

(A) P 14999

03498 5000Rs.



180
9 PM
M
13.12.06

SLV 4,18,182

Admission under clause 21, duty stamp
under the Indian Stamp Act 1899
and its amendments by W. Legal
Stamp Amendment Act, 19
Schedule IA No. 235
See Part II under



S. B. I. 5000
Cheque No. 454919, 454993
dt. 27.3.07 for 26.3.07
Rs. 11850 + 2300 = 14150.00
has been Paid as deft. Stamp duty.

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 residing at Village Manikpur, Police Station Sonarpur,
Dist. South 24-Parganas hereinafter jointly referred to as the **VENDORS** (which

181500

P 1991
F 7
25
25
2082

S.B.I. Kolkata
Cheque No. 094919
dt. 15.12.06
Rs. 6000/-
has been Paid as deft. Stamp Duty

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

122754

12 DEC 2006

MINISTOR. MOSES & CO.

Advocate
6, Q. & Post Office Street
Calcutta - 700 001

5000/-

L. S. VISHVA
www.moses.co

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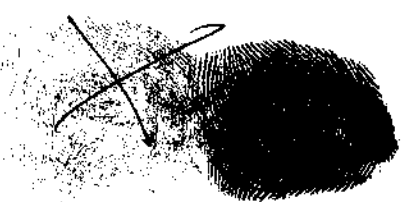
7392

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7393

জামাল উদ্দিন মল্লিক

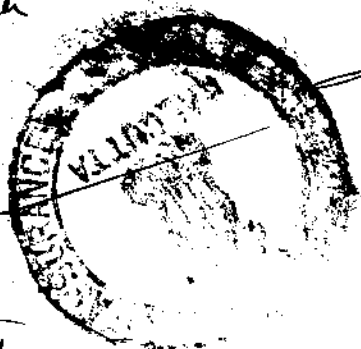


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জাকির হোসেন মল্লিক



7394



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P.T.O

Produced for Registration
9 PM on the 12th
day of Dec 2006
Under Revenue

H. Kaulerdalin malik

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

13-12-06

Kaulerdalin malik, female
w/o of H. Kaulerdalin malik
Zaki's Hossain malik, Tahir Hossain
malik, Altaf Hossain malik, Sajjad
Hossain malik, Sahir Hossain
malik, Son of H. Alauddin
malik, Debali Biki w/o H.
Alauddin malik, Farida Biki
w/o Saikat Rahman al of
vill Kowalpur P.S. Boluobol
Dist 24 P.S. (S)

P. 76

Asok Banerjee

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

13-12-06


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 BASUKINATH VINIMOY PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at Flat No. 14, Tower no. 3, City High, premises No. 85, Prince Anwar Shah Road, Kolkata - 7000.., 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** :

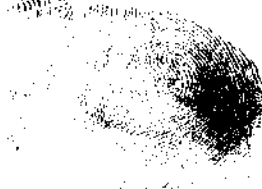
W H E R E A S :


A. By a Danpatra (Deed of Gift) made between Khandi Bibi the Donor of the One Part and Samiran Bibi the Donee of the Other Part the said Khandi Bibi in consideration of her natural love and affection towards her daughter in law granted transferred conveyed assured and assigned unto and in favour of the said Samiran Bibi All That the piece and parcel of land containing an area of 3.54 acres be the same a little more or less situate lying at Mouza Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in -


C.S. Khatian no.	R.S. Khatian No.	Dag no.	Area
	11	319	.15 sataks
	11	401	.05 sataks
	11	636	.05 sataks
121	122	529	.20 sataks
119	120	473	.08 sataks
170	171	396	.20 sataks


  7100
Sabin Hossain Molla

 7399
Sajib Hossain Molla

 7401
Sajib Hossain Molla

 7395
Tahir Hossain Molla

 7397
Parida Bibi

 7398
Altab Hossain Molla

Asst. Comptroller
A. S.

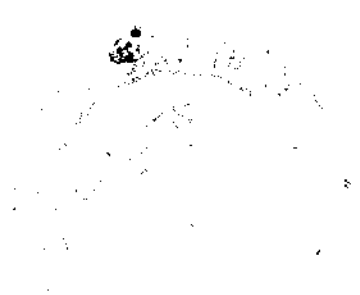
ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

	171	474	.71 sataks
	362	411	.46 sataks
	362	412	.41 sataks
	236	481	.68 sataks
	236	482	.06 sataks
236	236	519	.07 sataks
	309	487	.17 sataks
	309	546	.25 sataks
		Total -	3.54 acres

in the District of 24-Parganas more fully and particularly described in the Schedule thereunder written (hereinafter referred to as Samiran Bibi's land).

