

198 F-2 P 14984

03527 5000Rs.



9PM-
13/12/86

27/4/18, 182

admission under Rule 21. duty stamps
under the Indian Stamp Act 1899
and also as amended by W. Bengal
stamp amendment Act. 1988.
Schedule 14 No. 295121
Fee paid as under :-



5000
6000

Defauld "A" Fees Rs. 2607.00
.....Subsequently realized
SBI Cheque No. 27307

UNIVERSAL OF ASSURANCE
CALCUTTA 700 001

THIS INDENTURE made this 13 day of December Two Thousand Six

BETWEEN MSST. DULALI BIBI widow of the late Allaiddin Molla, ZAKIR HOSSAIN MOLLA, TAHIR HOSSAIN MOLLA, ALTAB HOSSAIN MOLLA, SAJJAD HOSSAIN MOLLA, SABIR HOSSAIN MOLLA all sons of the late Allaiddin 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
55
7 55
20125
2082

S.B.I. Kolkata
Cheque No. 094917
dt. 15.12.86
Rs. 5000/-
has been paid on defauld Stamp Duty

11250/-
250
250

S. B. I. Cheque No. 454991, 455007
dt. 24.3.07 for 2607.00
Rs. 11850.00 - 2300.00 = 14150/-
has been paid as below Stamp Duty.

ARA - 27.3.07

122753

12 DEC 2006

VICTOR MOSES & CO

Solicitor Advocate
6, Old Post Office Street
Calcutta - 700 001

5004

L. S. VERMA,
VICE CONSUL

Handwritten signature

Presented for Registration
..... 9th day on the 13th
days of Dec year 2006

Vendor Residence

by Kameleddin molla
[Signature]

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

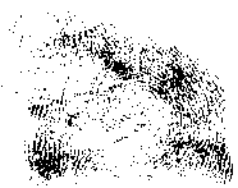
13.12.06



7392



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7393

Jamal Uddin Molla

Kameleddin molla, Jamaleddin molla, Sabereddin molla all sons of Lt Khosroshah Ali molla Zakir Hossain molla, Tahir Hossain molla, Altaf Hossain molla, Sejjed Hossain molla, Selim Hossain molla all sons of Lt Alta eadlin molla, Zubli Bili w/o Lt Alaeddin molla, Farzida Bili w/o Souk Rahman molla Vill Mouk Per. P.S. BROOKER AT 24 No (S)



7396

Zakir Hossain Molla



7399

Sajjad Hossain molla



Asok Banerjee Seal
Dalu

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

13.12.06

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Atoll Chandrasunder
A.C.


P.T.O


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 MAYFAIR VYAPAAR 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 |

 7401
Srinivas Chaitanya


 7395
Tahira Hossain Molla.

 7394
Sonia Bhowmik

 7400
Sabir Halder Molla

 7397
Farida Biki



 P.T.O.
Asst Commr.
KOL.


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, lispends, attachments, acquisitions, requisitions, trusts of whatsoever nature.

 7298
Altab Hossain Molla



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ADDITIONAL REGISTRAR OF
ASSURANCES-I, 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



ADDITIONAL REGISTRAR OF
ASSURANCES-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

REGIONAL REGISTRAR OF
INSURANCES, 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

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* *

ADDITIONAL REGISTRAR OF
ASSURANCES-1, 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

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, KOLKATA

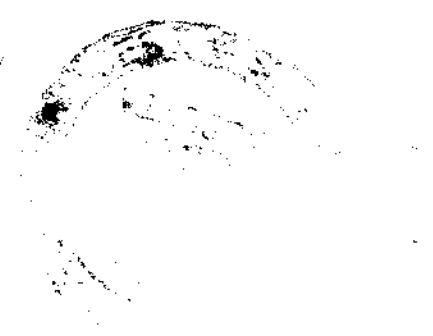
at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** 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.

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ADDITIONAL REGISTRAR OF
ASSURANCES-4, 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. Asok Bandyopadhyay
Adv.

