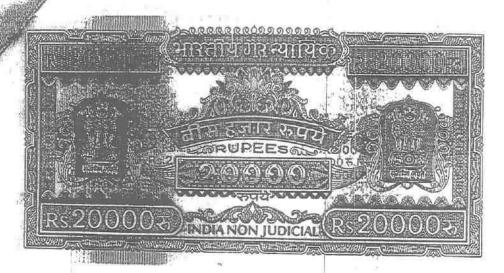


THIS INDENTURE OF SALE made this the 12-h day of A-cytsTwo thousand thmee (2003), BETWEEN (1) ABDUL WOHAB, (2) ABDUL
MUJID and (3) ABDUL HANNAN, all sons of Late Abdus Sattar, by
faith - Muslim, by profession - Cultivators and Business, residing
at - Beraberl, Police Station - Airport, in the Dist. of North 24 Parganas and (4) ABDUL GANI, son of Late Abdus Sattar, by faith Muslim, by occupation - Cultivator, residing at - East Beraberl,
Police Station - Airport, in the Dist. of North 24-Perganas, here inafter jointly called and referred to as the VENDORS (which
Contd..p/2.

R.S. Leh 410 R.S. Day 15116 - 88-11 de - R.S. Day 25118 - 83-- do - R.S. Day 85118 - 83-- de - R.S. Day 85118 - 83-

sold to d G W 2/d Marayan peur P.O. R. Gora Sief 24 Pfs (N) Kall Stale ma bale. -7. 0. 2003 Addl District Sob-Regis 12 AUG 2003 8513. meinmuste... Adel. I'm Set bub Registree Bidhanneger (Selt Lake) 12 AUG 2003



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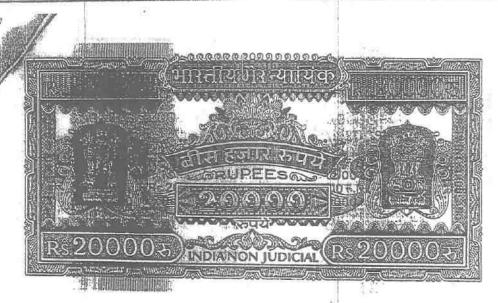
expression shall unless excluded by or repugnant to the context be deemed to mean and include their individual heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

M/S. L G W LIMITED, a Limited Company, incorporated under the Companies Act, 1956 represented by irs Directors having its Office at - Nerayampur, Police Station - Airport, in the Dist. of North 24 - Parganas, Pin Code - 700136, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the compact be deemed to mean and include its successors and / or successors - in - office, administrators and assigns) of the OTHER PART,

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Page - 3.

where S Faim Mondal and Abdul Bari Mondal, were jointly seized and possessed their Khas Dakhali Lands, comprised in different Khatians and Dags of Mouza - Gopalpur and Rajarhat, jointly and free from all encumbrances. And for their better enjoyment they mutually divided their share among themselves by an amicable Partition. And they used to seize and possess their individual share of land, free from all encumbrances.

AND WHEREAS Faim Mondal died leaving behind him his son - Abdul Sattar and daughter Momens Khatun, as his legal heirs, and they are jointly became the absolute owners of the share of the land alloted to their father Faim Mondal, since deceased. And the said Abdul Bari also died leaving behind him his son - Asmat Ali and Deladaughter - Rupjan Bibi as his legal heirs and they jointly became the absolute deceased.

AND WHEREAS the said - Rupjamn Bibi, died leaving behind her five Falulum Contd. p/4.

