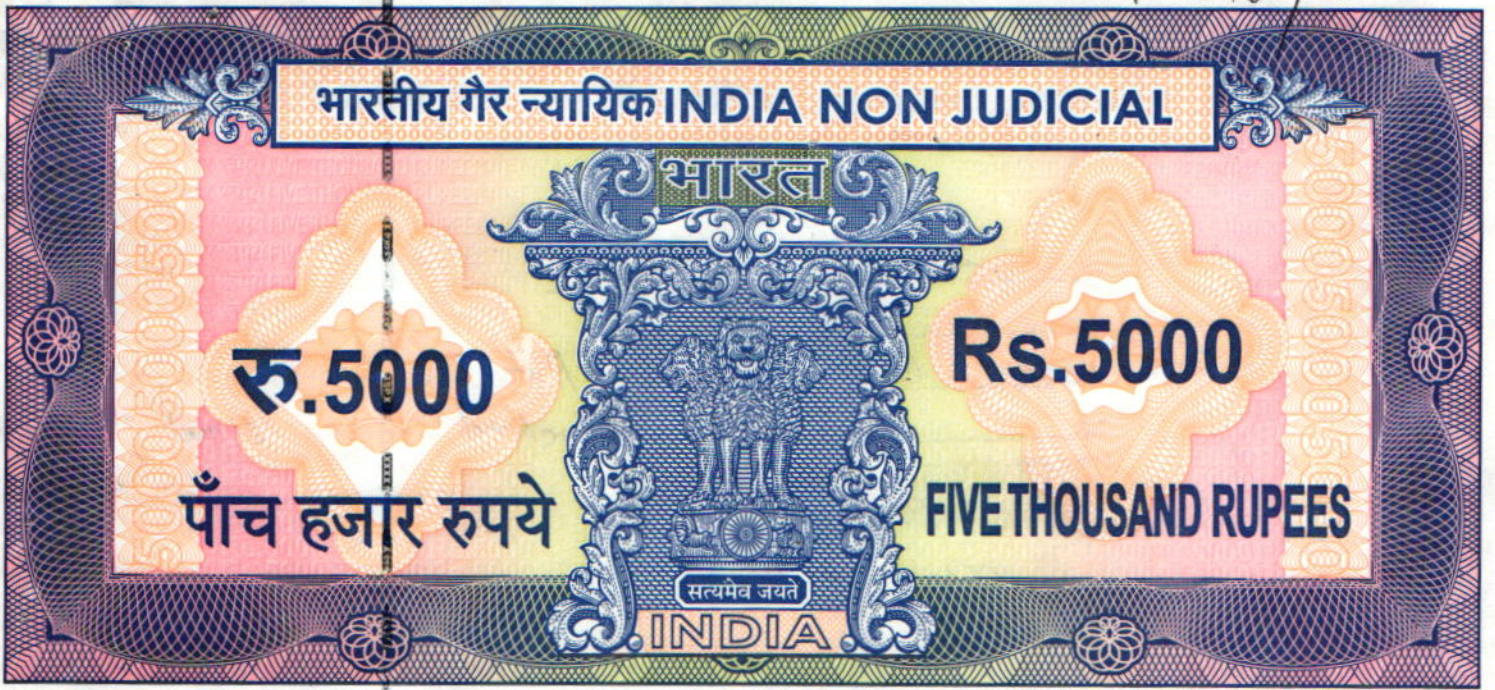


03/12/12

I-3168/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 390149

certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document

1/10
 S. M. S. 5510/12
 20/4/12

(Signature)
 Sub-Registrar
 Office of Registrar, Alipore
 Kolkata
 20 APR 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 20th day of April 2012 (Two thousand twelve)

নং 470 তার 05/04/12

মূল্য 5000/-

ব্যবসায় Moz Exports Pvt Ltd

সং 526 Ramchand Dey street, Narandrapur, Dist-103

তাপস হালদার স্যাম্পল ডেপার
সোনারপুর, জে.ডি. নব রেজিস্ট্রী অফিস

৯৯৭৩১ ২০০১২

ENTORE A

Siraj Molla

S/O Late-Nawab Ali Molla

vill- Ukhila

P.O - Narandrapur

P.S - sonarpur

KOI - 700103

occupation - Business



৩০ APR 2012





Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03160 of 2012
(Serial No. 03112 of 2012)

On

Payment of Fees:

On 20/04/2012

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. 25229.00/-, on 20/04/2012

(Under Article : A(1) = 25190/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 20/04/2012)

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.-22,90,907/-

Certified that the required stamp duty of this document is Rs.- 137464 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 016530, Draft Date 19/04/2012, Bank Name State Bank of India, BALLYGUNGE RAILWAY STN, received on 20/04/2012
2. Rs. 49000/- is paid, by the draft number 016531, Draft Date 19/04/2012, Bank Name State Bank of India, BALLYGUNGE RAILWAY STN, received on 20/04/2012
3. Rs. 34484/- is paid, by the draft number 016523, Draft Date 19/04/2012, Bank Name State Bank of India, BALLYGUNGE RAILWAY STN, received on 20/04/2012

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

Presented for registration at 13.10 hrs on :20/04/2012, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Abdul Jalil Laskar ,Executant.