1. ১০/১০/১৮১৮

2. Jakir Hossain Molla

3. Tahir Hossain Molla

4. Akbar Hossain Molla

5. Saifuddin Hossain Molla

6. Sabir Hossain Molla

7. Farida Bibi

8. Zahid Hossain Molla

9. Janal Uddin Molla

10. Saifuddin Hossain Molla

ADDITIONAL REGISTRAR OF
ASSURANCES-4, 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 | 622300 | Farida Bibi | ABN AMRO Bank, Brabourne Road, Kolkata. | 6,482.00 |
| 11.12.2006 | 622200 | Kamaluddin Molla | - Do - | 45,375.00 |
| 11.12.2006 | 622273 | Sabir Hossain Molla | - Do - | 6,482.00 |
| 11.12.2006 | 622125 | Salauddin Molla | - Do - | 45,375.00 |
| 11.12.2006 | 622128 | Jamaluddin Molla | - Do - | 45,375.00 |
| 11.12.2006 | 622130 | Jakir Hossain Molla | - Do - | 6,482.00 |
| 11.12.2006 | 622360 | Altaf Hossain Molla | - Do - | 6,482.00 |
| 11.12.2006 | 622366 | Sajjad Hossain Molla | - Do - | 6,482.00 |
| 11.12.2006 | 622362 | 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 G...
AMW.

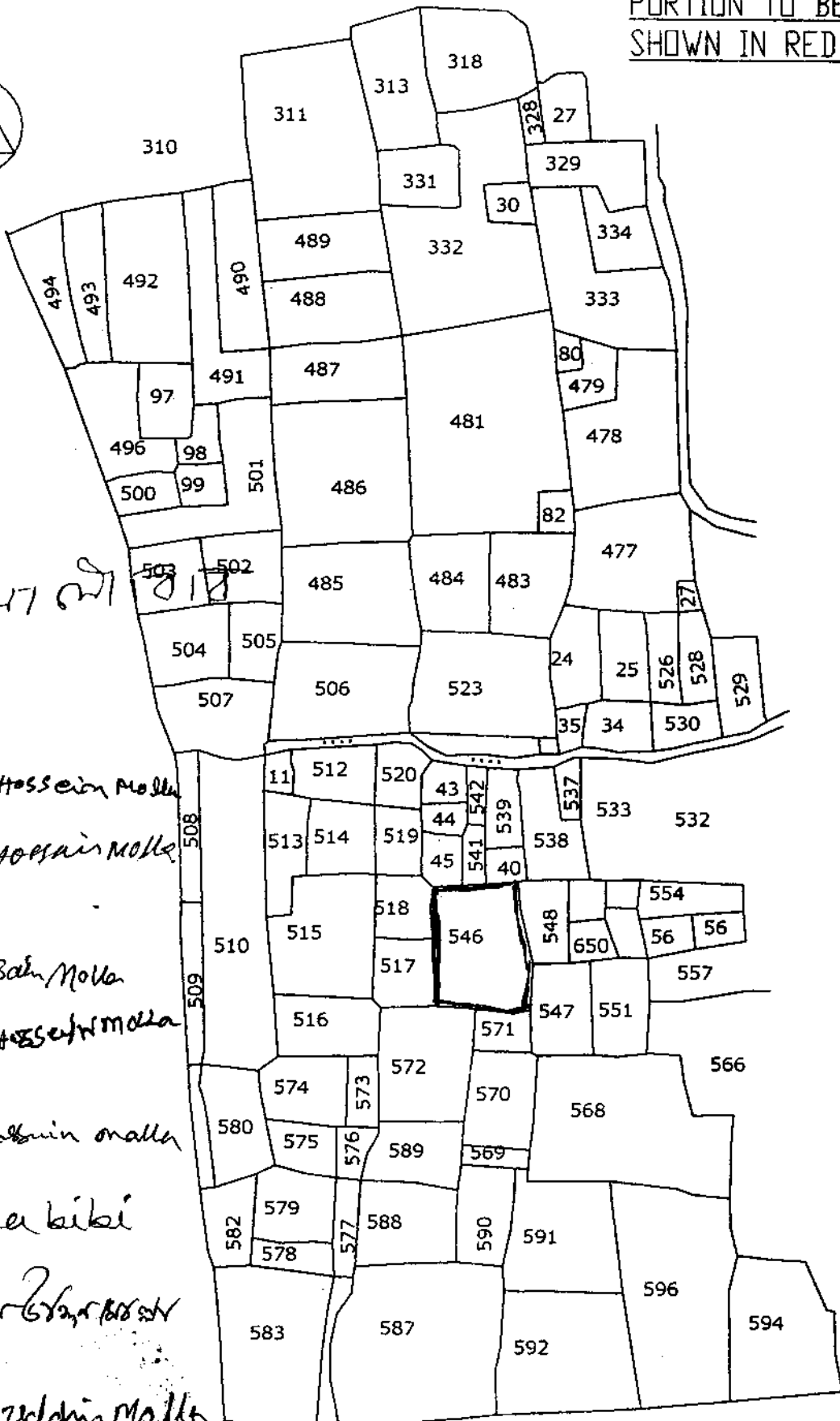
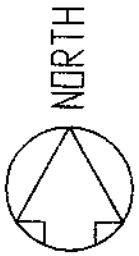
- 1 5017 017 18186 Sabir Hossain molla
- 2 Jakir Hossain Molla 7 Farida bibi
- 3 Tahir Hossain molla, not born before 1981
- 4 Altaf Hossain Molla
- 5 Sajjad Hossain molla
- 9 Jamal uddin molla
- 10 ...

ADDITIONAL REGISTRAR OF
ASSURANCES-4, KOLKATA;



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

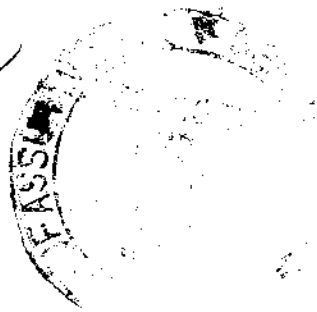
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SHOWN IN RED BORDER.



















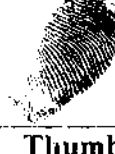










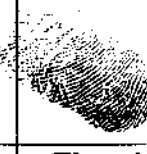



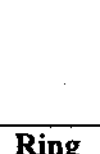




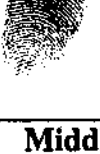







Handwritten note: 5 047 018

- 1
- 2 *Jalair Hossain Molla*
- 3 *Talib Hossain Molla*
- 4 *Abul Hossain Molla*
- 5 *Sujjad Hossain Molla*
- 6 *Sabit Hossain Molla*
- 7 *Farida Bibi*
- 8 *Mrs. ...*
- 9 *Jamal Uddin Molla*
- 10 *Shamsher ...*

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA,



SPECIMEN FORM FOR TEN FINGER PRINTS












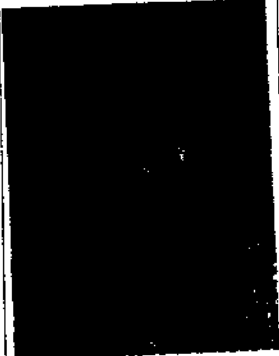



















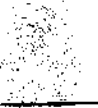











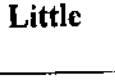
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|---|---|---|--|---|---|
|  |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
|  |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
| <i>Jalair Hossain Molla</i> | | | | | |
|  |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
| <i>Talib Hossain Molla</i> | | | | | |
|  |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
| <i>Atfal Hossain Molla</i> | | | | | |

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ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA,



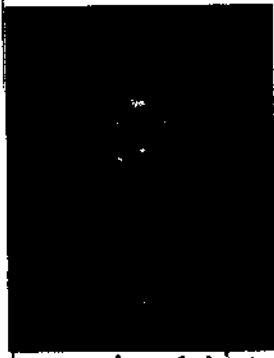


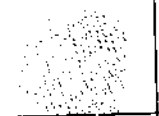
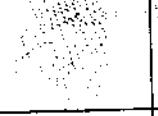
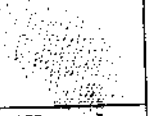
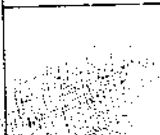
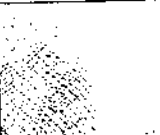



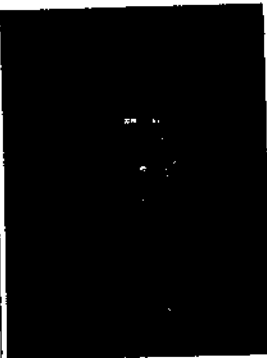










SPECIMEN FORM FOR TEN FINGER PRINTS

| | | | | | |
|---|---|---|--|---|---|
|  Subir Hossain Molla |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
|  Subir Hossain Molla |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
|  Farida Bibi |  |  |  |  |  |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| |  |  |  |  |  |
| Thumb | Fore | Middle | Ring | Little | |
| (Right Hand) | | | | | |
|  Subir Hossain Molla |  |  |  |  |  |
| | 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) | | | | | |
|  |  |  |  |  |  |
| | 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) | | | | |

Daniel Volchikova

Shari P. Carter

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