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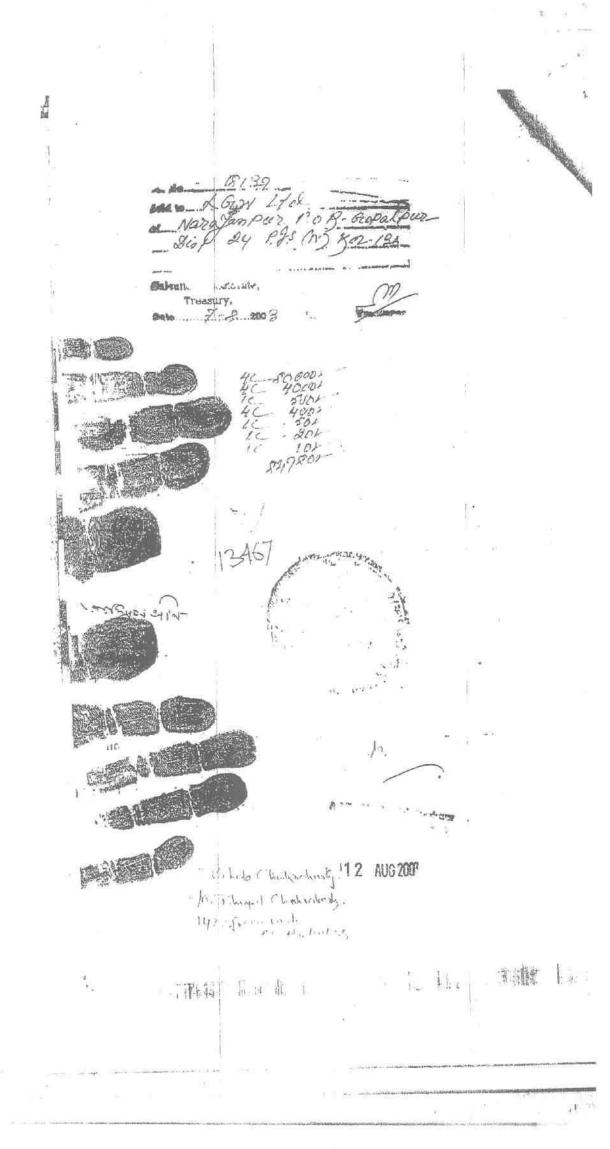
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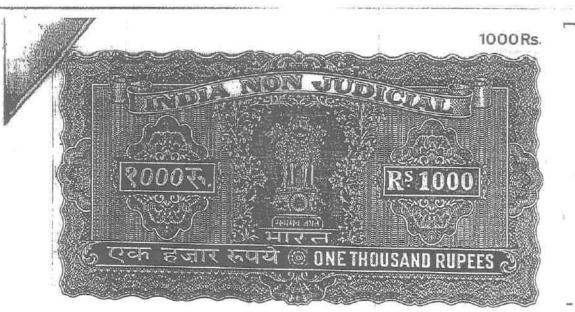
daughters named, (1) Achiran Bibi, (2) Tachiran Bibi, (3) Suratan Bibi, (4) Parijan Bibi and (5) Lal Bibi, as her legal heirs and they became the absolute owners of the Share of land by inherita - nce of their mother Rupjan Bibi, since deceased.

AND WHEREAS the seid - Rachiran Bibi, Suratan Bibi, Perijan Bibi and LaJ Bibi, are jointly granted, sold, conveyed and transferred their shares of land to - Abdul Sattar and his wife Golapinnesa Bibi. And after wards the said Achiran Bibi, granted, sold, conveyed and transferred her share to Golasanara Began.

AND WHEREAS the Abdul Sattar, died leaving behind him his sons Faukh, Abdul Mujid and five others and his wife Golapinnessa Bibiand his legal heirs. And they used to seize and possess the share of land of their father and wife Late Abdul Sattar, accordingly to Muslim Farayez.

Contd.p/5.





Page - 5.

AND WHEREAS the Golapinnessa Bibi, granted, sold, conveyed and 'e transferred her share of land to - Abdul Mujid, Abdul Wohab and Abdul Hannan. And the said Momena Khatun, daughter of Faim Mondal deaced granted, sold, conveyed and transferred her share of land to - Abdul Mujid, Abdul Wohab and Abdul Hannan.

AND WHEREAS the said - Abdul Mujid, Abdul Gani, Abdul Ajij, Abdul Wohab, Abdul Hannan, Safura Bibi and Golsanara Begam, were jointly selzed and possessed ALL THAT 1.2738 (one point two seven three eight) Acre of land of different Khatians and Dags of Mouza - Gopalpur and Rajarhat, free from all encumbrances.

AND WHEREAS Abdul Mumid, Plaintiff Filed a Title Suit before the Hon'ble 2nd Subordinate District Judge at - Barasat, being Title Suit No. - 84 of 1992 against - Abdul Gani and others praying for Partition their joint properties as mentioned above. And the Defendants - Abdul Gani and others appeared before the Hon'ble

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Page - 6.

Court for Contesting the abovementioned Suit. And the Suit was still pending with the Hon'ble Court. And in the meantime both the Plaintiff and Defendant desired to make an amicable segtle - ment among themselves. And subsequently they jointly filed a solemana on the - 18th day of April, 2000 A.D. demarcating their portions by preparing Plan and Submitted along with the solenama before the Hon'ble 2nd Sub-ordinate Dist. Judge at - Barasat, praying for granting Decree of the abovementioned Title Suit.

AND WHEREAS in the solename the total land has been demarcated and alloted to the parties as follows :-

Abdul Mujid Mouza - Gopalpur, P.S. - Airport, in the Dist. of North 24-Parganas, J.L. No. - 2, Khatian No. - \$13, Dag No. - 3896, \$21 (point two one) Decimal, Khatian No. - 410, Dag No. - 3551, .08 (point zero eight) Decimal, Dag No. - 3548, .15

Contd..p/7.

1000Rs.



Page - 7.

(point one five) Decimal, Dag No. - 3732, .1237 (point one two three seven) Decimal and Dag No. - 3315, .10 (Point one zero) Decimal, Total - .6637 (point six six three seven) Decimal.

- 2) The land as mentioned in Schedule 'GA', alloted to Abdul Gani Mouza Gopalpur, P.S. Airport, in the Dist. of
 North 24-Parganas, J.L. No. 2, Khatian No. 410, Dag No. 3896, .07 (point zero seven) Decimal. Dag No. 3548, .18
 (point one eight) Decimal, Total .25 (point two five)
 Decimal, Mouza Rahgachi, J.L. No. 12, Khatian No. 438, Dag No.
 101/603, .04 (point zero four) Decimal, Total .29 (point two nine) Decimal.
- 3) The land as mentioned in Schedule 'GHA', alloted to Abdul Ajij, Mouza Gopalpur, P.S. Airport, in the Dist. of North 24-Perganas, J.L. No. 2, Khatian No. 410, Dag No. Contd..p/8.

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3896, .07 (point zero seven) Decimal, Dag No. - 3639, .18 (point one eight) Decimal, Total - .25 (point two five) Decimal.

4) The land as mentioned in Schedule - 'UMA', alloted to Abdul Wohab, Mouza - Gopalpur, P.S. - Airport, in the Dist. of
North 24-Parganas, J.L. No. - 2, Khatian No. - 410, Dag No. 3896, .20 (point two zero) Decimal, Dag No. - 3546, .08

(point zero eight) Decimal, Dag No. - 3547, .06 (point zero
six) Decimal, and Dag No. - 3639, .09 (point zero nine)
Decimal, Total - .43 (point four three) Decimal.

The land as mentioned in Schedule - "CHA", allotteed to - Abdul Hannan, Mouza - Gopalpur, P.S. - Airport, in the Dist. of North 24-Parganas, J.L. No. - 2, Khatian No. - 410, Dag No. - 3896, #21 (point two one) Decimal, Dag No. - 3315, .23 (point two three) Decimal, Total - .44 (point four four) Decimal.

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AND WHEREAS the said Abdul Mujid, agrees to sell the land out of 3. his allocation as follows :-

Mouza - Gopelpur, P.S. - Airport, in the Dist. of North 24-Pgs.,
Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410,
R.S. Dag No. - 3315, .10 (point one zero) Decimal, R.S. Dag No. 3548, .15 (point one five) Decimal, R.S. Dag No. - 355, .08

(point zero eight) Decimal and .33 (point three three) Decimal.

And Abdul Wohab, agrees to sell the land out of his allocation as follows :-

Mouza - Gopalpur, P.S. - Airport, in the Dist. of North 24-Pgs.,
Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatlan No. - 410,
R.S. Dag No. - 3546, .08 (point zero eight) Decimal, R.S. Dag No.
3547, .06 (point zero six) Decimal, Total - .14 (point one four) Decimal.

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Page - 11.

And Abdul Hannan, agrees to sell the land out of his total alloca - etion as follows :-

Mouza - Gopalpur, P.S. - Ariport, in the Dist. of North 24- Pgs., Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410, R.S. Dag No. - 3315, \$23 (point two three) Decimal and \$23 (point two three) Decimal.

And Abdul Gami, agrees to sell the land out of his allocations as follows :-

Mouza - Gopalpur, P.S. - Airport, in the Dist. of North 24-Pgs., Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410, R.S. Dag No. - 3548, #18 (point one eight) Decimal.

AND WHEREAS by a Heba - Bel - Eowaj, dated the - 22nd day of Jan. 1992 registered at the Office of the Addl. Dist. Sub-registrar -

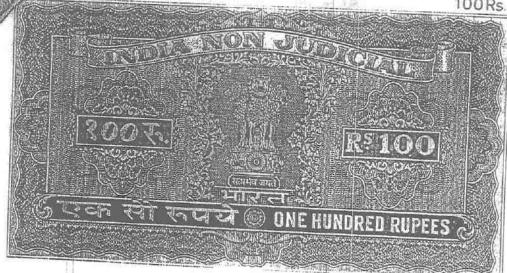
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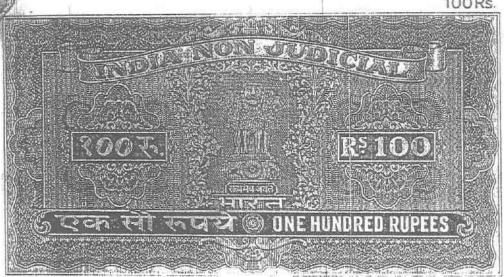
Page - 12,

Bidhannagar (Salt Lake City), in Book No. - I, Volume No. - 10, Pages - 143 to 152, Being No. - 537, for the year - 1992, the said Momena Khatun and Golapinnesa Bibi, jointly granted, conveyed, transferred, assigned, .17 (point one seven) Decimal, out of .80 (point eight zero) Decimal, comprised in R.S. Dag No. - 3348, of Mouza - Gopalpur, with other lands morefully mentioned in Schedule 'KA' to 'GHA' thereunder written to Abdul Wohab, Abdul Mujid, and Abdul Hannan, out of love and effection. And they jointly seized and possessed the said land: And they agree to sell .0050 (point zero zero five zero) decimal of land, put of .17 (point one se ven) Decimal of Mouza - Gopalpur, P.S. - Airport, comprised in Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, R.S. Khatian No. -1648, L.R. Khatian No. -, R.S. Dag No. - 3348.

AND WHEREAS the said - Abdul Mujid, Abdul Wohab, Abdul Hannan and Abdul Gani, the Vendors of these presents, jointly agree to sell ALL THAT piece and parcel of Raysta Dakhali Shali Land, measuring Contd..p/13.

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.8850 (point eight eight five zero) Decimal, comprised in Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410 and also R.S. Khatian No. - 1648, L.R. Khatian No.s. R.S. Dag Nos. - 3315, 3546, 3547, 3548, 3551 & 3348, lying and situated at Mpuza - Gopalpur, P.S. - Airport, in the Dist. of North 24-Perganas, Pergana - Kaliketa, Addl. Dist. Sub-registry Office -Bidhannager (Salt Lake City), within the limits of Rajarhat Gopalpur Municipality, as mentioned hereinabove morefully mentioned and described in the Schedule hereunder written and shown delineated in the Plan or Map annexed hereto and Bordered in 1 R E D 1 Colour and hereinafter referred to as the said land as an absolute and indefeasible estate in fee simple or an estate equivalent thereto, free from all encumbrances.

AND WHEREAS the Vendors agreed with the Purchaser for an absolute Sale the said land, hereinafter more particularly mentioned and described in the Schedule hereunder written free from all encum -Contd. p/14.

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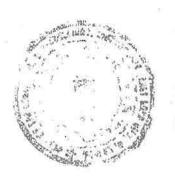


Page - 14.

brances, at or for the price of Rs. 10,62,106/- (RUPEES : TEN LAC SIXTYTWO THOUSAND ONE HUNDRED SIX) only.

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the contract and consideration of the sum of Rs. 10,62,106/- (Rupees: Ten Lac Sixtytwo Thousand One Hundred Six) only, to the Vendors paid by the Purchaser at or immediately before the execution of these presents (the Receipt whereof the Vendors doth hereby admit and acknowledge as per Memo of Consideration hereinafter written) and of and from the same and every thereof doth acquit release and discharge the Purchaser its successors and / or successors - in - office, administrators and assigns and every one of them and also the said land, they the Vendors doth by these presents, indefeasi - bly, grant, sell, convey and transfer under the Purchaser its successors and / or successors - in - office, administrators and assigns all that the said land fully mentioned described in the Schedule hereto or howsoever otherwise the said land now are or Contd..p/15.

