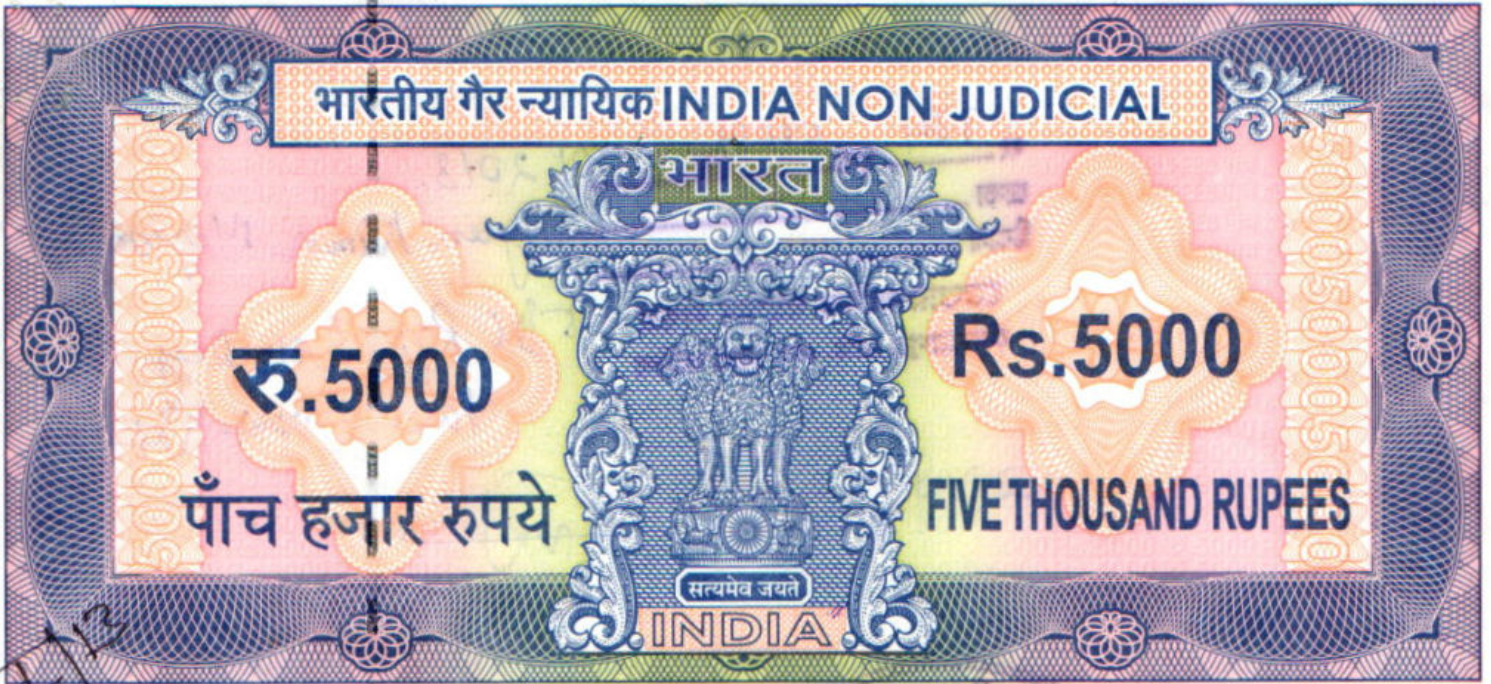


S- 1454

D 1144/13



01/02/13

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 586653

Certified that the document is admitted to registration, the Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
 Sonarpore, South 24 Pgs.
 - 1 FEB 2013

Q.No:- 2508/13

Addl. Dist Sub-Registrar
 Sonarpore, South 24 Pgs.
 - 1 FEB 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 1st day of February, Two Thousand Thirteen (2013).

BETWEEN

নং 734 মূল্য 5000/- তার 31.01.2013.

জেলা _____
জিলা _____

Bigan Kumar Mozunder.

ডেপুটি-ফকির মহম্মদ লস্কর
দান্দারপুর এডি. এস. আর অফিস

586 Ramchen Dey Rd.
Narendrapur. Khat-103.

[Handwritten signature]



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 FEB 2013

স্বাক্ষর আলী হান্নান
জিলা সোনারপুর আলী হান্নান
মাঃ উল্লিয়াহ মাহমুদ শাহা
খানা কামারপুর
ফোন-২০৬
স্বাক্ষর স্বাক্ষর

(1) **ABDUL HAMID MOLLAH** , s/o Late Golam Rahaman Mollah , by occupation Business , 2. **NASIMA BIBI** , w / o Abdul Hamid Molla , by occupation Housewife , 3. **MONOHARA KHATUN** , d/o Abdul Hamid Molla , by occupation Housewife , all are by faith Islam , and all are residing at village Ukhila , Post Office Narendrapur , P.S. Sonarpur , District. South 24 Parganas , Pin - 700103 , hereinafter referred to or called as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to subject or context be deemed to mean and included their and each of their respective heirs, executors, administrators, legal representative and assigns) of the **ONE PART**

AND

MOZ EXPORTS PVT. LTD , 5 & 6 , Ramchand Dey Street , Narendrapur , West Bengal , India , represented by its one of the director **SRI BIJAN KUMAR MOJUMDER** , son of Late Biswa Sunder Mojumder , by faith Hindu , by profession Business , residing at 5 & 6 Ramchand Dey Street , Narendrapur , West Bengal , India , hereinafter referred to or called as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to subject or context be deemed to mean and included their and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS Vendor no. 1 , Abdul Hamid Molla became the absolute owner of more or less decimal Sali land of mouza Ukhila Paikpara , comprised in RS Dag no. 1068



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 FEB 2013

& 1071 by way of inheritance of his father and recorder his name in the LR Settlement Records of Rights .

WHEREAS Vendor no. 1 , Abdul Hamid Molla became the absolute owner of more or less decimal Sali land of mouza Ukhila Paikpara , comprised in RS Dag no. 1068 & 1071 by way of inheritance of his Fufa (Aunty) Ayesha Khatun Bibi .

AND WHEREAS Vendor no. 1 Abdul Hamid Molla also got 4 decimal sali land of mouza Ukhila Paikpara , comprised in RS Dag no. 1068 & 1071 under RS Khatian no. 331 by a registered Sale deed duly registered at ADSR Sonarpur vide book no. 1 being Deed no. **2035** for the year 1978 , for a valuable consideration mention therein .from Rahaman Mollah .

AND WHEREAS Vendor no. 1 Abdul Hamid Molla also transfer 4 decimal sali land to his wife (vendor no. 2 herei) & daughter (vendor no. 3 herein) of mouza Ukhila Paikpara , comprised in RS Dag no. 1068 & 1071 under RS Khatian no. 331 by a registered Gift deed duly registered at ADSR Sonarpur vide book no. 1 , being Deed no. 1498 for the year 2007 along with others land .

AND WHERE AS thus the present vendors viz. Abdul Hamid Molla , Nashima Bibi & Monohara Khatun became the joint owners of the 4.25 Decimal Sali land lying and situated at mouza Ukhila Paikpara, JL no. 56 , R S no.147 , Touzi no. 109 , under P S. Sonarpur , District South 24 Parganas , comprised in R S Dag. No. 1068 corresponding L R Dag no. 703 under R S. Khatian no. 331 corresponding LR Khatian no. 199 , 152 **AND** R S Dag. No. 1071 corresponding L R Dag no. 706 under R S. Khatian no.331 corresponding LR Khatian no. 199 & 152 Which is more

Abdul Hamid Molla



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
1 FEB 2013

fully and particularly described in the schedule hereto and hereinafter referred to as the said property and have acquired good and marketable title thereto

AND WHEREAS due to some inconvenience and other personal difficulties the vendors have jointly expressed their desire to sell , assign and assure the said more or less 4.25 Decimal Sali land for a total consideration sum of Rs 3,75,000 /- (Three Lac Seventy Only) .

AND WHERE AS the vendor herein have declared , confirm and assured that the said property is free from all encumbrances , charges , lien , lispensens , acquisition requisition and trusts whatsoever nature and that there is no impediment legal or otherwise to sell transfer, assign and assure the said property unto and infavour of purchaser .

