



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

**Endorsement For Deed Number : I - 01561 of 2010**  
**(Serial No. 01413 of 2010)**

**On 03/03/2010**

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

Presented for registration at 19.00 hrs on :03/03/2010, at the Private residence by Jamaluddin Molla ,Executant.

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

Execution is admitted on 03/03/2010 by

1. Jamaluddin Molla, son of Lt. Bande Ali Molla , Bhasa, , Village:Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: Cultivation

Identified By Mojaffar Molla, son of Nurnobi Molla, Bhasa 14, , Village:Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Others.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**On 04/03/2010**

**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:**

Fee Paid in rupees under article : A(1) = 31581/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/03/2010

**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.-2871585/-

Certified that the required stamp duty of this document is Rs.- 172305 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 40000/- is paid, by the draft number 219248, Draft Date 03/03/2010, Bank Name State Bank Of India, ALIPORE, received on 04/03/2010
2. Rs. 40000/- is paid, by the draft number 219251, Draft Date 03/03/2010, Bank Name State Bank Of India, ALIPORE, received on 04/03/2010

( Dulal Chandra Saha )

**DISTRICT SUB-REGISTRAR-IV**

04/03/2010 17:17:00

EndorsementPage 1 of 2



**Government Of West Bengal**  
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**District:-South 24-Parganas**

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**(Serial No. 01413 of 2010)**

3. Rs. 40330/- is paid, by the draft number 219247, Draft Date 03/03/2010, Bank Name State Bank Of India, ALIPORE, received on 04/03/2010
4. Rs. 47000/- is paid, by the draft number 219250, Draft Date 03/03/2010, Bank Name State Bank Of India, ALIPORE, received on 04/03/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

04/03/2010 17:17:00

Endorsement Page 2 of 2

Muslim, by occupation cultivation, residing at Village Bhasa, Post & Police Station Bishnupur, District 24-parganas (South), hereinafter referred to as **"THE VENDOR"** (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART:**

**AND**

**M/s. Trimeline Distributors & Management Pvt. Ltd.** a Company registered under the Companies Act, having its registered office at 1/1A, Vansitart Row, Police Station Hare Street, Kolkata – 700 001, represented by its Director & Authorised Signatory **MR. SUSIL SARAF**, son of late Sitaram Saraf, residing at 117, Southern Avenue, Kolkata – 700 029, hereinafter referred to as **"THE PURCHASER"** (which expression unless repugnant to the context shall mean and include its successors-in-business and assigns) of the **OTHER PART:**

Whereas one Aklima @ Akliman Bibi wife of late Bande Ali Molla, the mother of the Vendor above named by a registered Deed of Conveyance dated 24.7.1974 duly registered in the office of the Sub-Registrar Bishnupur, Being Deed No. 10246 purchased or acquired ALL THAT 25 Decimals of land comprised in Dag No. 310 recorded as Sali and in similar Dag Number recorded as Tenant's Khatian No. 48, Dag No. 317 measuring about 28 decimals of Sali land which the said Aklima @ Akliman Bibi purchased by a registered Deed of

Conveyance dated 23.6.1980 being Deed No. 447 registered in the office of the Sub-Registrar Bishnupur and was in absolute possession of the said property by way of cultivation;

And whereas out of natural love and affection the said Aklima @ Akliman Bibi decided to transfer and convey ALL THAT 6 ½ decimals of Sali land out of 30 decimals of Sali land comprised in Dag No. 312, Khatian No. 9, which the said Aklima @ Akliman Bibi purchased by a registered Deed of Conveyance dated 19.2.1969 being Deed No. 1543 registered in the office of the Sub-Registrar Bishnupur sold by the previous owner Samsad Ali Mollah on valuable consideration;

And whereas the above named Aklima @ Akliman Bibi, the properties described hereinabove along with other properties decided to transfer and convey all that 98 ½ decimals of land unto and in favour of her son Jamaluddin Mollah out of natural love and affection and the Vendor above named agreed to accept the property by a registered Deed of Gift dated 5th day of February 2001 corresponding to 22nd day of Magh 1407 B.S. within District 24-Parganas (South), Police Station & Sub-Registry Bishnupur, Pargana Magura, Mouza Bhasa, Touzi No. 14, J. L. No.20, R.S. No. 92, Khatian No. 152, L.R. Khatian No. 64, comprised in Dag No. 310 land measuring about 25 Decimals of as Sali and land measuring about 6 ½ decimals comprised

in L.R. Khatian No. 64, Dag No. 312/304, in all 31 ½ decimals of Sali Land and the said Deed of Gift was registered in the Office of the Additional District Sub-Registrar at Bishnupur, 24-parganas (South) recorded in Book No.1, Volume No. 23, pages 473 to 478, being Deed No. 1768 for the year 2004;

And whereas the Vendor owns and possess ALL THAT 9 Decimals of Sali land comprised in Dag No. 282, and 9 Decimals of Sali land comprised in Dag No. 286, Khatian No. 514 of Mouza Bhasa, J.L. No.20;

And whereas due to personal reasons and urgent need of money, the Vendor decided to sell ALL THAT 49 ½ decimals of Sali land at or for a price of Rs.15,00,000/- (fifteen lakhs only) the description of which are fully and particularly referred in the Schedule hereunder and more fully and particularly delineated in the sketch map annexed hereto marked with RED border;

And whereas the Purchaser took inspection of the said property and agreed to purchase or acquire the property described in the Schedule hereunder on such rate or price and the Vendor upon receipt of the entire agreed consideration money do hereby sells, transfers, conveys, releases and assigns and delivers possession of the property described in the Schedule hereunder unto and in favour of the Purchaser above

named free from all encumbrances, attachments, charges, liens, lispendens, suits or proceedings in any manner whatsoever;

NOW THIS INDENTURE WITNESSETH that in pursuance to the above and in consideration of the sum of Rs. 15,00,000/- (Rupees fifteen lakhs only) to the Vendor paid by the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendor do hereby admits and acknowledges) and hereby acquits, releases and discharges the Purchaser his heirs, executors, administrators, representatives and assigns and everyone of them and also the said property the Vendor as beneficial owner do by these presents indefeasibly grants, sells, conveys and transfers, assigns and assures unto the Purchaser its successors-in-business and assigns District - 24-Parganas (South), Police Station & A.D.S.R. Bishnupur, Mouza Bhasa, J. L. No. 20, Sali land measuring about 9 Decimals out of 35 Decimals in Dag No. 281, Khatian No. 513, butted and bounded by; - On the North – Part of Dag No. 281, On the South – Part of Dag No. 282, On the East – Land of Dag No. 280, on the West – Land of Dag No. 229 **AND** Sali land measuring about 9 Decimals out of 35 Decimals in Dag No. 282, Khatian No. 513, butted and bounded by; - On the North – Land of Dag No. 281, On the South – Part of Dag No. 282, On the East – Land of Dag No. 280, on the West – Land of Dag No. 229 **AND** Sali land measuring about 25 Decimals in Dag No. 310,

Khatian No. 64, butted and bounded by; - On the North – Land of Dag No. 309, On the South – Land of Dag No. 311, On the East – Land of Dag No. 326, on the West – Land of Dag No. 312 **AND** Sali land measuring about 6.5 Decimals out of 30 Decimals in Dag No. 312, Khatian No. 64, butted and bounded by; - On the North – Part of Dag No. 312, On the South – Part of Dag No. 324 & 311, On the East – Land of Dag No. 310, on the West – Land of Dag No. partly 314 and partly 313; in all within the limits of The Paschim Bishnupur Gram Panchayat No. 1, morefully described in the SCHEDULE hereunder written and morefully delineated in the sketch Map or Plan annexed hereto or howsoever otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished together with all trees, erections, fixtures, yards, court-yards, benefits and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions reminder or reminders, rents, issues and profits thereof and/or every part thereof and all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof and all deeds, pattas, muniments,

writings, evidence of title which in any wise relate to the said property or any part or parcel and it now are or hereafter shall or may be in the custody, power or possession of the Vendor his heirs, executors, administrators or representatives or any persons from whom he or he can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold, conveyed and transferred, expressed and intended so to be with their rights, liberties and appurtenances unto and to the use of the Purchaser its successors-in-business and assigns THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendor or by any of his predecessors or ancestors-in-title, done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser its successors-in-business and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive, rents, issues and profits thereof, without any lawful eviction interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming



from under or in trust for him or from or under any of his ancestors or predecessors-in-title 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 Vendor well and sufficiently indemnified or from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors-in-title in any person or persons lawfully or equitably and claim as aforesaid AND FURTHER THAT the vendor, all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him, the vendor or from or under any of his predecessors or ancestors-in-title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser his heirs, executors, administrators, representatives and assigns 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 property and every part thereof unto and to the use of the Purchaser its successors-in-business and assigns according to the true intent and meaning of this Deed as shall and may be reasonably required AND FURTHER MORE THAT the Vendor and all his heirs, executors, and administrators, shall at all times hereafter indemnify and keep indemnified the purchaser its successors-in-business and assigns against loss, damages, costs,

charges and expenses if suffered by reason of any defect in the title of the Vendor or any breach of the covenant hereunder contained.

**THE SCHEDULE ABOVE REFERRED TO:**

District - 24-Parganas (South), Police Station & A.D.S.R. Bishnupur, Mouza Bhasa, J. L. No. 20, Sali land measuring about 9 Decimals out of 35 Decimals in Dag No. 281, Khatian No. 513, butted and bounded by; - On the North – Part of Dag No. 281, On the South – Part of Dag No. 282, On the East – Land of Dag No. 280, on the West – Land of Dag No. 229 **AND** Sali land measuring about 9 Decimals out of 35 Decimals in Dag No. 282, Khatian No. 513, butted and bounded by; - On the North – Land of Dag No. 281, On the South – Part of Dag No. 282, On the East – Land of Dag No. 280, on the West – Land of Dag No. 229 **AND** Sali land measuring about 25 Decimals in Dag No. 310, Khatian No. 64, butted and bounded by; - On the North – Land of Dag No. ~~310~~<sup>309</sup>, On the South – Land of Dag No. 311, On the East – Land of Dag No. 326, on the West – Land of Dag No. 312 **AND** Sali land measuring about 6.5 Decimals out of 30 Decimals in Dag No. 312, Khatian No. 64, butted and bounded by; - On the North – Part of Dag No. 312, On the South – Part of Dag No. 324 & 311, On the East – Land of Dag No. 310, on the West – Land of Dag No. partly 314 and partly 313; **in all 49.5 Decimals of Sali land** within the limits of The Paschim Bishnupur Gram Panchayat No. 1, more fully and

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particularly delineated in the sketch map annexed hereto marked with  
RED border.

IN WITNESS WHEREOF the Vendor and the Purchaser have  
hereunto set and subscribed their respective hands and seal by the day,  
month and year first above written.

WITNESSES: -

1) *Mogahar Mallik*  
*vill. - Bhansa 14 no*  
*PO + PS - Bishnupur*  
*Dist. 24 Pgs (S)*

*Jamal Uddin Molla*

VENDOR

2) *Goutam Das*  
*Alipore police court*  
*Kol - 27*

X

~~PURCHASER~~

Drafted by me and  
Prepared in my chamber  
*Talguni Ray Bhattacharya*  
Advocate  
Alipore Judges' Court  
Bar Library Room No.2,  
Kolkata - 700 027

### MEMO OF CONSIDERATION

RECEIVED from the within-named PURCHASER the said sum of Rs.15,00,000/-(Rupees fifteen lakhs only) being the full amount of consideration as per memorandum below:

By Cash ... .. Rs. 8,00,000/-

By A/c. payee cheque No. 804576 dated 3.3.2010

Drawn on HDFC Bank, B.B.D. Bag, Kolkata

Amounting to ... .. Rs. 7,00,000/-

(Rupees fifteen lakhs only) Total = Rs.15,00,000/-

#### WITNESSES:

- 1) Majabhat Malla  
Vill. Bhansa 14 NO  
Po+Ps- Bishnu Pur  
Dist- 24 Pgs  
2) Soulam Dey  
Alipur police const  
Kolkata -27

*Jamal euddin Malla*

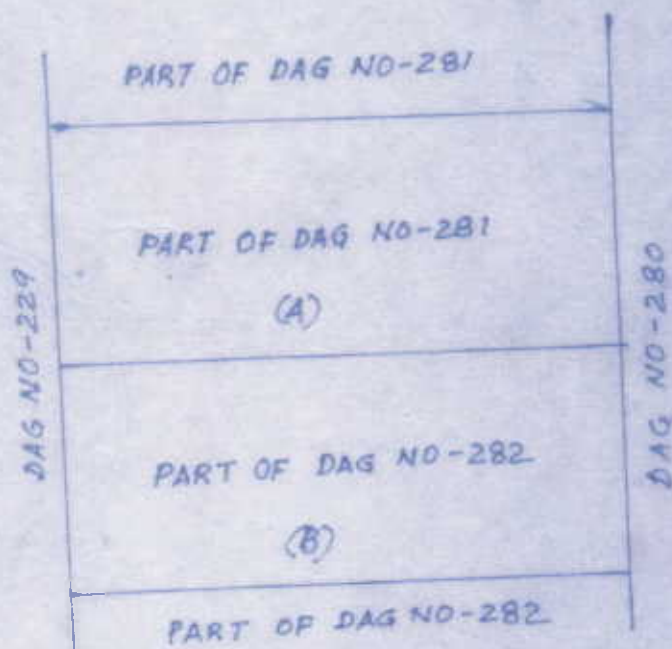
VENDOR

SITE PLAN AT DAG NO-281 & 282 (PART), KH. NO-613 AND DAG NO-310 & 312 KH. NO-64, T.L. NO-20, MOUZA-BHASA, P.S-BISHNUPUR, DIST-24 PARGANUS (S).

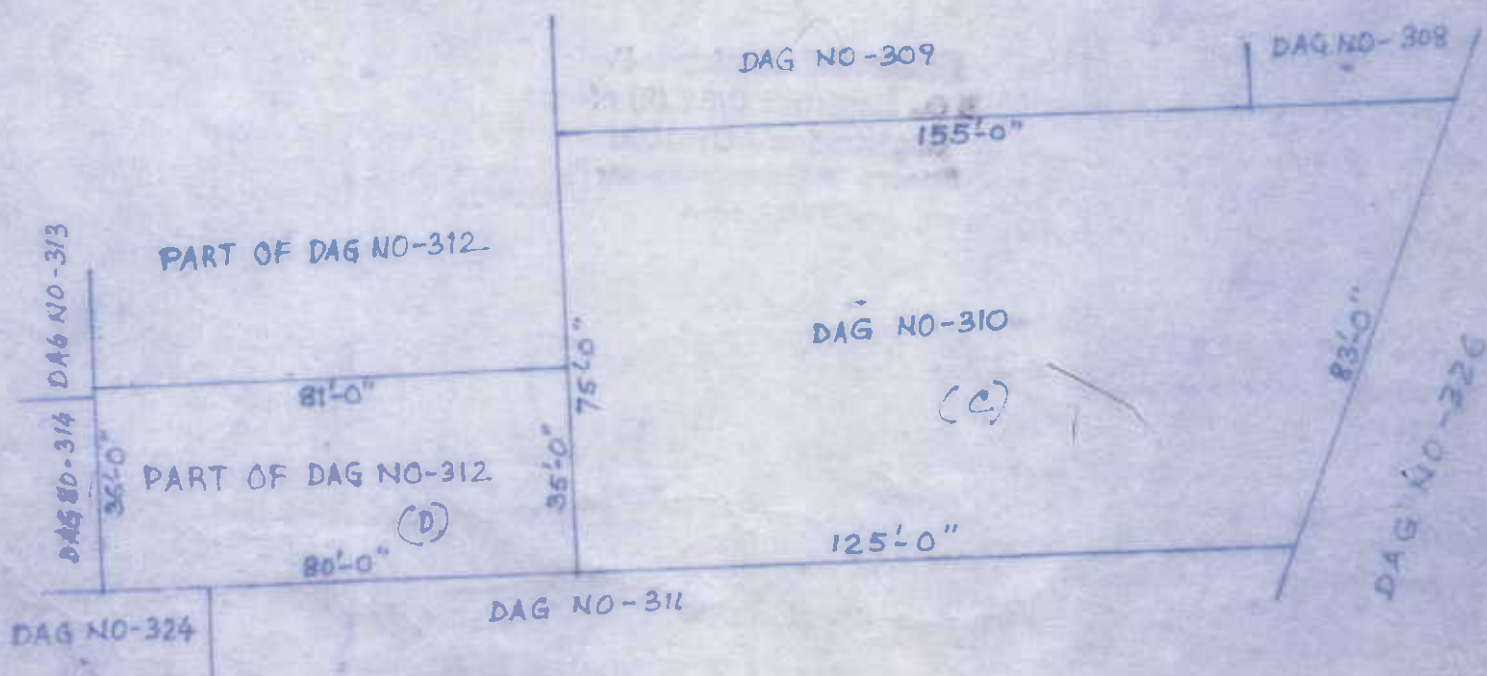
SCALE  $\rightarrow 1" = 33'-0"$

AREA SHOWN IN RED BORDER

- (A) AREA - 9 DEC. OUT OF 35 DEC. AT DAG NO-281  
 (B) AREA - 9 DEC. OUT OF 35 DEC. AT DAG NO-282  
 (C) AREA - 25 DEC OUT OF 25 DEC AT DAG NO-310  
 (D) AREA - 6.5 DEC OUT OF 30 DEC AT DAG NO-312

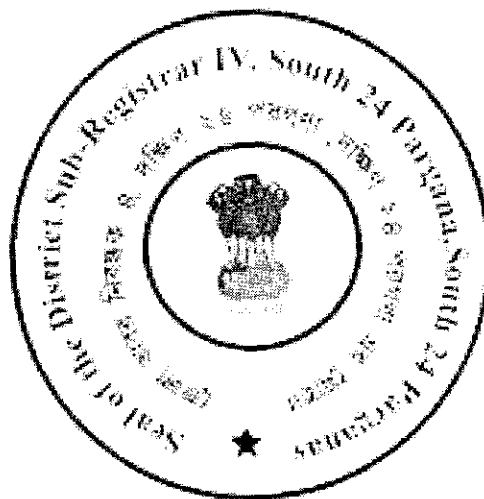


*Jamal seedin Molla*



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 6  
Page from 1814 to 1830  
being No 01561 for the year 2010.



(D. S. R. Saha) 10-March-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal



Thumb

1<sup>st</sup> finger

middle finger

ring finger

small finger

PHOTO	Left hand					
	Right hand					

Name .....

Signature .....

Thumb

1<sup>st</sup> finger

middle finger

ring finger

small finger

PHOTO	Left hand					
	Right hand					

Name .....

Signature .....












Thumb

1<sup>st</sup> finger

middle finger

ring finger

small finger

	Left hand					
	Right hand					

Name .....

Signature *Jamaluddin Molla*

Thumb

1<sup>st</sup> finger

middle finger

ring finger

small finger

	Left hand					
	Right hand					

Name ..... *Susil Kumar Sarab*Signature *Susil Kumar Sarab*