Mara Janour P.a. Saloni of, 7.8. 20x13



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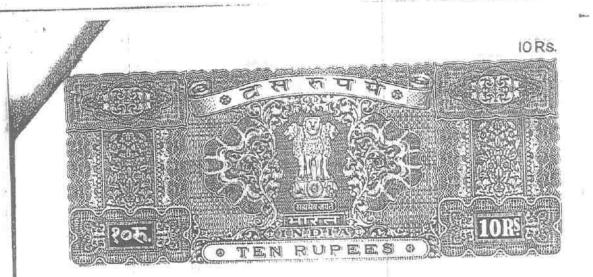
heretobefore were or was situated, butted, bounded, called, known, numbered, described and distinguished together with all easement, rights of common passage and benefits and advantages of ancient and other rights, liberties, previleges, appendages and appurte - nances whatsoever to the said land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or appurtenent thereof.

AND THE reversion and / or reversions, remainder and / or remain - ders, rents, issues and profits thereof and of every part thereof and all the estate, right, title, inheritance ase trust property claim and demand whatsoever both at law and in eauity of the Ven - dors into and upon the said land and every part thereof.

AND ALL deeds, pattahs, muniments, writings and evidences of title

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Page - 16.

which is anywise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendors their heirs, executors, administrators, representatives and assigns or any procure the said without Action Suit at Law or in equity.

and transferred or expressed and intended so to be with their rights, members and appurtenances into and to the use of the Pur - chaser its successors and / or successors - in - office, adminis - tretors and assigns for ever. And the Vendors doth hereby for themselves and their heirs, executors, administrators, represen - tatives and assigns covenants with the Purchaser its successors and / or successors - in - office, administrators and assigns that notwithstanding any act, deed or thing whatsoever by the Vendors or by any of their predecessors and ancestors - in - title done or executed or knowingly suffered to the contrary, they the Vendors Contd..p/17.

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now hath good right, full power, absolute authority and inde feasible title to grant, sell, convey and transfer the said land
hereby granted, sold, conveyed and transferred or expressed or
intended so to be unto and to the use of the Purchaser its succe ssors and / or successors - in - office, administrators and
assigns in manner aforesaid.

AND THAT the Purchaser its successors and / or successors - in - office, administrators and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and received 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 intrust from them or from or uder any of their ancestors or predecessors - in - title and that free and clear and freely and clearly, absolutely, acquired, exonerated or released or other - wise by and at the costs and expenses of the Vendors well and sufficiently indemnified or from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances, whatsoever made or suffered by the Vendors or any of their ances - tors or predecessors - in - title or any person and / 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 Contd..p/18.

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Vendors or from or under any of their predecessors or ancestors - in - title shall and will from time to time at all times here - after at the requests and costs of the Purchaser its successors and / or successors - in - office, administrators, and assigns do and execute or cause to be done executed all such acts, deeds and things whatsoever for further, better and morefully, particularly assuring the said land and every part thereof unto and to the use of the Purchaser, its successors and / or successors - in - office, administrators and assigns, according to the intent and meaning of this Deed as shall or may be reasonably required.

AND FURTHER MORE the Vendors and all of their heirs, executors, administrators shall at all times hereafter indemnified and keep indemnified the Purchaser its successors and / or successors - in - office, administrators and assigns, against, loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title or the Vendors at or any breach of the covenant share under contained.

THE SCHEDULE ABOVE REFERRED TO

District North 24-Parganas, Police Station - AIRPORT, Mouza - GOPALPUR, Pargana - Kalikata, Addl. Dist. Sub-registry Office - Bidhannagar (Salt Lake City), within the limits of Rajarhat Gopalpur Municipality, collectorate Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140.

Contd . . p/18.



Add Add and

Khatian No.		L.R. Khatian No.	R.S. Dag No.	Area of Land.
A)	410.		3315-	.33 Deci.
B)	410.		3546. "	.08 Deci.
STE STEEL	410.		3547.	.06 Deci.
	410.		3548.7	.33 Deci.
	410.		3551	.08 Deci.
1	1648.		3348.*	.0050 Deci.
	AND		Total	8850 Deci.

more or less, Rayata Dakhali Shali Land, together with the ease - ment right of common passage which are morefully, shown delineated in the Maps or Plans annexed hereto and bordered in 'RED' Colour. And a proportionate annual Rent. of Rs. 6/- (Rupees: Six) only, is payable to collector North 24-Parganes for and on behalf of the Governor of the State of West Bengal and the lands are butted and bounded as follows:

'A' - is butted and bounded as follows :-

 ON THE NORTH BY
 Land of R.S. Dag No. - 3315.

