

F-1

14996

03501 5000Rs.



9PM,  
M  
13.12.07

9919  
2607

18,182

admissible under Rule 21, duly stamp  
under the Indian Stamp Act, 1899  
and as amended by W. Bengal  
Stamp Amendment Act, 1949.  
Stamp No. 2355



S. B. I. 5000  
Cheque No. 454917, 454926  
dt. 24.3.07 + 26.3.07  
Rs. 118.50 + 23.00 = 141.50.00

REVENUE DEPARTMENT  
CALCUTTA DISTRICT  
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

A-1991  
E-7  
9-55  
25-25  
4-7  
2082

Kolkata Main ac.  
09.49.14  
15.12.07  
6000/-

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

12270 12 DEC 2006

VICTOR MOSES & CO.  
Solicitor Advocate  
8, O.d Post Office Street  
Calcutta-700 001

L. S. MOSES  
SOLICITOR ADVOCATE

Presented for registration  
of P.W. No. 13 of 12 Dec  
2006 by Kaveledalin malla

Presented for Registration

EST. KOLKATA

13.12.06

Kaveledalin malla  
Sawal dalein malla, Saberdalin  
malla el son of Lt Khondhal  
Ali malla Zake's Hossain malla  
Teh's Hossain malla, Altaf Hossain  
malla Sajjad Hossain malla  
Sali's Hossain malla el son of  
Lt Alaedalin malla Debal  
Farida Bili' w/o Sauser Bahon  
el of vill wankipore P.S  
Sunderpur 2 HAS(S)

Asok Seny & Padhye  
Adv

P.T.O. ADDITIONAL REGISTRAR OF  
ASSURANCES - KOLKATA  
13.12.06

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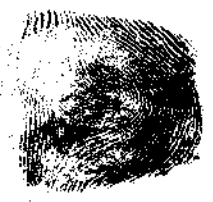
7392

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7393

Jamal Uddin malla



7396

Jahir Hossain Malla



7394

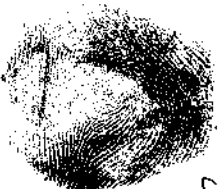
5 (M) (M) 17 17  
identified by  
Razal Bankruprom  
D.M.

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 TIRUPATI CONSUMER GOODS 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** :

**WHEREAS** :

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



7398 ✓

Altab Hossain Molla



7399 ✓

Sajjad Hossain Molla



7401 ✓

Alamgir Hossain Molla



7395 ✓

Tahir Hossain Molla



7400 ✓

Sabir Hossain Molla



7397 ✓

Farida Bibi



ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

Nazim Ahmed Khan

	171	474	.71 sataks
	362	411	.46 sataks
	362	412	.41 sataks
	236	481	.68 sataks
	236	482	.06 sataks
	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 18<sup>th</sup> 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.

Handwritten scribbles and a checkmark-like mark.



ADDITIONAL REGISTRAR OF  
ASSURANCES-1, KULUATA.

D. By a Kobala dated the 25<sup>th</sup> 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 127, 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	542	.06 sataks
236	552	481	.71 sataks
	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).



*[Handwritten signature]*

**REGIONAL REGISTRAR OF  
TRANSACTIONS, KOLKATA**



E. By three several Kobalas dated the 27<sup>th</sup> day of October, 1938 having Deed No. 3139, 18<sup>th</sup> day of September, 1957 having Deed No. 6532 and 26<sup>th</sup> day 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 20<sup>th</sup> 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,

REGIONAL REGISTRAR OF  
INSURANCES-I, KOLKATA



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 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 22<sup>ND</sup> 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 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.