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

Execution is admitted on 20/04/2012 by



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

20/04/2012 15:49:00





Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03160 of 2012
(Serial No. 03112 of 2012)

1. Abdul Jalil Laskar, son of Lt. Enchan Ali Laskar , Ukila Paikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation

Identified By S Siraj Molla, son of Lt Nawab Ali Molla, Ukilapaikpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste: Muslim, By Profession: Business.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

✓

(2)

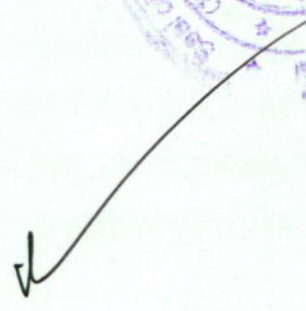
BETEEWEN

ABDUL JALIL LASKAR son of LATE ENCHAN ALI LASKAR by faith Muslim, by occupation Agriculture, Residing at Ukhila paikpara, P.O. Narendrapur. P.S.- Sonarpur, Distt- South 24 Parganas, Kolkata -700 103 hereinafter called and referred to as the "**VENDOR**" (which expression shall and excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

MOZ EXPORTS PVT LTD. Represented by Director Chanchal Kumar Mozumder of 5 and 6 Ramchand Dey Street P.O.- Narendrapur, P.S.- Sonarpur, Distt- South 24 Parganas, Kolkata – 700103, hereinafter called and referred to as the "**PURCHASER**" (which expression shall and excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors, administrators, legal representatives and assigns) of the **OTHER PART.**

Distt: - South 24 parganas, Police Station & A.D. Sub Registry office Sonarpur, Total 61 Satak Shali land of R.S. Dag No- 1074. R.S. khatian No – 383 under Mouza :- Ukhila paikpara. J.L.No-56, Touzi No-109, Re.Sa. No-147, pargana:- Medanmolla Under Rajpur Sonarpur Municipality, originally belong to Enchan Ali Laskar son of Late Owhaed Ali Laskar with the agriculture by paying appropriate Khazna & Taxes to the appropriate authority without interruption from anybody.



সদর দফতর, দক্ষিণ ২৪ প.স. আলিপুর, পশ্চিমবঙ্গ
সংখ্যা ৩৬৭ ১ (৩) of
২০ APR ২০১২

(3)

THEREAFTER Enchan Ali Laskar gifts his 61 satak Shali land of R.S. Dag No- 1074. R.S. khatian No – 383 under Mouza :- Ukhila paikpara. J.L.No-56, Touzi No-109, Re.Sa. No-147, pargana:- Medanmolla Under Rajpur Sonarpur Municipality to his son namely Abdul Jalil Laskar on - 27/04/1981.

THEREAFTER Abdul Jalil Laskar Vendor herein registered 61 satak Shali land by getting as gifts from his father Anchan Ali Laskar to the A.D.S.R. Office Sonarpur. It was noted & recorded as Book No 1, Volume 34, pages from 99 to 101 and being No- 1996/81.

THEREAFTER Abdul Jalil Laskar Vendor herein has been enjoying the schedule bellow property with the agriculture by paying appropriate Khazna & Taxes to the appropriate authority without interruption from anybody.

Now the present vendor is absolute seized and possessed of the said land as an absolute owner.

Now the present vendor Abdul Jalil Laskar is the Present owner has been enjoying the schedule below property by paying khazna & taxes to the appropriate authority without interruption from anybody.

Now the present vendor Abdul Jalil Laskar declared to sell 10.5 satak/Decimal Shali land out of 61 satak/decimal Shali land and approach by the above mentioned purchaser and agreed to purchase the said below land.

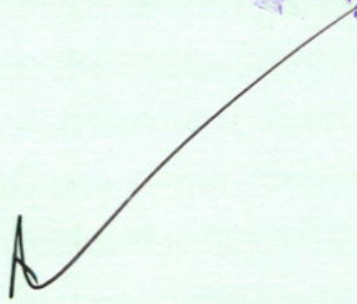


সি. ডি. সাব-রেজিস্ট্রার - IV
দক্ষিণ ২৪ পর্গনা, আলিপুর,
পশ্চিমবঙ্গ
20 APR 2012

(4)

