otherwise well and sufficiently entitled to in fee simple in possession of ALL THOSE the said pieces and parcels of Sali agricultural land containing by admeasurement a total area of 35 Decimals be the same a little more or less out of which 17.5 Decimals is comprised in R.S. Dag No. 281, under R.S. Khatian No. 195 and 17.5 Decimals is comprised in R.S. Dag No. 282, under R.S. Khatian No. 191, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South) each of them having half share therein;

AND WHEREAS by virtue of a Deed of Conveyance dated 12th December 1985, registered in the office of S.R. Bishnupur in Book No. I, Volume No. 69, Pages 461 to 466, Being No. 6451 for the year 1985, one Sher Ali Molla sold transferred conveyed assured and assigned All That piece and parcel of Sali agricultural land admeasuring 11Decimals be the same a. little more or less comprised in R.S. Dag No. 313, under R.S. Khatian No. 166, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South) unto and in favour of Faroj Ali Molla at or for the consideration recorded therein free from all encumbrances whatsoever;

AND WHEREAS by virtue of the aforesaid part recited Deed of Gift dated 25th September 1974 and part recited Deed of Conveyance dated 12th December 1985 the said Faroj Ali Molla became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All Those pieces and parcels of Sali agricultural land containing by admeasurement a total area of 28.5 Decimals be the same a little more or less out of which 8.75 Decimals is comprised in R.S. Dag No. 281, under R.S. Khatian

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No. 195, 8.75 Decimals is comprised in R.S. Dag No. 282, under R.S. Khatian No. 191 and 11Decimals is comprised in R.S. Dag No. 313, under R.S. Khatian No. 166, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South) and accordingly the said Faroj Ali Molla mutated his name in the L.R. records of the Block Land and Land Reforms Office under L.R. Khatian No. 778 as absolute owner in respect thereof;

AND WHEREAS by virtue of the aforesaid part recited Deed of Gift dated 25th September 1974 the said Giyas Uddin Molla became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All Those pieces and parcels of Sali agricultural land containing by admeasurement a total area of 17.5 Decimals be the same a little more or less out of which 8.75 Decimals is comprised in R.S. Dag No. 281, under R.S. Khatian No. 195 and 8.75 Decimals is comprised in R.S. Dag No. 282, under R.S. Khatian No. 191, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South) and accordingly the said Giyan Uddin Molla mutated his name in the L.R. records of the Block Land and Land Reforms Office under L.R. Khatian No. 395 as absolute owner in respect thereof;

December 1985, registered in the office of S.R. Bishnupur in Book No. 1, Volume No. 69, Pages 455 to 457, Being No. 6450 for the year 1985, one Sher Ali Molla sold transferred conveyed assured and assigned All That piece and parcel of Sali agricultural land admeasuring 11Decimals be the same a little more or less comprised in R.S. Dag No. 313, under R.S. Khatian No. 166, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat,

Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South) unto and in favour of Sajida Bibi at or for the consideration recorded therein free from all encumbrances whatsoever;

AND WHEREAS by virtue of the aforesaid part recited Deed of Conveyance dated 12th December 1985 the said Sajida Bibi became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All That piece and parcel of Sali agricultural land admeasuring 11Decimals be the same a little more or less comprised in R.S. Dag No. 313, under R.S. Khatian No. 166, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South) and accordingly the said Sajida Bibi mutated her name in the L.R. records of the Block Land and Land Reforms Office under L.R. Khatian No. 1563 as absolute owner in respect thereof:

AND WHEREAS in view of what is stated hereinabove the said Faroj Ali Molla, Giyas Uddin Molla and Sajida Bibi being the Vendors herein collectively became absolutely seised and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of All Those the said pieces and parcels of Sali agricultural land containing by admeasurement a total area of 57 Decimals be the same a little more or less out of which 17.5 Decimals is comprised in R.S. Dag No. 281, 17.5 Decimals is comprised in R.S. Dag No. 282, both under L.R. Khatian Nos. 778 and 395 and 22 Decimals is comprised in R.S. Dag No. 313. under L.R. Khatian Nos. 778 and 1563, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South),

free from all encumbrances and charges, lien, lispendens, trusts, barga, acquisition and requisition, claims and demands whatsoever or howsoever;