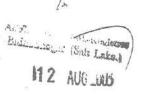
 ON THE SOUTH BY
 Land of R.S. Dag No. - 3321, 3322 & 3323.

 ON THE EAST BY
 Land of R.S. Dag No. - 3325.

 ON THE WEST BY
 Land of R.S. Dag No. - 3320.

Contd..p/20.





MEMO OF CONSIDERATION

RECEIVED of and from the witninnamed PURCHASER the sum of
Rs. 10,62,106/- (RUPEES: TEN LAC SIXTYTWO THOUSAND ONE HUNDRED
SIX) only, as full consideration money as per Memo Below :-

MEMO

Paid in / by GASH INDIAN CARENCY Rs. 10,62,106.00

De, 1002

es.1000 × 1062

B, 100x1

35×1

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Total Rs. 10,62,106.00

(RUPEES : TEN LAC SIXTYTWO THOUSAND ONE HUNDRED SIX) only.

Witnesses :-

1. Bhola Chakrabergi.

2. Gepul Sale

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July mothers

Signature of the Vendors.



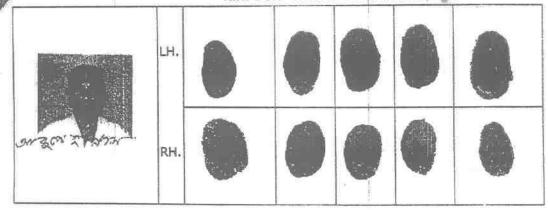
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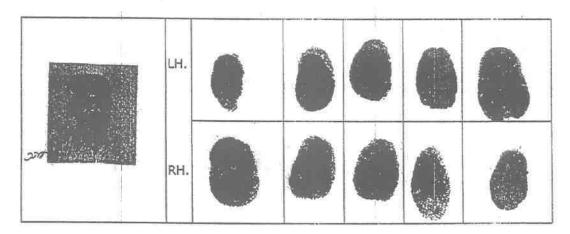
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UNDER RULE 44A OF THE I.R. ACT 1908

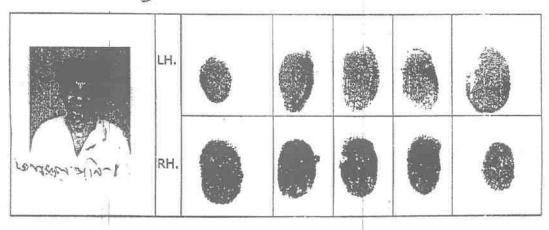
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UNDER RULE 44A OF THE I.R. ACT 1908

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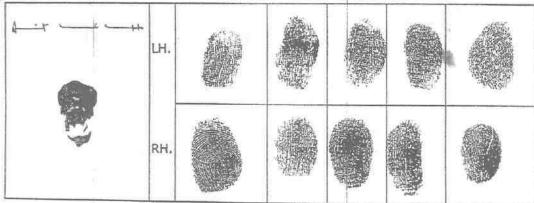
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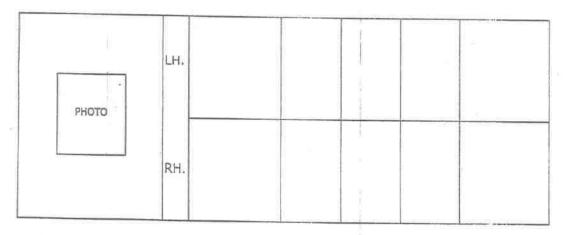
UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS

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РНОТО		
	RH.	

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Addl. District Sub-Registres Bidla-marias (Salt Laka,)

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SITE PLAN OF R.S. DAG NO-3546, 3547. 3598 & 35:51 .. R.S. NO-140 .. MOUZA-GOASLIUR... J.L. NO-2. P.S. - SIRPORT .. DIST - 24 PERGANDS(W) Se < 12 - 30:0" = 1" (FMEH) R.S. DAG - NAME OF VENDER-• 08 DEC " 3547 35-18 . 33 DEC . 08 DEC 3551 140-3595 8.5.20 B R- 2 - D GO NO- 3549 ENDOR SIG

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