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

In pursuance of the said purchaser has paid the consideration money of the sum of Rs.7, 20, 000 /- (Seven lacks twenty thousand) only of the lawful money to the said vendor in cash. The said vendor do hereby sell grant, convey, transfer and convey and Assign unto the said purchaser all that the said land hereinditaments fully described in the schedule hereunder written more particularly delineated and colored red in map or plan hereto annexed or howsoever otherwise the said schedule property now is or at time hereto forever or was situating both called known numbered described and distinguished together with all the advantages of ancient and otherwise arrear, sewers, drains. Ways, paths, passages, water, water courses and all manner of former or other rights, liberties, easement, privileges, rights, advantages appurtenances whatsoever to the said schedule property belonging or anywise appertaining to or with the same or any part thereof and all the estate right, title, interest use claim whatsoever both in law and equity of the said vendor shall vest to the said purchaser and to the use of the said purchaser, his heirs, executors, administrators, representatives and assigns and or ever according to the nature and tenure thereof and the vendor do hereby for himself and his heirs, executors, administrators, legal representatives and assigns covenant with the said purchaser that notwithstanding any act or thing whatsoever by the said vendor done or executed or knowingly suffered to the contrary by the said vendor now have herself good right, full power and absolute authority and indefeasible title to sell, grant, transfer and convey the said schedule property hereby granted sold



Sub-Registrar -
Alipore, West Bengal
Section 8 of
Regulation Act 1907
20 APR 2012

(5)

transferred or conveyed and to the use of the said purchaser, his heirs, legal representatives, executors, administrators and assigns and shall and shall any way and all times hereafter peacefully and quietly possess and enjoy the said schedule property without any lawful eviction interruption or demand whatsoever of or from the same by the said vendor or any person or persons lawful and equitably claiming from under or in trust for the said vendor and that free from all encumbrances whatsoever made or suffered by the said vendor or any person or persons lawfully or equitably claiming from under or in trust for their and that free clear facts and clearly and clearly and absolutely equitable exonerated released otherwise by and at the cost and expenses of the vendor and sufficiently indemnity of and from and against all manner of claim, charges, liens, debts, attachments and encumbrances whatsoever made or suffer and the said vendor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said schedule property or any part thereof from under or in the trust for the said vendor shall and will from time to time and at all time hereafter and at the request and at the cost of the said purchaser, his heirs, legal representatives, executors, administrators and assigns do and execute or cause to be done or executed all such acts, deeds and thing for the further and more perfectly assuring the said schedule property and every part thereof unto and to the use of the said purchaser, his heirs, legal representatives, executors, administrators and assigns in the manner as aforesaid as shall may reasonably be required and the said vendor do hereby convenient with the said purchaser that the said purchaser will have all rights of easements and the said vendor shall at all time hereinafter indemnify



Sub-Registrar - IV
South 24 Pgs. Alipore, West Bengal
20 APR 2012

(6)

and keep the purchaser indemnified against all costs and expenses within the purchaser indemnified against all costs and expense within the purchaser may suffer or incur for any adverse estate liens, lispensens, leases, encumbrances agreement, attachments or trusts affecting the4 said schedule property or any part thereof,

THE SCHEDULE LAND ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 10.5 satak/ Decimal Shall land out of 61 satak/Decimal shali land of R.S.Dag No-1074 and R.S. khatian No- 383 under. Mouza- Ukhila paik para, J.L No-56 Touzi No – 109, Re Sa No-147, P.S.- Sonarpur under Rajpur Sonarpur Municipality Distt– south 24 parganas together with all easement right, title and interest. Its proportionate annual khazna Rs-400/- more or less payable to the collector south 24 parganas.

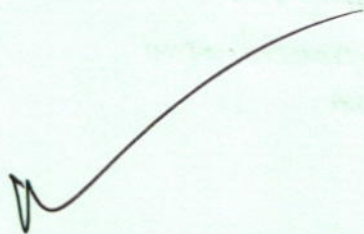
IN WITNESSES WHEREOF the parties herein set and subscribed their respective hands on the day month and year first above written.

WITNESSES

1)
Siraj Moha
S/o Late Nawab Ali Moha
vill- Ukhila, po-Narendrapur
P.S- Sonarpur.
K01- 700103

Abdul Talib Laskar,
SIGNATURE OF VENDOR

2) *Jahiruddin Laskar*



District Sub-Registrar - IV
South 2A Pgs. Alipore
West Bengal
20 APR 2012

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature





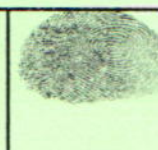






Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name Abdul Jalil Laskar

Signature Abdul Jalil Laskar .

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name Chanchal Kumar Hazunder

Signature Chanchal Kumar Hazunder

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Handwritten signature or mark.

**Sub-Registrar - IV
South 24 Pgs. Alipore
West Bengal
20 APR 2012**

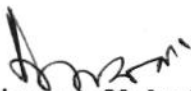
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10/10/10

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 5286 to 5298
being No 03160 for the year 2012.




(Ashoke Kumar Biswas) 20-April-2012
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal