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Admission under rule 21, duty stamps  
 by the Government of West Bengal  
 under the Stamp Act, 1899  
 and the Amendment Act, 1988.  
 Value Rs. 23.45 (23.45)



S. B. I. ....  
 Cheque No. 454934, 455005  
 dt. 24.3.07 to 26.3.07  
 Rs. 118.50 + 23.00 = 141.50.00

REGISTRAR OF ASSURANCE  
 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

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S.B.I. Kolkata  
 Cheque No. 094923  
 dt. 15-12-88  
 Rs. 6000/-  
 has been paid in full stamp duty

Deficit "A" Fees Rs. 2607.00  
 Subsequently realized  
 SE. Co. No. dt.

1915

12274

12 DEC 2006

NO. VICTOR MOSES & CO.  
Sole Agent  
Address: 67 Old Point Road, Calcutta - 700 001

L. S. VENDOR,  
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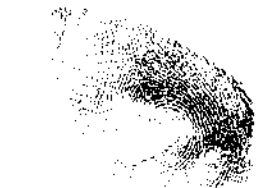
7392

9 AM on the 13th  
of Dec 2006

by Kunal Udalin Molla  
Registrar

ADDITIONAL REGISTRAR OF  
ASSURANCES - 4, KOLKATA 13.12.06

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Kunal Udalin Molla, Jewel  
Molla, Sabudalin Molla, all son  
of Khosher Ali Molla, Zakir  
Molla, Tahir Hossain Molla, Al  
Hossain Molla, Sajjad Hossain  
Sabir Hossain Molla all sons of  
Alauddin Molla, Debali Bai  
Wife of Alauddin Molla, Per  
Bibi wife of Senses Rahman all  
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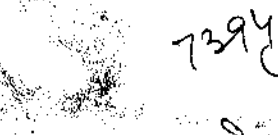
Jamal Udchi Molla



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Asheq Begum's Seal & Sign  
Doh

Tahir Hossain Molla



7394

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P.T.O

Identified by  
Rasool Bandyopadhyay  
A.O.

Signature

ADDITIONAL REGISTRAR OF  
ASSURANCES - 4, KOLKATA 13.12.06

residing at Village Manikpur, Police Station Sonarpur, Dist. South 24-Parganas hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART A N D ZEST RETAILERS 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** :

**W H E R E A S :**

A. By eleven several Kobalas dated the 15<sup>th</sup> day of August, 1939 having Deed No. 3503, 3<sup>rd</sup> day of July, 1939 having Deed No. 2873, 29<sup>th</sup> day of August, 1949 having Deed No. 4230, 30<sup>th</sup> day of September, 1943 having Deed No. 6890, 4<sup>th</sup> day of October, 1948 having Deed No. 4881, 4<sup>th</sup> day of August, 1950 having Deed No. 3717, 21<sup>st</sup> day of April, 1959 having Deed No. 3616, 11<sup>th</sup> day of February, 1963 having Deed No. 993, 11<sup>th</sup> day of November, 1963 having Deed No. 11516, 29<sup>th</sup> day of November, 1963 having Deed No. 9943, 11<sup>th</sup> day of February, 1973 having Deed No. 989 and Patta dated the 10<sup>th</sup> day of May, 1943 having Deed No. 2533, and also by inheritance from his parents one Khorshed Ali Molla amongst others became seised and possessed of and/or otherwise well and sufficiently entitled to All That the 2.82 acres be the

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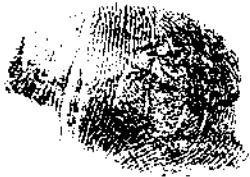
7399

Sajjad Hossain Molla



7401

Sajjad Hossain Molla



7395

Talib Hossain Molla



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Farida Bibi



7400

Sabir Hossain Molla

P.T.O.

Identified by  
Rozel Bandyopadhyay  
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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA

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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./ R.S./ L.R. DAG NO.	C.S. Khatian NO.	R.S. Khatian NO.	L.R. Khatian NO.	TOTAL AREA IN EACH DAG in Satak	AREA OWNED BY KHORSHED ALI in Satak
477	247		148	52	26
			84		
			779		
			269		
478	17	17	148	59	10
			84		
			779		
			269		
485	305	305	148	60	60
			84		
			779		
			269		
510	147		148	88	39
	247		84		
			779		
			269		
511		200	148	5	5
			84		
			779		
			269		
512		20	39/1	19	19
			84		
			182/1		
			61/1		
515	148		39/1	48	48
			84		
			182/1		
			61/1		
517	146		148	17	12
			84		
			779		
			269		
518	159		148	17	17
			84		
			779		
			269		
542	159		148	6	6



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Alfred Hossain Molla

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			84		
			779		
			269		
			148		
545	159		84	9	9
			779		
			269		
			148		
573	159		84	8	8
			779		
			269		
			39/1		
574	159		84	23	23
			182/1		
			61/1		
<b>TOTAL</b>					<b>2.82 acres</b>

in the District of 24-Parganas more fully and particularly described in the Schedule thereunder written ( hereinafter referred to as the said entire land).

B. The said Khorshed Ali Molla thus became seised and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the said entire land.

C. By an Indenture of Settlement dated the 16<sup>th</sup> day of November, 1984 made between the said Khorshed Ali Molla of the One Part and Allauddin Molla, Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla of the Other Part and registered with the Sub-Registrar, Sonarpur in Book No. 1, Volume No.36 Pages 313 to 320, Being No. 4328 for the year 1984, the said Khorshed Ali Molla in consideration of his natural love and affection towards his said four sons granted transferred conveyed assigned and assured unto and in favour of the said four sons

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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



in trust All That the said entire land absolutely and forever with provision that upon the death of the said Settlor the said entire land shall vest in the Vendors absolutely and in equal shares.

D. The said Khorshed Ali Molla died on the 22<sup>nd</sup> day of July, 1991.

E. An area of 50 sataks (western side) out of Dag no. 510 (out of which 1 Satak belonged to Khorshed Ali Molla) and an area of 4 sataks out of Dag no. 574 were acquired by the State of West Bengal under the West Bengal Land (Requisition and Acquisition) Act, 1948 vide notification no. 10240-L.A. (P.W.)/II-211/72 dated 13<sup>th</sup> June, 1974 published in the Calcutta Gazette, Extraordinary dated 14<sup>th</sup> June, 1974 for providing facilities for irrigation and drainage under Adi-Ganga Drainage Scheme.

F. The said Allauddin Molla has died intestate on the 8<sup>th</sup> day of June, 1995 leaving him surviving his widow the said Dulali Bibi, his five sons Zakir Hossain Molla, Tahir Hossain Molla, Altab Hossain Molla, Sajjad Hossain Molla, Sabir Hossain Molla and only daughter Farida Bibi as his only heirs and legal representatives who upon his death became jointly entitled to his undivided part or share in the said entire land absolutely and forever.

G. The Vendors are now seized and possessed of and /or otherwise well and sufficiently entitled to All That the said entire land minus the said one satak in Dag no. 510 and 4 sataks in Dag no. 574 free from all

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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

H. The Vendors herein have agreed to sell and the Purchaser and its nominees have agreed to purchase All That the said entire land at the consideration and on the terms and conditions mutually agreed.

HH. The Vendors herein have now by this indenture agreed to sell and the Purchaser has agreed to purchase **ALL THAT** the piece and parcel of land containing an area of 10 sataks (out of the total area of 48 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.148, R.S. Khatian no. ... L.R. Khatian nos.39/1, 84, 182/1 and 61/1, Dag no. 515, in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) free from all encumbrances, charges, liens, lispendens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs. 1,81,500/- (Rupees one lac eighty one thousand five hundred only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,81,500/- (Rupees one lac eighty one thousand five hundred) only of the lawful money of the Union of India well and truly paid by the Purchaser to

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ADDITIONAL REGISTRATION  
ASSURANCE-SI, KOLKATA

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 containing an area of 10 sataks (out of the total area of 48 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.148, R.S. Khatian no. ... L.R. Khatian nos.39/1, 84, 182/1 and 61/1, Dag no. 515, in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land

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ADDITIONAL REGISTRAR OF  
ASSURANCE CO., KOLKATA



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 released

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ADDITIONAL REGISTRAR OF  
ASSURANCES, KOLKATA





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 (out of the total area of 48 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.148, R.S. Khatian no. ... L.R. Khatian nos.39/1, 84, 182/1 and 61/1, Dag no. 515, 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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**SIGN**

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NATIONAL 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 :

ok Bandyopadhyay  
Adv.

1. 5 OCT 1978
2. Jakir Hossain Molla
3. Tahir Hossain Molla
4. Akbar Hossain Molla
5. Saifur Hossain Molla
6. Sabir Hossain Molla
7. Farida Kibi
8. 20/3/80 6/10/80 18/11/80
9. Jannat Uddin Molla
10. 5/10/80 15/11/80

**RECEIVED**  
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**WITNESSES**

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ADDITIONAL REGISTRAR OF  
ASSURANCES-I, KOLKATA



**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs. 1,81,500/- (Rupees one lac eighty one thousand five hundred only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

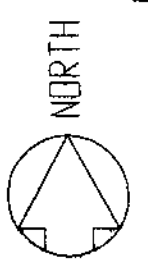
DATE	PAY ORDER NO.	PAID TO	BANK/BRANCH	AMOUNT RS.
11.12.2006	622307	Farida Bibi	ABN AMRO Bank, Brabourne Road, Kolkata.	6,482.00
11.12.2006	622221	Kamaluddin Molla	- Do -	45,375.00
11.12.2006	622297	Sabir Hossain Molla	- Do -	6,482.00
11.12.2006	622111	Salauddin Molla	- Do -	45,375.00
11.12.2006	622179	Jamaluddin Molla	- Do -	45,375.00
11.12.2006	622094	Jakir Hossain Molla	- Do -	6,482.00
11.12.2006	622241	Altaf Hossain Molla	- Do -	6,482.00
11.12.2006	622251	Sajjad Hossain Molla	- Do -	6,482.00
11.12.2006	622079	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 :**

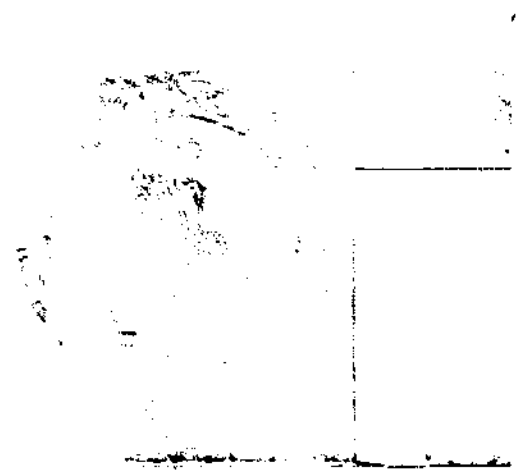
১. জাকির হোসেন মল্লা  
 ২. তালি হোসেন মল্লা  
 ৩. আলতাফ হোসেন মল্লা  
 ৪. সাজ্জাদ হোসেন মল্লা  
 ৫. সাবির হোসেন মল্লা  
 ৬. ফারিদা বিবি  
 ৭. জামাল উদ্দিন মল্লা  
 ৮. সাল্লাউদ্দিন মল্লা

Bandyopadhyay  
 Adv.



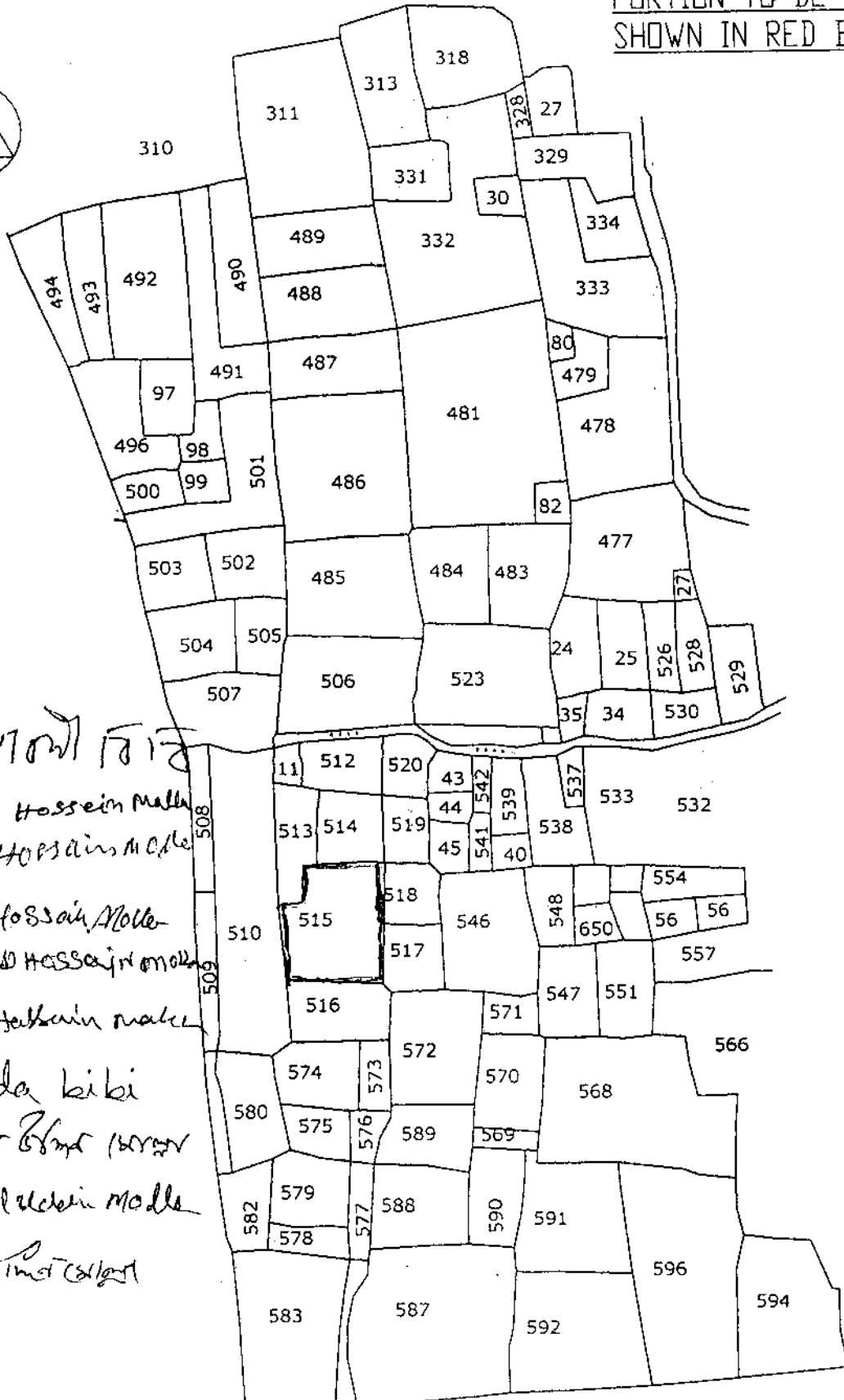
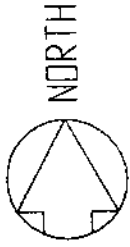
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 Salim Hossain  
 Khair Hossain  
 Habib Hossain  
 Mujib Hossain  
 Ubaid Hossain  
 Farida  
 Hossain  
 Kamal Hossain  
 Kamal Hossain

NATIONAL REGISTRAR OF  
 ASSURANCES-I, KOLKATA



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

PORTION TO BE CONVEYED  
SHOWN IN RED BORDER.



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 আলি হোসেন মল্লিক  
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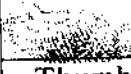

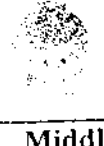









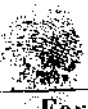
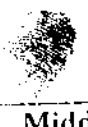

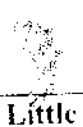
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REGISTRATION DISTRICT OF  
WESTBENGAL-1, KOLKATA





SPECIMEN FORM FOR TEN FINGER PRINTS

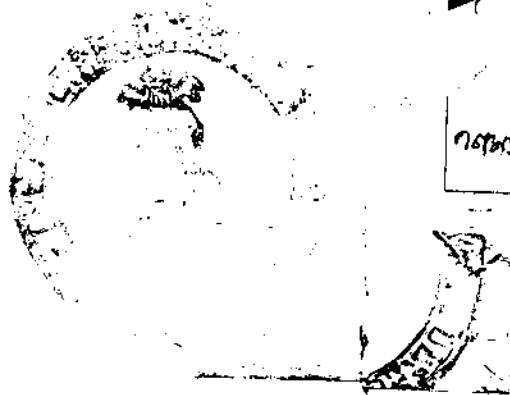
					
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	(Left Hand)				
					
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<i>Talwar Hussain Molla</i> 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Talwar Hussain Molla</i> 					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Altaf Hussain Molla</i>					

Singh

Sobin



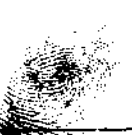
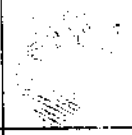
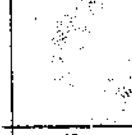
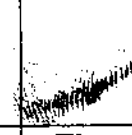

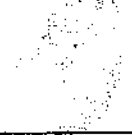
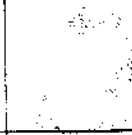
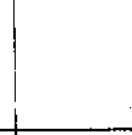
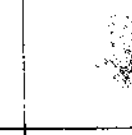


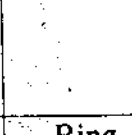


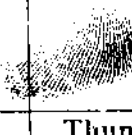




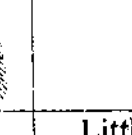


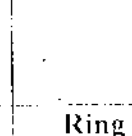
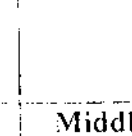



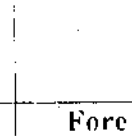
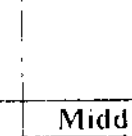
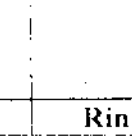
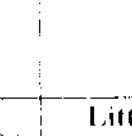









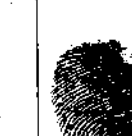

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SPECIMEN FORM FOR TEN FINGER PRINTS

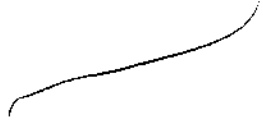
					
	Little	Ring	Middle	Fore	Thumb
<i>Sufjan Hussain molla</i>	(Left Hand)				
					
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
<i>Sobin Hossain molla</i>	(Left Hand)				
					
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
<i>Farida kibi</i>	(Left Hand)				
					
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
<i>nasir ul hasan</i>	(Left Hand)				
					
(Right Hand)					



Jan







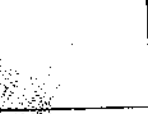
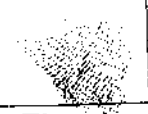






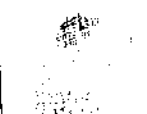




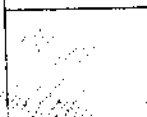
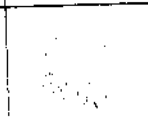

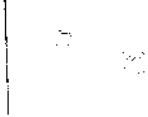

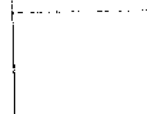




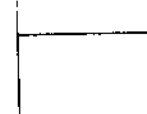




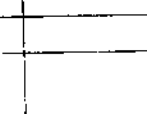

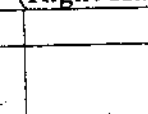


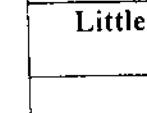
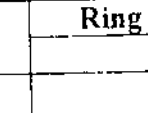
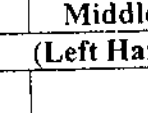
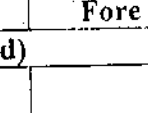
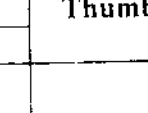
STON



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**SPECIMEN FORM FOR TEN FINGER PRINTS**

 <p><i>James Eldon Malle</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
 <p><i>STANLEY M. GIBSON</i></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<p align="center">PHOTO</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<p align="center">PHOTO</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

ADDITIONAL REGISTRAR OF  
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#####  
DATED THIS        DAY OF        2006  
#####

Registered in  
BOOK NO. .....  
VOLUME NO. .....  
PAGE NO. 1 to 19  
DEED NO. 3514  
YEAR 2007

BETWEEN  
MSST. DULALI BIBI & ORS.  
.. VENDORS  
AND  
ZEST RETAILERS PRIVATE  
LIMITED  
.. PURCHASER



REGISTRAR OF ASSURANCES, KOLKATA

8/5/07



REGISTRAR OF ASSURANCES, KOLKATA

CONVEYANCE

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

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8/5/07