the Purchaser herein for sale and transfer of All Those the said pieces and parcels of Sali agricultural land containing by admeasurement a total area of 57 Decimals be the same a little more or less out of which 17.5 Decimals is comprised in R.S. Dag No. 281, 17.5 Decimals is comprised in R.S. Dag No. 281, 17.5 Decimals is comprised in R.S. Dag No. 282, both under L.R. Khatian Nos. 778 and 395 and 22 Decimals is comprised in R.S. Dag No. 313, under L.R. Khatian Nos. 778 and 1563, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South), morefully and particularly described in the Schedule stated hereunder hereinafter referred to as the "Said Land" free from all encumbrances and charges, lien, lispendens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS the Vendors have declared and represented to the Purchaser that the Vendors have not agreed to sell and transfer the said land to any one except to the Purchaser as stated herein;

AND WHEREAS the Vendors have declared and represented that the Vendors have not granted Power of Attorney to any one to negotiate and/or transfer the said land nor there is any court proceeding pending in any court of law relating to the said land and the said land is free from all encumbrances whatsoever;

AND WHEREAS the Vendors have declared and represented to the Purchaser that no part of the aforesaid land is vested with the Government or Semi-Government and the Vendors have not received any notice of such vesting;

AND WHEREAS the Vendors have also declared and represented that there is no bargadar in respect of any part of the said land save and except the Vendors as stated hereinabove none else have any right title and interest therein:

AND WHEREAS in view of what is stated hereinabove and relying on the aforesaid representations and believing the same to be true and correct the Purchaser has agreed to purchase and the Vendors have agreed to transfer by way of sale of All Those the said pieces and parcels of Sali agricultural land containing by admeasurement a total area of 57 Decimals be the same a little more or less out of which 17,5 Decimals is comprised in R.S. Dag No. 281, 17.5 Decimals is comprised in R.S. Dag No. 282, both under L.R. Khatian Nos. 778 and 395 and 22 Decimals is comprised in R.S. Dag No. 313, under L.R. Khatian Nos. 778 and 1563, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas (South), morefully described in the Schedule stated hereunder hereinafter referred to as the "said land" at a total consideration of Rs.16,40,909/- (Rupees Sixteen Lakhs Forty Thousand Nine Hundred Nine) only free from all encumbrances and charges, mortgages, liens, lispendens, mortgages, trust, requisition and acquisition, barga, claims and demands whatsoever and howsoever ås stated hereunder;

AND WHEREAS by virtue of the aforesaid the Purchaser has requested the Vendors to execute and register the Deed of Conveyance in respect of the said land which the Vendors have agreed to do on the terms and conditions stated hereunder;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.16,40,909/- (Rupees Sixteen Lakhs Forty Thousand Nine Hundred Nine)only paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquit release and discharge the said land and every part thereof as also the Purchaser) the Vendors do hereby sell grant convey transfer by way of sale assign and assure unto and in favour of the Purchaser All Those the said pieces and parcels of Sali agricultural land containing by admeasurement a total area of 57 Decimals be the same a little more or less out of which 17.5 Decimals is comprised in R.S. Dag No. 281, 17.5 Decimals is comprised in R.S. Dag No. 282, both under L.R. Khatian Nos. 778 and 395 and 22 Decimals is comprised in R.S. Dag No. 313, under L.R. Khatian Nos. 778 and 1563, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South), the details whereof are morefully described in 'Part-A', 'Part-B' and 'Part-C' of the Schedule stated hereunder and delineated in the Map and Plan hereto annexed and bordered thereon in "RED" colour hereinafter called the said land TOGETHER WITH all homestead, trees, hedges, ditches ways, fences, lights, water courses, sewers, rights thereon and all liberties appurtenances whatsoever advantages and privileges, easements, thereunto belonging or held used or enjoyed or reputed as part or member thereof or appurtenant thereto AND ALL estate right title interest use

possession benefit claim and demand whatsoever of the Vendors into upon or in respect of the said land messuages tenements, hereditaments and every part thereof and All deeds pattahs writings muniments evidences of title relating thereto or any part thereof which now are or may hereafter in the possession or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action either at law or in equity TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser absolutely and forever.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

- executed or knowingly suffered to the contrary the Vendors is now lawfully seised and possessed of the said land free from any encumbrances attachments or defect in title whatsoever and the Vendors have good right full power and absolute authority to sell grant convey transfer assign and assure the said land unto and to use of the Purchaser in the manner aforesaid.
- b) THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land in khas possession and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person, or persons having or lawfully claiming from under or in trust for the Vendors or their predecessors-in-title.
- c) THAT the Purchaser shall hold the said land free and clear and freely and clearly and absolutely exonerated and forever released and discharged

otherwise by the Vendors and well and sufficiently saved and defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever and made executed occasioned and suffered by the Vendors or their predecessors-in-title or any person or persons having or lawfully claiming as aforesaid.

- estate or interest in the said land or any part thereof from under or in trust for the Vendors or from or under any of its predecessors-in-title shall and will at all times hereafter at the request and cost of the Purchaser to execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land or every part thereof unto and to the use of the Purchaser as may be reasonably required;
- e) THAT the Vendors do hereby further covenant and assure the Purchaser that no part of the said land being conveyed under these presents is vested with the Government or any Semi-Government Authority in any way and there is no bargadar in respect of the said land or any part thereof.
- f) THAT the Vendors do hereby declare that there are no encumbrances, lien, trust, attachment, claim, charges, agreement of sale whatsoever now subsisting on the said land and that the said land is not the subject matter of any litigation or proceeding and is not charged in favour of any court, public revenue or other authorities and the Vendors hereby agree to keep the Purchaser saved and harmless against any loss or damage that may be incurred by the Purchaser in defending any suit, action or proceeding by any person or persons at any time.

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- g) THAT the Vendors have good right full power and absolute authority to sell the said land in the manner aforesaid and if for any reasons due to defect in title of the Vendors if the Purchaser is dispossessed or deprived of full enjoyment of the said land or any part thereof then in that event the Vendors hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occassioned or arising out of the said land hereby sold to the Purchaser.
- h) THAT the Vendors do hereby undertake to pay on demand all outstanding municipal district board or panchayat rates and taxes Government revenue and all other impositions whatsoever due and payable by the Vendors or any of their predecessors-in-title in respect of the said land up to the date of execution of these presents.
- THAT the Vendors shall and will at all times hereafter at the request and cost of the Purchaser produce to the Purchaser or as the Purchaser shall direct the deeds and writings for evidencing the title in respect of the said land and also furnish to the Purchaser copies of or extracts from the said Deeds and writings and shall and will in the meanwhile keep the same safe unobliterated, damage by fire or other accident excepted.
- j) THAT the Vendors shall and will sign all papers, affidavit declaration, or prescribed forms for the purpose of mutation of the name of the Purchaser in respect of the said land in appropriate records of the Government.
- that the Vendors hereby declare that that the Vendors have been in absolute possession of the said land and none else have any right title and interest therein.

THAT the Vendors hereby confirm to have delivered peaceful and vacant possession of the said land to the Purchaser before the execution of these presents and accordingly the Purchaser is in possession of the said land.

m) THAT the Vendors do hereby irrevocably nominate constitute and appoint and ordain in their place and stead and depute the Purchaser as its true and lawful Attorney for and on behalf and in the name of the Vendors but at the expense of the Purchaser to appear before the appropriate authorities for the purpose of mutation of its name in respect of the said land and for that purpose to sign and execute all documents applications papers in respect thereof and the Vendors do hereby ratify and confirm the same.

THE SCHEDULE ABOVE REFERRED TO:

(Part-A)

ALL THAT piece and parcel of Sali agricultural land admeasuring 17.5 Decimals be the same a little more or less comprised in R.S. Dag No. 281, under L.R. Khatian Nos. 778 and 395, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South):

BUTTED & BOUNDED AS FOLLOWS:-

North

Part of R.S. Dag No. 281

South

R.S. Dag No. 282

East

R.S. Dag Nos. 279 and 280

West

R.S. Dag No. 229

THE SCHEDULE ABOVE REFERRED TO:

(Part-B)

ALL THAT piece and parcel of Sali agricultural land admeasuring 17.5 Decimals be the same a little more or less comprised in R.S. Dag No. 282, under L.R. Khatian Nos. 778 and 395, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South);

BUTTED & BOUNDED AS FOLLOWS:-

North

R.S. Dag No. 281

South

Part of R.S. Dag No. 282

East

R.S. Dag No. 280

West

R.S. Dag No. 229

THE SCHEDULE ABOVE REFERRED TO:

(Part-C)

ALL THAT piece and parcel of Sali agricultural land admeasuring 22 Decimals be the same a little more or less comprised in R.S. Dag No. 313, under L.R. Khatian Nos. 778 and 1563, Touji No. 14, J.L. No. 20, situate and lying at Mouza Bhasa, under Bishnupur-I Gram Panchayat, Pargana Magura, P.S. & A.D.S.R office at Bishnupur in the District of 24-Parganas(South);

BUTTED & BOUNDED AS FOLLOWS:-

North

R.S. Dag No. 298

South

R.S. Dag No. 314

East

R.S. Dag No. 312

West

R.S. Dag No. 316

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

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata

in the presence of :-

- 1) Joydes Muknergio 234/34 AJe. Bok Ross Kelkata 700020.
- 2) Samor Kumar Dro. FA. K. S. Ray Roxd. Nol Kata. For and

1) Farojali Malla 11) ISVENTNI JOMA (FIRM) 111) Sayida Lihi

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of :-

1) Joydes Russayin

2) Samon human Das.

(BIMAINE DISTRIBUTORS AND MANAGMENT PVI-LIU.

REKTIA KEDIA

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Availed by -G.P. Shorma, Advocate High Court, Calcutta

RECEIVED by the Vendors of and from within named Purchaser the within mentioned sum of Rs. 16,40,909/-(Rupees Sixteen Lakhs Forty Thousand Nine Hundred Nine) only being the full consideration money as per memo below:-

Rs.16,40,909.00

MEMO OF CONSIDERATION

| Cheque No. | Date | Bank | Amount |
|------------|------------|------|-----------------|
| | 20/09/2010 | Cash | Rs.6,90,909.00 |
| | 21/09/2010 | Cash | Rs.9,50,000.00 |
| | | | Rs.16,40,909.00 |

(Rupees Sixteen Lakhs Forty Thousand Nine Hundred Nine only)

- 1) Joydes Muxherzie
- 2) Samon Kuman Das.

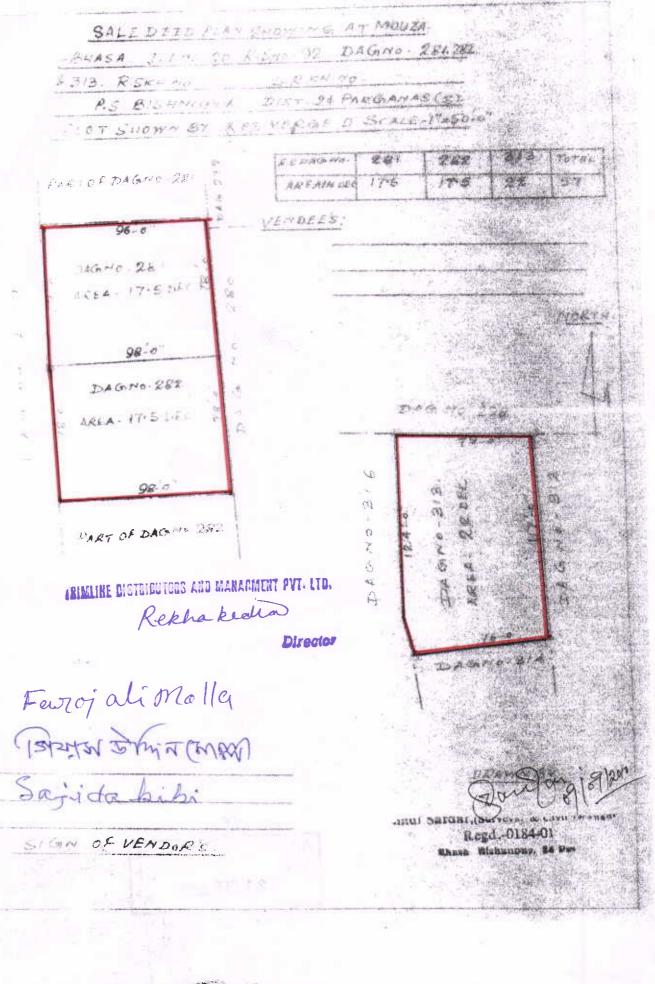
- i) Favrojali Molla
 ii) Istribusting maniii) Sajida bibi

SPECIMEN FORM FOR TEN FINGER PRINTS

| | Signature of the Executants and or Purchaser Presents | | | | | |
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| | | LITTLE | RING [Right | MIDDLE Hand] | FORE | THUMB |

SPECIMEN FORM FOR TEN FINGER PRINTS

| 5 | Signature of the Executants and or Purchaser Presents | | | | | |
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| | ajidabibi | LITTLE | RING [Right | MIDDLE Hand] | FORE | THOMB |
| 1 | 2 | LITTLE | RING [Left | MIDDLE Hand] | FORE | THUMB |
| | | | | | i vie | |
| - | | LITTLE | RING (Right | MIDDLE Hand] | FORE | THUMB |
| | | | | | | |
| | 3 | LITTLE | RING | MIDDLE Hand] | FORE | THUMB |
| | | | 971 | 2 | | |
| | | LITTLE | RING [Right | MIDDLE Hand] | FORE | THUMB |





Government Of West Bengal Office Of the A.R.A.-I KOLKATA District:-Kolkata

Endorsement For Deed Number : I - 09218 of 2010 (Serial No. 07384 of 2010)

On 21/09/2010

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

Presented for registration at 19.25 hrs on :21/09/2010, at the Private residence by Rekha Kedia ,Claimant.

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

Execution is admitted on 21/09/2010 by

- 1. Faroj Ali Molla, son of Bande Ali Molla, Village:Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-Bishnupur, By Caste Muslim, By Profession: Cultivation
- 2. Giyas Uddin Molla, son of Bande Ali Molla, Village:Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:-Bishnupur, By Caste Muslim, By Profession: Cultivation
- 3. Sajida Bibi, wife of Faroj Ali Molla , Village:Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Bishnupur , By Caste Muslim, By Profession : House wife
- Rekha Kedia
 Director, Trimline Distributors And Management Pvt. Ltd., 1/1 A, Vansittart Row, 1st Floor, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O.: Pin:-700001.

 By Profession: Others

Identified By Joydeb Mukherjee, son of Kartik Chandra Mukherjee, 234/3 A, A. J. C. Bose Road, , Kolkata, District:-..., WEST BENGAL, India, P.O. :- Pin :-700020 , By Caste: Hindu, By Profession: Service.

(Dines Kumar Mukhopadhyay) ADDL. REGISTRAR OF ASSURANCE-I

On 22/09/2010

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.-4506516/-

Certified that the required stamp duty of this document is Rs.- 270411 /- and the Stamp duty paid as: Impresive Rs.- 50/-

(Anil Kumar Ghoshal) ADDL. REGISTRAR OF ASSURANCE-I

On 23/09/2010

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

Additional Registrar of Assurancea J. Kolkets (Panif Roman Ghoshal)

ADDL. REGISTRAR OF ASSURANCE-I

EndorsementPage 1 of 2

23/09/2010 12:42:00



Government Of West Bengal Office Of the A.R.A.-I KOLKATA

District:-Kolkata

Endorsement For Deed Number: I - 09218 of 2010

(Serial No. 07384 of 2010)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 49566/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 23/09/2010

Deficit stamp duty

Deficit stamp duty

- 1. Rs. 240087/- is paid05603221/09/2010State Bank of India, CALCUTTA MAIN BRANCH, received on 23/09/2010
- 2. Rs. 30324/- is paid98579521/09/2010State Bank of India, BAGRI MARKET, received on 23/09/2010

(Anil Kumar Ghoshal) ADDL. REGISTRAR OF ASSURANCE-I



Andistone Contrar d Assurances - I, Kolkati 2 3 SEP 2010

(Anil Kumar Ghoshal) ADDL. REGISTRAR OF ASSURANCE-I

EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - ! CD Volume number 22 Page from 3737 to 8760 being No 09218 for the year 2010.



(Anil Kumar Ghoshal) 27-September-2010 ADDL. REGISTRAR OF ASSURANCE-I Office of the A.R.A.-I KOLKATA West Bengal