J. The Vendors herein have 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 out of the total area of 14 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. .. R.S. Khatian nos. 552 and 236 L.R. Khatian nos.84,148, 269 and 779 Dag no. 519 in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder

ADDITIONAL REGISTRAR OF  
ASSURANCES-4, KOLKATA



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) 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 satakas 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. .. R.S. Khatian no. 552 and 236 L.R. Khatian nos.84,148, 269 and 779 Dag no. 519 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

ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA



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 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

ADDITIONAL REGISTRAR OF  
ASSURANCES-4, KOLKATA 21





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. .. R.S. Khatian no. 552 and 236 L.R. Khatian nos.84,148, 269 and 779 Dag no. 519 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-I, 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:

1. Azim Bandyopadhyay  
A.M.

1. ১ ০৭ ০৭ ১৮ ১৮

2. Jakir Hossain Molla

3. Talib Hossain Molla

4. Akbar Hossain Molla

5. Sajjad Hossain Molla

6. Sabir Hossain Molla

7. Parida Kiki

8. Nazim Bandyopadhyay

9. Jamaluddin Molla

10. Nazim Bandyopadhyay

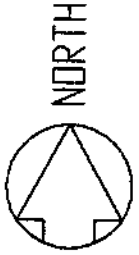
REGIONAL REGISTRAR OF  
INSURANCE, KOLKATA