B. By another Danpatra (Deed of Gift) dated the 18th day of July, 1963 made between the said Samiran Bibi the Donor of the One Part and Allauddin Molla and Kamaluddin Molla, both then minors represented by their father and natural guardian Khorshed Ali Milla the Donees of the Other Part and registered with the Additional District Sub-Registrar, Alipore in Book No. I, Volume No. 104, Pages 212 to 215, Being No. 8643 for the year 1963, the said Samiran Bibi in consideration of her natural love and affection towards her said two step-sons the Donees therein granted transferred conveyed assured and assigned unto and in favour of the said Donees therein All That her entire land recited aforesaid.

C. The said Allauddin Molla and Kamaluddin Molla thus became seized and possessed of and /or otherwise well and sufficiently entitled to All That the said Samiran Bibi's land free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, trusts of whatsoever nature.



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ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

D. By a Kobala dated the 25th day of December, 1974 made between Rama Krishna Mission therein referred to as the Vendor of the One Part and Khorshed Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Baruipur in Book No. I, Volume No.78, Pages 126 to 129, Being No.5021 for the year 1974, the said Rama Krishna Mission for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Khorshed Ali Molla All That the piece and parcel of land containing an area of 2.23 acres 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.	R.S. Khatian no.	Dag no.	Area
226	159	542	.06 sataks
236	552	481	.71 sataks
236	552	519	.07 sataks
	552	523	.31 sataks
309	553	487	.17 sataks
	553	546	.25 sataks
365	365	492	.57 sataks
	365	497	.15 sataks
		Total -	2.23 acres

in the District of 24-Parganas more fully and particularly described in the Schedule thereunder written (hereinafter referred to as Khorshed Ali Molla's acquired land).

E. By three several Kobalas dated the 27th day of October, 1938 having Deed No. 3139, 18th day of September, 1957 having Deed No. 6532 and 26th day



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ADDITIONAL DEPUTY OF
ASSURANCE-I, KOLKATA

of November, 1954 having Deed No. 7153 and all registered with the Sub-Registrar, Baruipur and by virtue of inheritance from his parents the said Khorshed Ali Molla became seised and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing an area of 3.92½ 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.	R.S. Khatian no.	Dag no.	Area
1	14	400	.24 sataks
	14	401	.04 sataks
	11	469	.70 sataks
	11	470	.57 sataks
	11	471	.18 sataks
	103	454	.50 sataks
	103	468	.01 sataks
	103	563/687	.08 sataks
	102	621	.10 sataks
		Total -	3.92½ acres

in the District of 24-Parganas (hereinafter referred to as Khorshed Ali Molla's inherited land).

F. By a Deed of Settlement dated the 20th day of November, 1984 made between the said Khorshed Ali Molla of the One Part and Jamaluddin Molla and Salauddin Molla of the Other Part and registered with the Sub-Registrar, Baruipur in Book No. I, Volume No.37, Pages 421 to 427, Being No. 4432 for the year 1984, the said Khorshed Ali Molla created a trust in respect of his



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

lands both acquired and inherited recited aforesaid with a direction that on his death the said properties would vest in the said Trustees as beneficiaries absolutely and forever.

G. The said Khorshed Ali Molla died on the 22nd day of July, 1991.

H. The said Jamaluddin Molla and Salauddin Molla thus became seized and possessed of and /or otherwise well and sufficiently entitled to All That the said Khorshed Ali Molla's acquired and inherited land free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

I. The said Allauddin Molla has died intestate on the 8th 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.

J. The Vendors herein have agreed to sell and the Purchaser has agreed to purchase All That the said entire land recited aforesaid free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, trusts of whatsoever nature at the consideration and on the terms and conditions agreed upon.

K. By this Indenture the Vendors have agreed to sell and the Purchaser has agreed to sell out of the said entire land All That the piece and parcel of land containing an area of 10 sataks be the same a little more or less out of the total



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

area of 49 sataks situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, C.S. Khatian no. 309 R.S. Khatian nos. 553 and 309, L.R. Khatian nos.84,148, 269 and 779 Dag no. 546 Area 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) free from all encumbrances, charges, liens, lispens, 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) 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 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, C.S. Khatian no. 309 R.S. Khatian nos. 553 and 309 L.R. Khatian nos.84,148, 269 and 779 Dag no. 546 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



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA


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 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

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

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 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, C.S. Khatian no. 309 R.S. Khatian nos. 553 and 309 L.R. Khatian nos.84,148, 269 and 779 Dag no. 546 in the District of South 24-Parganas as shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon.



ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

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 :

Asst Comptroller
Adv.
High Court
Calcutta.

1. [Handwritten signature]
2. Jakir Hossain Molla
3. Tahir Hossain Molla.
4. Akbar Hossain Molla
5. Sajjad Hossain Molla
6. Sabir Hossain Molla
7. Parida Bibi
8. [Handwritten signature]
9. Janul Uddin Molla
10. [Handwritten signature]

ADDITIONAL REGISTRAR OF
ASSURANCES-1, 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	622312	Farida Bibi	ABN AMRO Bank, Brabourne Road, Kolkata.	6,482.00
11.12.2006	622224	Kamaluddin Molla	- Do -	45,375.00
11.12.2006	622282	Sabir Hossain Molla	- Do -	6,482.00
11.12.2006	622154	Salauddin Molla	- Do -	45,375.00
11.12.2006	622137	Jamaluddin Molla	- Do -	45,375.00
11.12.2006	622099	Jakir Hossain Molla	- Do -	6,482.00
11.12.2006	622054	Altaf Hossain Molla	- Do -	6,482.00
11.12.2006	622258	Sajjad Hossain Molla	- Do -	6,482.00
11.12.2006	622074	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]

WITNESSES :

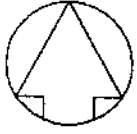
Asou Bamlyor adm.
Adv.
High Court
Chennai.

- 1 507 071 1818 6 Sabir Hossain molla
- 2 Jakir Hossain Molla 7 Farida biki
- 3 Tahir Hossain molla 8 sajjad Hossain molla
- 4 Altaf Hossain Molla 9 Jamaluddin molla
- 5 Sajjad Hossain molla 10 Dulali Bibi

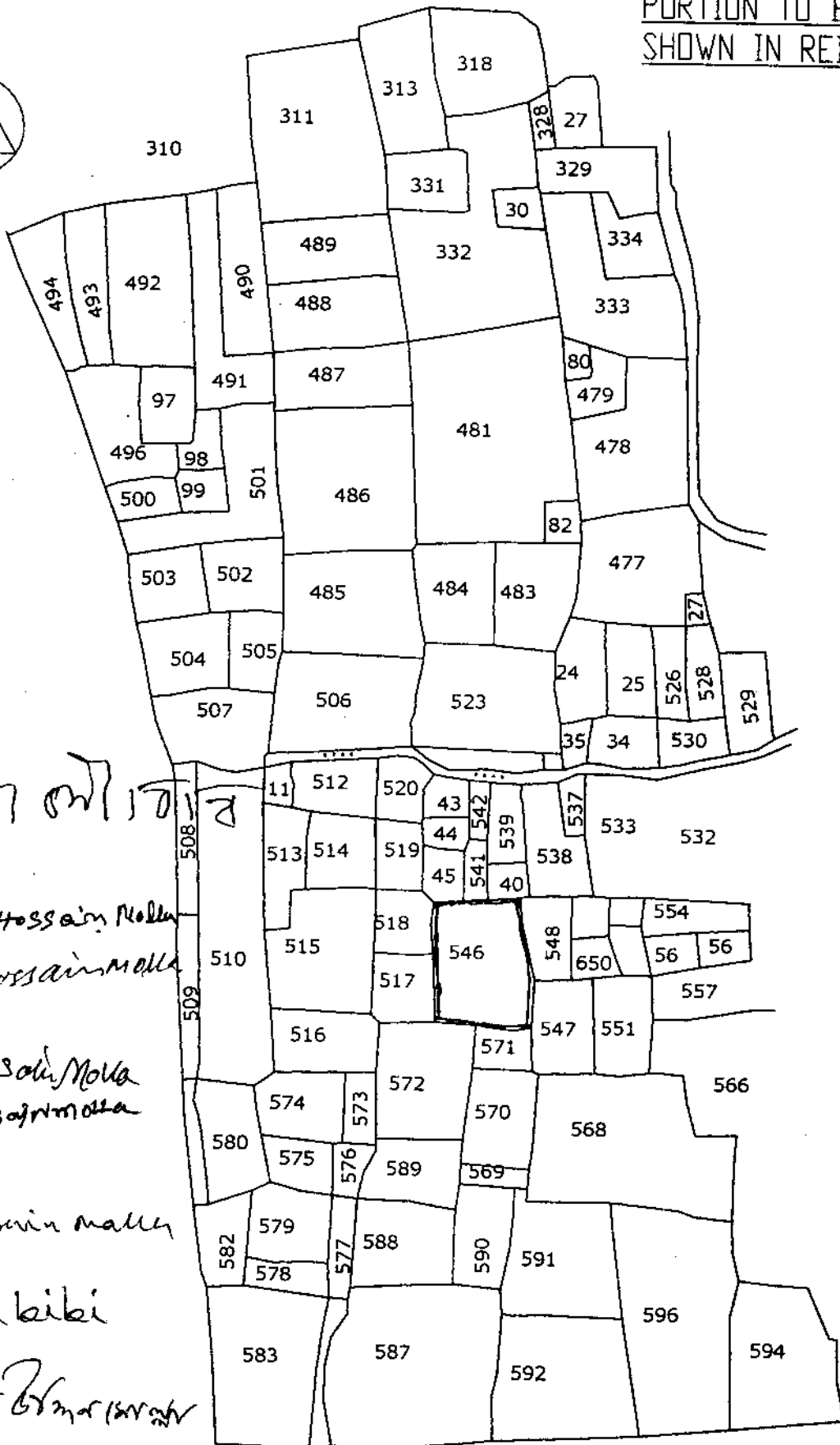
ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA

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

NORTH



PORTION TO BE CONVEYED
SHOWN IN RED BORDER.































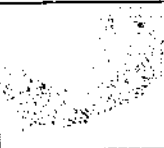

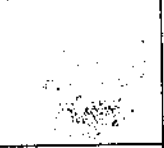










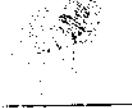


- 1 *507 510*
- 2 *Jahir Hossain Molla*
- 3 *Tahir Hossain Molla*
- 4 *Akbar Hossain Molla*
- 5 *Sajjad Hossain Molla*
- 6 *Sulbir Hossain Molla*
- 7 *Farida Bibi*
- 8 *Arifur Rahman Molla*
- 9 *Jamal Uddin Molla*
- 10 *Siddique Molla*

12/1

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

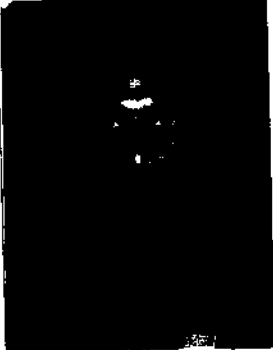















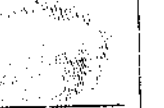
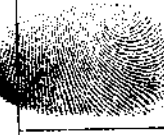
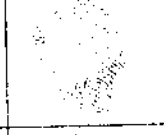








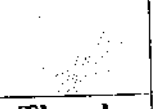
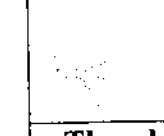
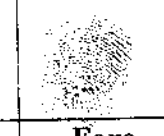









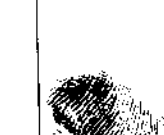

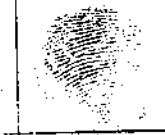




SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
<i>5 (2) 18/18</i> 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
<i>Jalair Hossain Mulla</i> 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
<i>Falid Hossain Mulla</i> 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

COPIES OF THE PHARMA
INSURANCE CO., KOLKATA

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Sujjoobrossojn molla</i>					
	(Left Hand)				
					
	(Right Hand)				
 <i>Subin Hossain mola</i>					
	(Left Hand)				
					
	(Right Hand)				
 <i>Farida bibi</i>					
	(Left Hand)				
					
	(Right Hand)				
 <i>M. A. Hossain</i>					
	(Left Hand)				
					
	(Right Hand)				




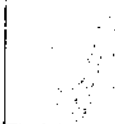
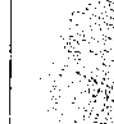
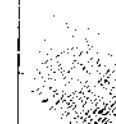


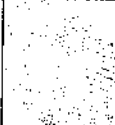
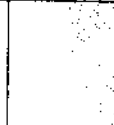





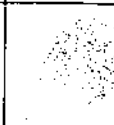
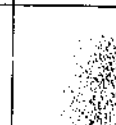



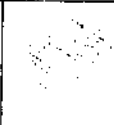
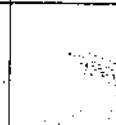





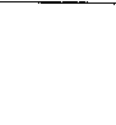














[Handwritten signature]

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ADDITIONAL REGISTRAR OF
INSURANCES-I, KOLKATA

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Jamal Uddin Molla</i>					
					
	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)					

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA





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DATED THIS DAY OF 2006

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 BOOK NO. I
 VOLUME NO. I to 18
 PAGE NO. 1 to 18
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 YEAR 2007

BETWEEN

MSST. DULALI BIBI & ORS.

.. VENDORS

AND

BASUKINATH VINIMOY PRIVATE

LIMITED

.. PURCHASER



CONVEYANCE

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

8/5/07



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

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

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