AND WHEREAS depending upon the said representation made by the vendors herein and believing the same to be true and acting in good faith thereof the purchaser herein has agreed to purchase the said of 4.25 Decimals sali land at and for a total consideration of Rs 3,75,000 /- (Three Lac Seventy Only) .

NOW THIS INDENTURE WITNESSTH as follows :-

In pursuance of the said agreement and in consideration of the said sum of Rs 3,75,000 /- (Three Lac Seventy Only) . only paid by the purchaser to the vendors as per memo of consideration hereunder written(the receipt whereof the vendors doth hereby acknowledge of and from the same and every part there of absolutely acquit release and exonerate the purchaser as well as the said property) the vendors hereby grant , transfer , sell , convey his right, title interest and possession



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 FEB 2013

with all sorts of easement right in the said property to the purchaser their heirs and assigns of ALL THAT piece and parcel of Sali land measuring more or less 9.269 Decimal land lying and situated at mouza Ukhila Paikpara, JL no. 56 , RS no.147 , Touzi no. 109 , under P S. Sonarpur , District – South 24 Parganas comprised in R S Dag. No.1068 corresponding to L R Dag no. 703 , under R S. Khatian no. 331 corresponding to LR Khatian no. 199 & 152 **AND** R S Dag. No. 1071 corresponding to L R Dag no. 706 under R S. Khatian no. 331 corresponding to LR Khatian no. 199 & 152 , Which is more fully and particularly described in the schedule hereunder written **OR HOWSOEVER** the said land and premises or otherwise belonging or held or occupied there with and every manner of former and present right title liberties privileges easements advantages appendages and appurtenances whatsoever there to belonging or in anywise appertaining to or usually shall used or occupied enjoyed or reputed to belong or to or be appurtenant thereto and all deeds parchahs , muniments and writings evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereby granted sold conveyed transferred assigned assured and / or expressed or intended so to be unto and to the use of the purchaser absolutely and forever as and for an indefeasible title of the inheritance in fee simple in possession free from all and every nature of encumbrance attachments charges lispendeens claims demands liabilities and trust whatsoever but nevertheless subject to mutation and payments of rates and taxes as applicable .

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS.



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs
- 1 FEB 2013

(1) that the vendors have good right full power absolute authority and indefeasible title to grant sell convey and transfer the said property hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchasers in the manner aforesaid according to the true intent and meaning of those present, free from all encumbrances and liabilities whatsoever but subject to the payment of next and observance and performance of the terms and condition of the rules and regulation under which the said property is hold and enjoyed and (2) that the vendors do hereby and hereunder grant, convey, sale, transfer, assign and assure all their estate and interest in the schedule property with all appurtenances together with all home stead, trees, tanks, hedges, ditches, ways, water, water course, lights, liberties, privileges, easements whatever to the land descried in the schedule and (3) that vendors do hereby covenant with the purchasers their heirs, executors, administrators, representatives and assigns that not with standing any acts deed or things hereto before done, executed or knowingly suffered to the contrary the vendors lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid and (4) that the purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand whatsoever from the vendor or any person claiming through or under his and (5) that no certificate proceeding and or notice or attachment have been instituted and or levied under the income tax act 1961 and or wealth tax act and or similar act or acts for



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 FEB 2013

payment of arrear or taxes and or for payment of dues arising out of any sort of claims and or demands of whatsoever nature and (6) that no notice has been served upon the vendors for acquisition or requisition under the afore said acts and laws and the vendor have no knowledge of issuing any such notice or notices, under any of the above Acts and or rules for the time being in force affecting the said property in spite of its best efforts engaged in this respect and (7) that from to day the purchasers and their heirs and successors have and remain full power and rights to sale, gift, Mortgage, lease or any kind of transfer the said property which the vendor had on the property and (8) that if any defect is detected in title or however due to any loss or damages created in future this vendors and their heirs successors shall remain liable to return the said money with interest to the purchasers and (9) that it found any defect or mistake in the present deed or if necessary to rectification of the said principal deed then vendors and their heirs, successors shall remain liable to do the registration of rectification deed and (10) that the tenures of this deed in full face and effect and have not been surrendered or forfeited or become void or void able.