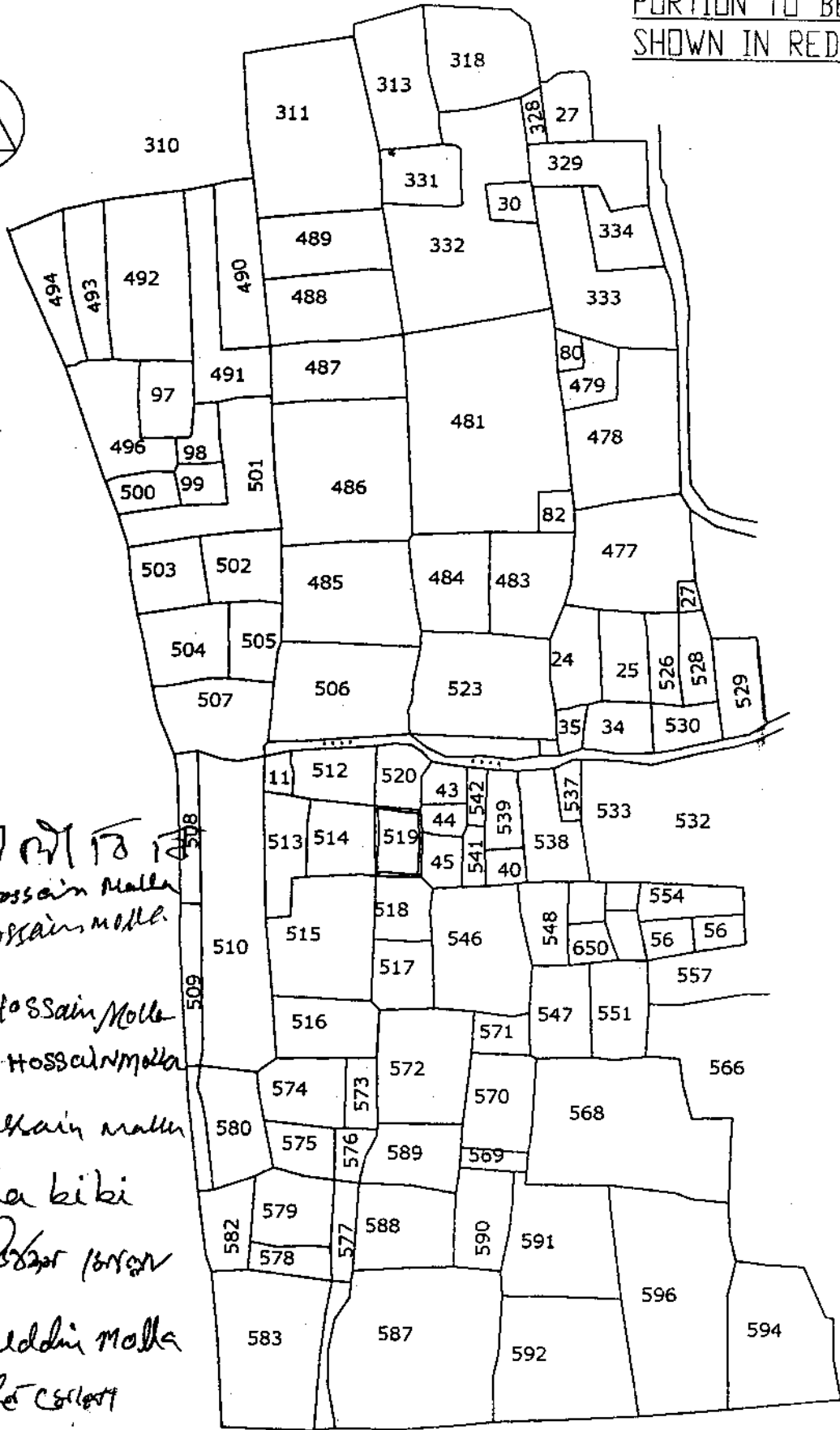


ADDITIONAL REGISTRAR OF  
INSURANCES-I, KOLKATA

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



PORTION TO BE CONVEYED  
SHOWN IN RED BORDER.





























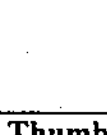










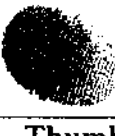






- 1 ২০৭৭/১৩/১৪
- 2 Janir Hossain Molla
- 3 Tahir Hossain Molla
- 4 Akbar Hossain Molla
- 5 Sajjad Hossain Molla
- 6 Sabir Hossain Molla
- 7 Farida kiki
- 8 মর্শ্বার আলী মর্শ্বার
- 9 Jannat Uddin Molla
- 10 শাহাদাত আলী মর্শ্বার





**SPECIMEN FORM FOR TEN FINGER PRINTS**






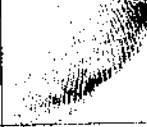
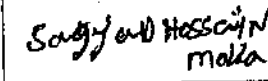
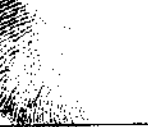
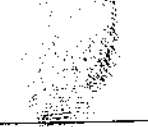


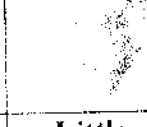






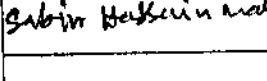
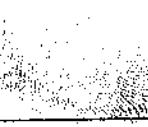
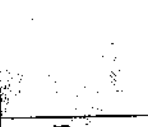

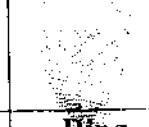
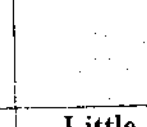


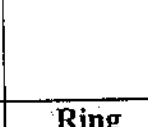

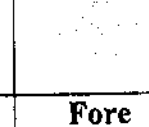
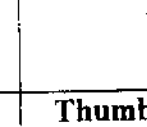
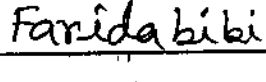
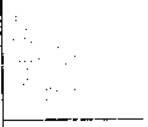
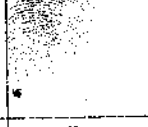
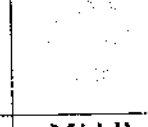
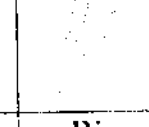
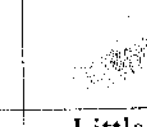






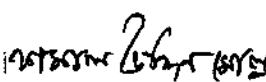
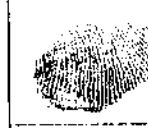




					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>২০৭</i> 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Jahir Hossain Molla</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
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>Abul Hossain Molla</i>					

11

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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA




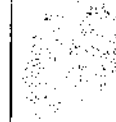

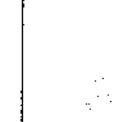



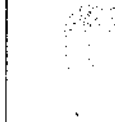











**SPECIMEN FORM FOR TEN FINGER PRINTS**

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

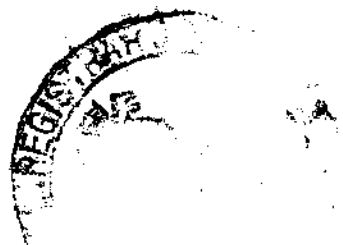
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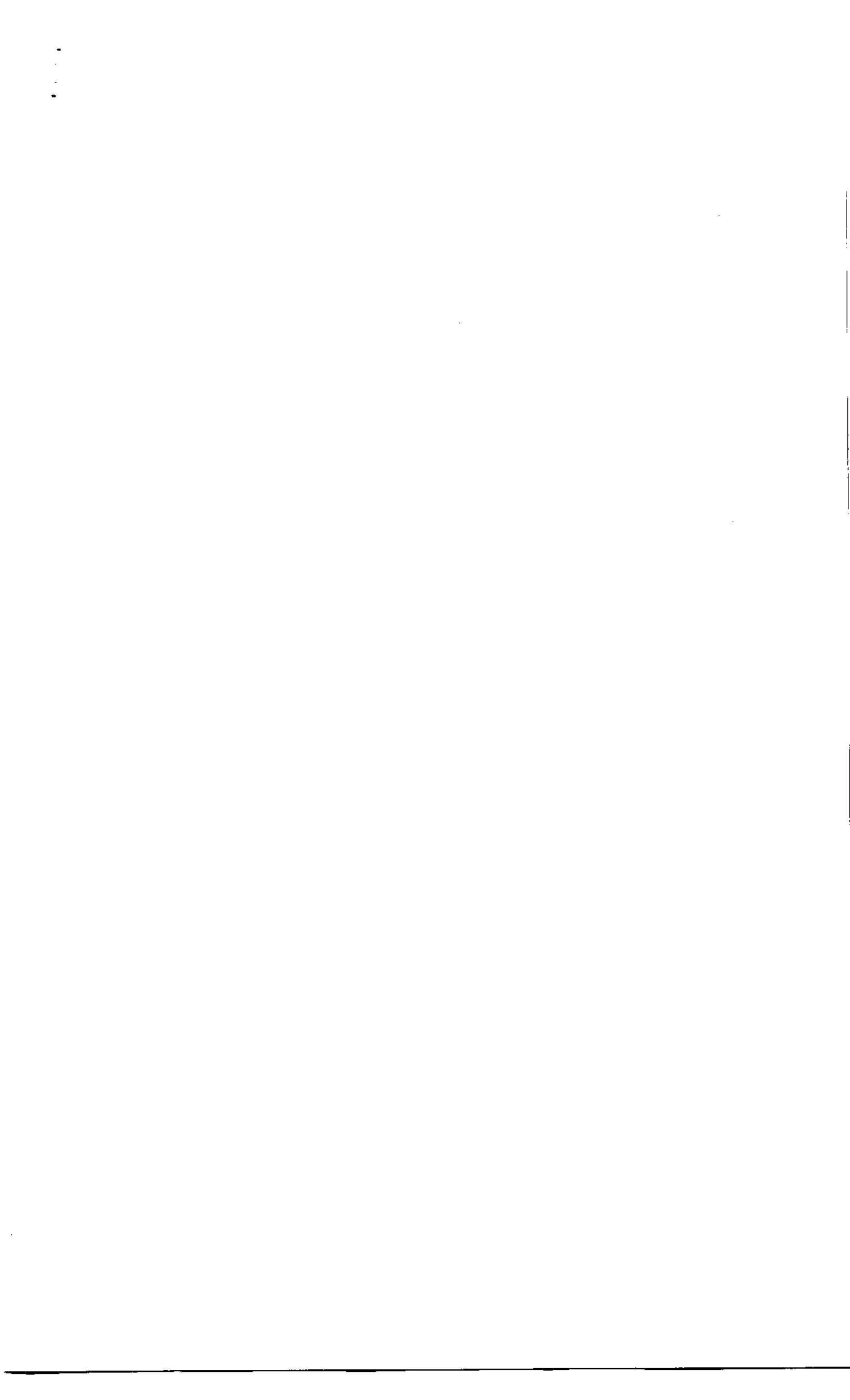


**SPECIMEN FORM FOR TEN FINGER PRINTS**

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Samar 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)					

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DATED THIS DAY OF 2006

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 BOOK NO. 1  
 VOLUME NO. 2  
 PAGE NO. 1 to 18  
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 YEAR. 2007

BETWEEN  
MSST. DULALI BIBI & ORS.

.. VENDORS

AND

TIRUPATI CONSUMER GOODS

PRIVATE LIMITED

.. PURCHASER



CONVEYANCE

*[Signature]*  
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8/5/07



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

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*[Signature]*  
 8/5/07