To this purpose being in full sense and without being influenced by any persons and fully understanding the contents of the present deed and having received to day the full value as per memo of consideration the vendors completely sold the schedule property infavour of the purchaser.

SCHEDULE OF THE PROPERTY

All that piece and parcel of sali land measuring more or less **4.25 Decimal** , lying and situated at mouza Ukhila Paikpara, JL No. 56 , RS No.147 , Touzi No. 109 ,



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 FEB 2013

under P S. Sonarpur , District South 24 Parganas , under the jurisdiction of Rajpur Sonarpur Municipality ward no. 27 , out of which **3.25 Decimal** Sali land comprised in R S Dag. No. 1068 corresponding to L R Dag no. 703 under R S. Khatian no. 331 -corresponding to L R Khatian no. 199 & 152 **AND** 1 Decimal sali land comprised in R S Dag. No. 1071 corresponding to L R Dag no. 706 under R S. Khatian no. 331 corresponding to L R Khatian no. 199 & 152 . Annual proportionate rent of the said sold land is Rs. 170. payable to the government of west Bengal . And the sold land of R S Dag no. 1068 is **butted and bounded** in the following manner i.e. to say :-

On the North – .R S Dag no. 1053 .

On the South – . R S Dag no, 1069 ,

On the West – .R S Dag no. 1067 .

On the East - .R S Dag no. 1072 .

And the sold land of R S Dag no. 1071 is **butted and bounded** in the following manner i.e. to say :-

On the North – .R S Dag no. 1070 .

On the South – . R S Dag no, 2669 & 2670 ,

On the West – .R S Dag no. 1065 .

On the East - .R S Dag no. 2670.

IN WITNESS WHERE OF THE Parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

Abdul Hamid Molla



Adit. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
-11LB 2013

SIGNED AND DELIVERED BY the Vendor at Sonarpur in the presence of :

WITNESS

1. Saadul Rahman
Kasturipark,
KOL-103,

2. সাদুল রহমান
কাস্টুরীপার্ক
কলকাতা-১০৩

Abdul Hamid Molla
NASIMA BIBI BY THE PEN OF
SA Sansury Alam

SIGNATURE OF VENDORS :

MEMO OF CONSIDERATION

VENDORS Received sum of Rs 3,75,000 /- (Three Lac Seventy Only) .from the
within named purchasers being the full and final consideration money .

WITNESS

1. Saadul Rahman
Kasturipark, KOL-103

2. সাদুল রহমান
কাস্টুরীপার্ক
কলকাতা-১০৩

NASIMA BIBI BY THE
SA Sansury PEN OF
Alam
Abdul Hamid Molla

SIGNATURE OF VENDORS.

Drafted by me .

AR Laskar (Adv.)

A R Laskar (Adv)
Calcutta High Court.
Kol - 1.

Computer typed by me .

AR Laskar
Sonarpur .



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 FEB 2013

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ABDUL HAMID MOLLA

Signature Abdul Hamid Molla

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name NASIMA BIBI

Signature NASIMA BIBI BY THE PEN OF SK. Sanjay Alam

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name MONOHARA KHATUN

Signature মনোহর খাতুন

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name Bijan Kumar Meher

Signature Bijan Kumar Meher



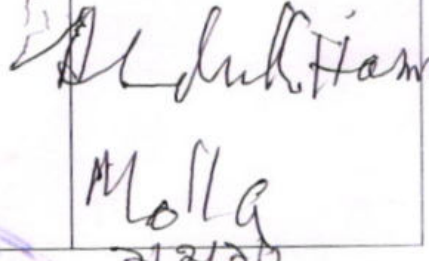


Addl. Dis. Sub-Registrar
Sonarpore, South 24 Pgs.



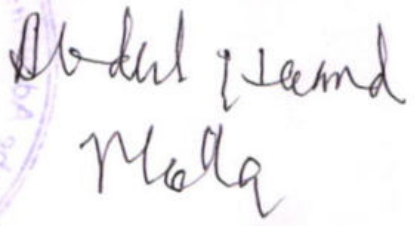


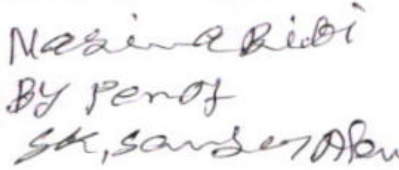


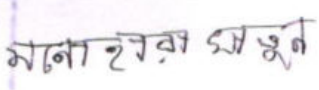
- 1 FEB 2013

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01454 / 2013, Deed No. (Book - I , 01144/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Abdul Hamid Mollah Ukhila, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	 01/02/2013	 LTI 01/02/2013	 Molla ০১/০২/১৩

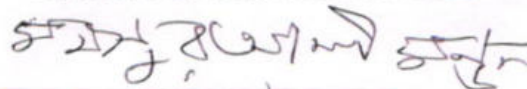
II . Signature of the person(s) admitting the Execution at Office

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abdul Hamid Mollah Address -Ukhila, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 01/02/2013	 LTI 01/02/2013	 Abdul Hamid Molla
2	Nasima Bibi Address -Ukhila, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 01/02/2013	 LTI 01/02/2013	 Nasima Bibi By pen of SK, Sandeep ABU
3	Monohara Khatun Address -Ukhila, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103	Self	 01/02/2013	 LTI 01/02/2013	 মনোহরা খাতুন

Name of Identifier of above Person(s)

Mansur Ali Mondal
Ukhila Paik Para, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700103

Signature of Identifier with Date


০১/০২/১৩


(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.

- 1 FEB 2013



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 01144 of 2013
(Serial No. 01454 of 2013)

On 01/02/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 11564.00/-, on 01/02/2013

(Under Article : A(1) = 11550/- ,E = 14/- on 01/02/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-10,50,909/-

Certified that the required stamp duty of this document is Rs.- 63075/- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 389228, Draft Date 01/02/2013, Bank : State Bank Of India, RAJPUR, received on 01/02/2013
2. Rs. 9085/- is paid , by the draft number 389217, Draft Date 01/02/2013, Bank : State Bank Of India, RAJPUR, received on 01/02/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14.59 hrs on :01/02/2013, at the Office of the A.D.S.R. SONARPUR by Abdul Hamid Mollah , one of the Executants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 01/02/2013 by

1. Abdul Hamid Mollah, son of Lt. Golam Rahaman Mollah , Ukhila, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
2. Nasima Bibi, wife of Abdul Hamid Mollah , Ukhila, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : House wife
3. Monohara Khatun, daughter of Abdul Hamid Mollah , Ukhila, Thana:-Sonarpur, P.O. :-Narendrapur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : House wife

BP

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 FEB 2013

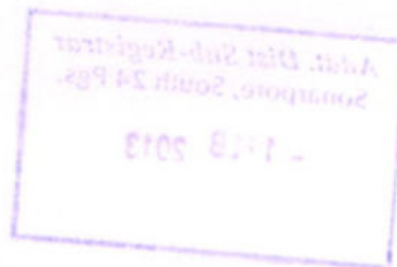
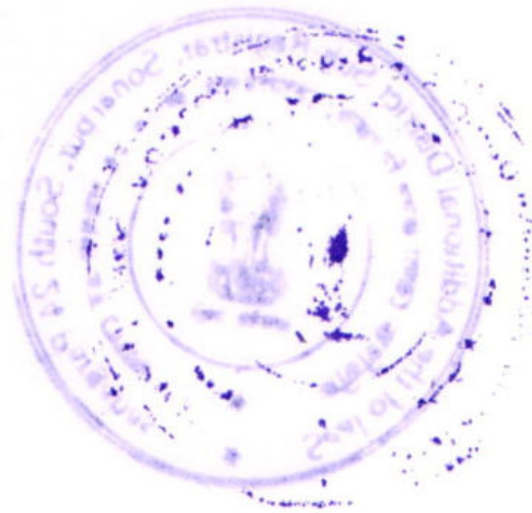


Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 01144 of 2013
(Serial No. 01454 of 2013)

Identified By Mansur Ali Mondal, son of Korban Ali Mondal, Ukhila Paik Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Muslim, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



BP

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 1 FEB 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 1296 to 1310
being No 01144 for the year 2013.



BP
(Biswajit Dey) 05-February-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal