

expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **ONE PART AND (2) TRIMLINE DISTRIBUTORS AND MANAGEMENT PVT. LTD.**, a company incorporated under the provisions of The Companies Act, 1956, having its registered office at 1/1A, Vansittart Row, 1st Floor, P.S. Hare Street, Kolkata - 700001 represented by one of its **DIRECTOR, MRS. REKHA KEDIA**, wife of Mr. Arun Kedia, residing at 234/3A, A.J.C. Bose Road, P.S. Shakespeare Sarani, Kolkata-700020, hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or interest) of the **OTHER PART:**

WHEREAS by virtue of a Deed of Conveyance dated 15th September, 1972 registered at the office of A.D.S.R. Bishnupur and recorded in Book No. 1, Volume No. 89, Pages 142 to 144, Being No. 8705 for the year 1972 made between Jogendra Nath Rong therein referred to as the Vendor of the One Part and Charan Chandra Mondal, Palan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal therein collectively referred to as the Purchaser of the Other Part the said Jogendra Nath Rong sold conveyed transferred by way of sale assured and assigned All That piece and parcel of Sali agricultural land admeasuring 18 Decimals comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R.S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. - Bishnupur, in the District of 24-Parganas (South); unto and in favour of Charan Chandra Mondal, Palan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by another registered Deed of Conveyance dated 1st October, 1974 registered at the office of A.D.S.R. Bishnupur recorded in Book No. I, Volume No.147, Pages 145 to 147, Being No. 12677 for the year 1974 made between Sadhan Chandra Rong therein referred to as the Vendor of the One Part and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal therein collectively referred to as the Purchaser of the Other Part the said Sadhan Chandra Rong sold conveyed transferred by way of sale assured and assigned All That piece and parcel of Sali agricultural land admeasuring 6 Decimals comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No. 14, R.S. No. 92, situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) unto and in favour of Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of another Deed of Conveyance dated 1st November, 1976 registered at the office of A.D.S.R. Bishnupur recorded in Book No. I, Volume No. 21, Pages 288 to 290, Being No. 8938 for the year 1976 made between Sudhir Chandra Rong therein referred to as the Vendor of the One Part and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal therein collectively referred to as the Purchaser of the Other Part the said Sudhir Chandra Rong sold conveyed transferred by way of sale assured and assigned ALL THOSE pieces and parcels of Sali agricultural land containing by admeasurement a total area of 15,8 Decimals be the same a little more or less out of which 8.6 Decimals is comprised in R.S. Dag No. 276, under R.S. Khatian No. 252 and 7.2 Decimals is comprised in R.S. Dag No. 277, under R.S. Khatian No. 256, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa,

under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) unto and in favour of Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of another Deed of Conveyance dated 5th May 1982 registered at the office of A.D.S.R. Bishnupur recorded in Book No. 1, Volume No. 46, Pages 381 to 392, Being No. 3469 for the year 1982 made between Panchu Charan Bhowmik therein referred to as the Vendor of the One Part and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal therein collectively referred to as the Purchaser of the Other Part the said Panchu Charan Bhowmik sold conveyed transferred by way of sale assured and assigned ALL THOSE pieces and parcels of Sali agricultural land containing by admeasurement a total area of 45 Decimals be the same a little more or less out of which 19 Decimals is comprised in R.S. Dag No. 242, 6 Decimals is comprised in R.S. Dag No. 249 and 20 Decimals is comprised in R.S. Dag No. 241, under R.S. Khatian No. 364 J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) unto and in favour of Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of another registered Deed of Conveyance dated 31st August, 1985 registered at the office of A.D.S.R. Bishnupur recorded in Book No. 1, Volume No. 53, Pages 147 to 153, Being No. 4931 for the year 1985

made between Bechu Lal Rong and Smt. Jasoda Bala Malik therein jointly referred to as the Vendors of the One Part and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal therein collectively referred to as the Purchasers of the Other Part the said Bechu Lal Rong and Smt. Jasoda Bala Malik sold conveyed transferred by way of sale assured and assigned All That piece and parcel of Sali agricultural land admeasuring 12 Decimals comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) unto and in favour of Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of another Deed of Conveyance dated 29th September, 1992 registered at the office of A.D.S.R. Bishnupur recorded in Book No. 1, Volume No. 61, Pages 163 to 168, Being No. 6147 for the year 1992 made between Abu Hossain Molla and Mushammat Chhehar Banu Bibi therein jointly referred to as the Vendor of the One Part and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal therein collectively referred to as the Purchaser of the Other Part the said Abu Hossain Molla and Mushammat Chhehar Banu Bibi sold conveyed transferred by way of sale assured and assigned All That piece and parcel of Sali agricultural land admeasuring 17 Decimals be the same a little more or less comprised in R.S. Dag No. 230, under R.S. Khatian No. 225, corresponding to L.R. Khatian Nos. 131 and 535, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) unto and in favour of Charan Chandra Mondal,

Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of another Deed of Conveyance dated 29th September, 1992 registered at the office of A.D.S.R. Bishnupur recorded in Book No. I, Volume No. 61, Pages 169 to 174, Being No. 6148 for the year 1992 made between Abu Hossain Molla therein referred to as the Vendor of the One Part and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal therein collectively referred to as the Purchaser of the Other Part the said Abu Hossain Molla sold conveyed transferred by way of sale assured and assigned All That piece and parcel of Sali agricultural land admeasuring 15.25 Decimals be the same a little more or less comprised in R.S. Dag No. 233, under R.S. Khatian No. 426, corresponding to L.R. Khatian No. 131, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) unto and in favour of Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of another Deed of Conveyance dated 29th September, 1992 registered at the office of A.D.S.R. Bishnupur recorded in Book No. I, Volume No. 63, Pages 181 to 186, Being No. 6169 for the year 1992 made between Ahad Ali Molla and Ismail Molla therein jointly referred to as the Vendor of the One Part and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal therein collectively referred to as the

Purchaser of the Other Part the said Ahad Ali Molla and Ismail Molla sold conveyed transferred by way of sale assured and assigned All That piece and parcel of Sali agricultural land admeasuring 17 Decimals be the same a little more or less comprised in R.S. Dag No. 230, under R.S. Khatian No. 225, corresponding to L.R. Khatian Nos. 242 and 192, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) unto and in favour of Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of another registered Deed of Conveyance dated 3rd August, 1994 registered at the office of A.D.S.R. Bishnupur recorded in Book No. I, Volume No. 33, Pages 473 to 476, Being No. 3255 for the year 1994 made between Ebrahim Gharami therein referred to as the Vendos of the One Part and Charan Chandra Mondal and Rup Chand Mondal therein jointly referred to as the Purchasers of the Other Part the said Ebrahim Gharami sold conveyed transferred by way of sale assured and assigned All That piece and parcel of Sali agricultural land admeasuring 7.17 Decimals comprised in R.S. Dag No. 239, under R.S. Khatian No. 279, J.L. No. 20, Touzi No. 14, R.S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) unto and in favour of Charan Chandra Mondal and Rup Chand Mondal for the consideration recorded therein free from all encumbrances and charges, lien, lispens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of the aforesaid nine part recited Deeds of Conveyance the said Charan Chandra Mondal, Palan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal became collectively seised and possessed 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 153.22 Decimals be the same a little more or less out of which 34 Decimals comprised in R.S. Dag No. 230, corresponding to L.R. Dag No. 235 under R.S. Khatian No. 225 corresponding to L.R. Khatian Nos.131, 535, 242 & 192, 15.25 Decimals comprised in R.S. Dag No. 233, corresponding to L.R. Dag No. 238 under R.S. Khatian No. 426 corresponding to L.R. Khatian Nos. 131, 7.17 Decimals comprised in R.S. Dag No. 239, corresponding to L.R. Dag No. 244 under R.S. Khatian No. 279 corresponding to L.R. Khatian Nos. 268, 20 Decimals comprised in R.S. Dag No. 241 under R.S. Khatian No. 364, 19 Decimals comprised in R.S. Dag No.242 under R.S. Khatian No. 364, 6 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364, 8.6 Decimals comprised in R.S. Dag No. 276 under R.S. Khatian No. 252, 7.2 Decimals comprised in R.S. Dag No. 277 under R.S. Khatian No. 256 and 36 Decimals is comprised in R.S. Dag No. 278 under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South);

AND WHEREAS by virtue of oral family arrangement and/or partition the said Charan Chandra Mondal was allotted ALL THOSE pieces and parcels of Sali agricultural land containing by admeasurement a total area of 39.19 Decimals be the same a little more or less out of which 8.5 Decimals comprised in R.S. Dag No. 230, corresponding to L.R. Dag No. 235 under R.S. Khatian No. 225 corresponding to L.R. Khatian Nos.131, 535, 242 & 192, 3.81 Decimals comprised

in R.S. Dag No. 233, corresponding to L.R. Dag No. 238 under R.S. Khatian No. 426 corresponding to L.R. Khatian Nos. 131, 3.58 Decimals comprised in R.S. Dag No. 239, corresponding to L.R. Dag No. 244 under R.S. Khatian No. 279 corresponding to L.R. Khatian Nos. 268, 5 Decimals comprised in R.S. Dag No. 241 under R.S. Khatian No. 364, 4.75 Decimals comprised in R.S. Dag No.242 under R.S. Khatian No. 364, 1.5 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364, 2.15 Decimals comprised in R.S. Dag No. 276 under R.S. Khatian No. 252, 1.8 Decimals comprised in R.S. Dag No. 277 under R.S. Khatian No. 256 and 8.1 Decimals is comprised in R.S. Dag No. 278 under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South);

AND WHEREAS by virtue of the said oral family arrangement and/or partition the said Palan Chandra Mondal was allotted All That piece and parcel of Sali agricultural land admeasuring 3.6 Decimals comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South);

AND WHEREAS in view of the aforesaid Charan Chandra Mondal & Palan Chandra Mondal became absolutely seised and possessed of 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 42.79 Decimals be the same a little more or less out of which 8.5 Decimals comprised in R.S. Dag No. 230, corresponding to L.R. Dag No. 235 under R.S. Khatian No. 225 corresponding to L.R. Khatian Nos.131, 535, 242 & 192, 3.81 Decimals comprised in R.S. Dag No. 233, corresponding to L.R. Dag No. 238

under R.S. Khatian No. 426 corresponding to L.R. Khatian Nos. 131, 3.58 Decimals comprised in R.S. Dag No. 239, corresponding to L.R. Dag No. 244 under R.S. Khatian No. 279 corresponding to L.R. Khatian Nos. 268, 5 Decimals comprised in R.S. Dag No. 241 under R.S. Khatian No. 364, 4.75 Decimals comprised in R.S. Dag No. 242 under R.S. Khatian No. 364, 1.5 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364, 2.15 Decimals comprised in R.S. Dag No. 276 under R.S. Khatian No. 252, 1.8 Decimals comprised in R.S. Dag No. 277 under R.S. Khatian No. 256 and 11.7 Decimals is comprised in R.S. Dag No. 278 under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) the particulars whereof are morefully described in the Schedule hereunder written hereinafter referred to as the "said land" free from all encumbrances and charges, lien, lispens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever or howsoever ;

AND WHEREAS by virtue of a Deed of Conveyance dated 4th February, 2008, registered in the office of District Sub-Registrar-IV, Alipore recorded in Book No. 1, CD Volume No. 5, Pages 2812 to 2826, Being No. 607 for the year 2008 made between the said Charan Chandra Mondal and Palan Chandra Mondal therein described as the Vendor of the One Part and Joyotu Land Development Pvt. Ltd. represented by its Managing Director Sri Alok Barman therein described as the Purchaser of the Other Part the said Charan Chandra Mondal and Palan Chandra Mondal sold transferred and conveyed by way of sale assigned and assured unto and in favour of the said Joyotu Land Development Pvt. Ltd. ALL THOSE the said pieces and parcels of Sali agricultural land containing by admeasurement a total area of 42.79 Decimals be the same a little more or less out of which 8.5 Decimals is comprised in R.S. Dag No. 230, corresponding to L.R. Dag No. 235, under R.S. Khatian No. 225, corresponding to L.R. Khatian

Nos.131, 535, 242 & 192, 3.81 Decimals is comprised in R.S. Dag No. 233, corresponding to L.R. Dag No. 238, under R.S. Khatian No. 426, corresponding to L.R. Khatian Nos. 131, 3.58 Decimals is comprised in R.S. Dag No. 239, corresponding to L.R. Dag No. 244, under R.S. Khatian No. 279, corresponding to L.R. Khatian Nos. 268, 5 Decimals is comprised in R.S. Dag No. 241, under R.S. Khatian No. 364, 4.75 Decimals is comprised in R.S. Dag No.242, under R.S. Khatian No. 364, 1.5 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364, 2.15 Decimals is comprised in R.S. Dag No. 276, under R.S. Khatian No. 252, 1.8 Decimals is comprised in R.S. Dag No. 277, under R.S. Khatian No. 256 and 11.7 Decimals is comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) at or for the consideration and on the terms and conditions recorded therein free from all encumbrances and charges, lien, lispendens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

AND WHEREAS by virtue of the said Deed of Conveyance dated 4th February, 2008 the said Joyotu Land development Pvt. Ltd. being the Vendor herein became absolutely seised and possessed of or otherwise well and sufficiently entitled to ALL THOSE the said pieces and parcels of Sali agricultural land containing by admeasurement a total area of 42.79 Decimals be the same a little more or less out of which 8.5 Decimals is comprised in R.S. Dag No. 230, corresponding to L.R. Dag No. 235, under R.S. Khatian No. 225, corresponding to L.R. Khatian Nos.131, 535, 242 & 192, 3.81 Decimals comprised in R.S. Dag No. 233, corresponding to L.R. Dag No. 238, under R.S. Khatian No. 426, corresponding to L.R. Khatian Nos. 131, 3.58 Decimals is comprised in R.S. Dag No. 239, corresponding to L.R. Dag No. 244, under R.S. Khatian No. 279, corresponding to L.R. Khatian Nos. 268, 5 Decimals is comprised in R.S. Dag No. 241, under R.S.

Khatian No. 364, 4.75 Decimals is comprised in R.S. Dag No.242, under R.S. Khatian No. 364, 1.5 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364, 2.15 Decimals is comprised in R.S. Dag No. 276, under R.S. Khatian No. 252, 1.8 Decimals is comprised in R.S. Dag No. 277, under R.S. Khatian No. 256 and 11.7 Decimals is comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) hereinafter referred to as the said land free from all encumbrances and charges, lien, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever and howsoever;

AND WHEREAS in view of the aforesaid the Vendor has approached 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 42.79 Decimals be the same a little more or less out of which 8.5 Decimals is comprised in R.S. Dag No. 230, corresponding to L.R. Dag No. 235, under R.S. Khatian No. 225, corresponding to L.R. Khatian Nos.131, 535, 242 & 192, 3.81 Decimals is comprised in R.S. Dag No. 233, corresponding to L.R. Dag No. 238, under R.S. Khatian No. 426, corresponding to L.R. Khatian Nos. 131, 3.58 Decimals is comprised in R.S. Dag No. 239, corresponding to L.R. Dag No. 244, under R.S. Khatian No. 279, corresponding to L.R. Khatian Nos. 268, 5 Decimals is comprised in R.S. Dag No. 241, under R.S. Khatian No. 364, 4.75 Decimals is comprised in R.S. Dag No.242 under R.S. Khatian No. 364, 1.5 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364, 2.15 Decimals is comprised in R.S. Dag No. 276, under R.S. Khatian No. 252, 1.8 Decimals is comprised in R.S. Dag No. 277, under R.S. Khatian No. 256 and 11.7 Decimals is comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Pan'chayat, P.S.- Bishnupur, A.D.S.R. –

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, lispensens, mortgages, trusts, barga, requisition and acquisition, claims and demands whatsoever;

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

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

AND WHEREAS the Vendor has also declared and represented that there is no bargadar in respect of any part of the said land save and except the Vendor 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 Vendor has 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 42.79 Decimals be the same a

little more or less out of which 8.5 Decimals is comprised in R.S. Dag No. 230, corresponding to L.R. Dag No. 235, under R.S. Khatian No. 225, corresponding to L.R. Khatian Nos.131, 535, 242 & 192, 3.81 Decimals is comprised in R.S. Dag No. 233, corresponding to L.R. Dag No. 238 under R.S. Khatian No. 426 corresponding to L.R. Khatian Nos. 131, 3.58 Decimals is comprised in R.S. Dag No. 239, corresponding to L.R. Dag No. 244, under R.S. Khatian No. 279, corresponding to L.R. Khatian Nos. 268, 5 Decimals is comprised in R.S. Dag No. 241, under R.S. Khatian No. 364, 4.75 Decimals is comprised in R.S. Dag No.242, under R.S. Khatian No. 364,1.5 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364, 2.15 Decimals is comprised in R.S. Dag No. 276, under R.S. Khatian No. 252, 1.8 Decimals is comprised in R.S. Dag No. 277, under R.S. Khatian No. 256 and 11.7 Decimals is comprised in R.S. Dag No. 278 under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – 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.11,67,000/- (Rupees Eleven Lakhs Sixty Seven Thousand) only free from all encumbrances and charges, mortgages, liens, lispensens, mortgages, trust, requisition and acquisition, barga, claims and demands whatsoever and howsoever as stated hereunder ;

AND WHEREAS by virtue of the aforesaid the Purchaser has requested the Vendor to execute and register the Deed of Conveyance in respect of the said land which the Vendor has 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. 11,67,000/- (Rupees Eleven Lakhs Sixty Seven Thousand)only paid by the Purchaser to the Vendor

on or before the execution of these presents (the receipt whereof the Vendor doth 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 Vendor doth 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 42.79 Decimals be the same a little more or less out of which 8.5 Decimals is comprised in R.S. Dag No. 230, corresponding to L.R. Dag No. 235, under R.S. Khatian No. 225, corresponding to L.R. Khatian Nos.131, 535, 242 & 192, 3.81 Decimals is comprised in R.S. Dag No. 233, corresponding to L.R. Dag No. 238, under R.S. Khatian No. 426, corresponding to L.R. Khatian Nos. 131, 3.58 Decimals is comprised in R.S. Dag No. 239, corresponding to L.R. Dag No. 244, under R.S. Khatian No. 279, corresponding to L.R. Khatian Nos. 268, 5 Decimals is comprised in R.S. Dag No. 241, under R.S. Khatian No. 364, 4.75 Decimals is comprised in R.S. Dag No.242, under R.S. Khatian No. 364, 1.5 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364, 2.15 Decimals is comprised in R.S. Dag No. 276, under R.S. Khatian No. 252, 1.8 Decimals is comprised in R.S. Dag No. 277, under R.S. Khatian No. 256 and 11.7 Decimals is comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92, situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South) the details whereof are morefully described in '**Part-A**', '**Part-B**', '**Part-C**', '**Part-D**', '**Part-E**', '**Part-F**', '**Part-G**', '**Part-H**' and '**Part-I**' 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 privileges, easements, advantages and appurtenance whatsoever 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 Vendor 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 Vendor or any person or persons from whom the Vendor 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 VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) **THAT NOTWITHSTANDING** any act deed or thing done hereto before executed or knowingly suffered to the contrary the Vendor is now lawfully seised and possessed of the said land free from any encumbrances attachments or defect in title whatsoever and the Vendor has 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 Vendor or any person, or persons having or lawfully claiming from under or in trust for the Vendor or its 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 Vendor 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 Vendor or its predecessors-in-title or any person or persons having or lawfully claiming as aforesaid.

d) **THAT** the Vendor and all persons having or lawfully claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendor 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 Vendor doth 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 Vendor doth hereby declares 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 Vendor hereby agrees 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.

g) **THAT** the Vendor has 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 Vendor if the Purchaser is dispossessed or deprived of full enjoyment of the said land or any part thereof then in that event the Vendor hereby agrees to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the said land hereby sold to the Purchaser.

h) **THAT** the Vendor doth 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 Vendor or any of its predecessors-in-title in respect of the said land up to the date of execution of these presents.

i) **THAT** the Vendor 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 Vendor 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.

k) **THAT** the Vendor hereby declares that that the Vendor has been in absolute possession of the said land and none else have any right title and interest therein.

l) **THAT** the Vendor hereby confirms 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 Vendor doth hereby irrevocably nominate constitute and appoint and ordain in its place and stead and depute the Purchaser as its true and lawful Attorney for and on behalf and in the name of the Vendor 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 Vendor doth hereby ratify and confirm the same.

THE SCHEDULE ABOVE REFERRED TO:
(Part-A)

ALL THAT piece and parcel of Sali agricultural land admeasuring 8.5 Decimals be the same a little more or less comprised in R.S. Dag No. 230, under R.S. Khatian No. 225, corresponding to L.R. Khatian Nos. 131, 535, 242 and 192, J.L. No. 20, Touzi No.14, R. S. No. 92, situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South);

BUTTED & BOUNDED AS FOLLOWS:-

North	:	R.S. Dag No. 233
South	:	Part of R.S. Dag No. 230
East	:	Others land
West	:	R.S. Dag No. 227

THE SCHEDULE ABOVE REFERRED TO:
(Part-B)

ALL THAT piece and parcel of Sali agricultural land admeasuring 3.81 Decimals be the same a little more or less comprised in R.S. Dag No. 233, under R.S. Khatian No. 426, corresponding to L.R. Khatian No. 131, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South);

BUTTED & BOUNDED AS FOLLOWS:-

North : R.S. Dag No. 234
South : Others land
East : R.S. Dag No. 238
West : Part of R.S. Dag No. 233

THE SCHEDULE ABOVE REFERRED TO:
(Part-C)

ALL THAT piece and parcel of Sali agricultural land admeasuring 3.58 Decimals be the same a little more or less comprised in R.S. Dag No. 239, under R.S. Khatian No. 279, J.L. No. 20, Touzi No.14, R. S. No. 92, situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South);

BUTTED & BOUNDED AS FOLLOWS:-

North : Part of R.S. Dag No. 239
South : R.S. Dag No. 277, 278 & 279
East : R.S. Dag No. 240
West : R.S. Dag No. 238

THE SCHEDULE ABOVE REFERRED TO:
(Part-D)

ALL THAT piece and parcel of Sali agricultural land admeasuring 5 Decimals comprised in R.S. Dag No. 241, under R.S. Khatian No. 364 J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24- Parganas (South);

BUTTED & BOUNDED AS FOLLOWS:-

North : R.S. Dag No. 242
South : Part of R.S. Dag No. 241
East : R.S. Dag No. 253
West : R.S. Dag No. 240

THE SCHEDULE ABOVE REFERRED TO:
(Part-E)

ALL THAT piece and parcel of Sali agricultural land admeasuring 4.75 Decimals comprised in R.S. Dag No. 242, under R.S. Khatian No. 364 J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24- Parganas (South);

BUTTED & BOUNDED AS FOLLOWS:-

North : Part of R.S. Dag No. 242
South : R.S. Dag No. 241
East : R.S. Dag No. 251
West : R.S. Dag No. 240

THE SCHEDULE ABOVE REFERRED TO:
(Part-F)

ALL THAT piece and parcel of Sali agricultural land admeasuring 1.5 Decimals is comprised in R.S. Dag No. 249, under R.S. Khatian No. 364 J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South);

BUTTED & BOUNDED AS FOLLOWS:-

North : R.S. Dag No. 246
South : R.S. Dag No. 250
East : Part of R.S. Dag No. 249
West : R.S. Dag No. 243

THE SCHEDULE ABOVE REFERRED TO:
(Part-G)

ALL THAT piece and parcel of Sali agricultural land admeasuring 2.15 Decimals be the same a little more or less comprised in R.S. Dag No. 276, under R.S. Khatian No. 252, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. – Bishnupur, in the District of 24-Parganas (South)

BUTTED & BOUNDED AS FOLLOWS:-

North : R.S. Dag No. 240
South : Part of R.S. Dag No. 276
East : R.S. Dag No. 275
West : R.S. Dag No. 277

THE SCHEDULE ABOVE REFERRED TO:
(Part-H)

ALL THAT piece and parcel of Sali agricultural land admeasuring 1.8 Decimals be the same a little more or less comprised in R.S. Dag No. 277, under R.S. Khatian No. 256, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. - Bishnupur, in the District of 24-Parganas (South);

BUTTED & BOUNDED AS FOLLOWS:-

North : R.S. Dag No. 240 & 239
South : Part of R.S. Dag No. 277
East : R.S. Dag No. 276
West : R.S. Dag No. 278

THE SCHEDULE ABOVE REFERRED TO:
(Part-I)

ALL THAT piece and parcel of Sali agricultural land admeasuring 11.7 Decimals be the same a little more or less comprised in R.S. Dag No. 278, under R.S. Khatian No. 255, J.L. No. 20, Touzi No.14, R. S. No. 92 situate lying at Mouza Bhasa, under Paschim Bishnupur Gram Panchayat, P.S.- Bishnupur, A.D.S.R. - Bishnupur, in the District of 24-Parganas (South);

BUTTED & BOUNDED AS FOLLOWS:-

North : R.S. Dag No. 239
South : Others land
East : R.S. Dag No. 278
West : R.S. Dag No. 279

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 **VENDOR** at Kolkata

in the presence of :-

1. Japan dey
B-12- Dr. H.K. Chatterjee Lane
Howrah
2. Saman Kumar Das.
7A, Niram Shankar Ray Road.
Kolkata - 700 001

JOYDI DEVELOPMENT PVT. LTD.

Alok

Managing Director

(AABCJ 4072D)

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

in the presence of :-

1. Japan dey
2. Saman Kumar Das.
7A, Niram Shankar Ray Road.
Kolkata - 700 001

SHIBLIME DISTRIBUTORS AND MANAGEMENT PVT. LTD.

Rekha Kedia

Director

(REKHA KEDIA)

AABCT 16499

Drafted by -
G.P. Sharma, Advocate
High Court, Calcutta

RECEIVED by the Vendor of and from within named Purchaser the within mentioned sum of Rs. 11,67,000/- (Rupees Eleven Lakhs Sixty Seven Thousand) only being the full consideration money as per memo below :-

Rs.11,67,000.00

MEMO OF CONSIDERATION

<u>Bank</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
	152720	17, 9, 2010	HDFC Bank A/c.	Rs. 11,67,000.00
				<u>Rs.11,67,000.00</u>

(Rupees Eleven Lakhs Sixty Seven Thousand only)

WITNESSES:-
























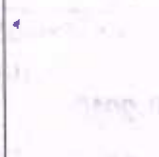
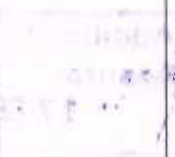






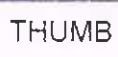
1. Japan day
2. Samar Kumar Das

JAYU LANG DEVELOPMENT PVT. LTD.

Handwritten signature

Managing Director

SPECIMEN FORM FOR TEN FINGER PRINTS

S.L. No.	Signature of the Executants and or Purchaser Presents					
						
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
	<i>Rekhakedia</i>	LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB
2						
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
	<i>Atch</i>	LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB
3						
		LITTLE	RING [Left	MIDDLE Hand]	FORE	THUMB
						
		LITTLE	RING [Right	MIDDLE Hand]	FORE	THUMB

SITE PLAN OF R.S. DAGs NO- 278, 276, 277, 241, 242, 230, 233, 239, 249, UNDER R.S. KHATIAN NO:- 256, 252, 256, 364, 225, 426 & 279, MOUZA - BHASHA, T.I. NO - 20, P.S. - BISHAMPUR DIST. - 24 PGNs. (5).

AREA OF LAND. \Rightarrow R.S. DAGs NO - 278 = 11.70 DECI.

R.S. DAG NO - 242 = 4.75 DECI.

R.S. DAG NO - 276 = 2.15 "

R.S. DAG NO - 277 = 1.80 "

R.S. DAG NO - 241 = 5.00 "

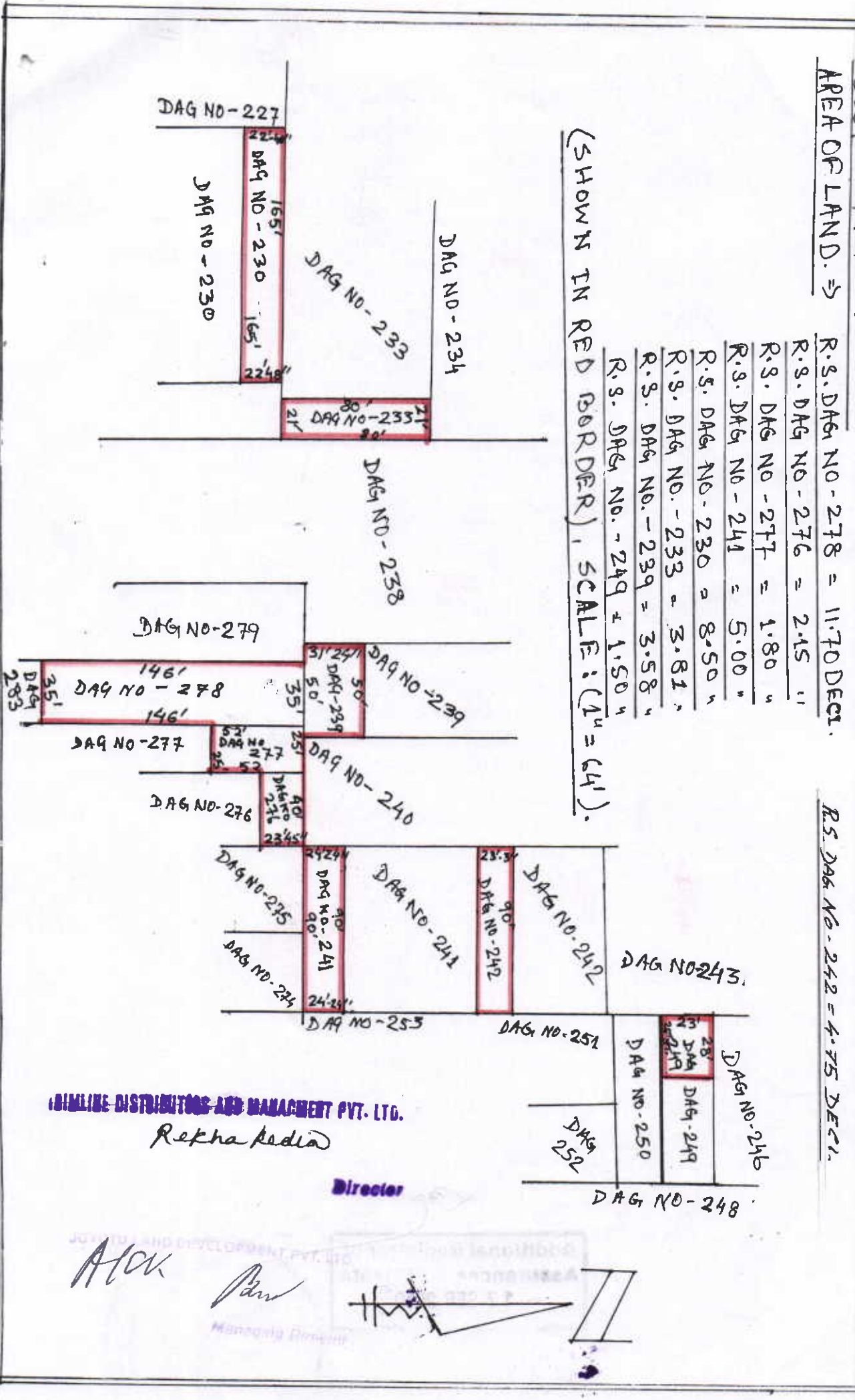
R.S. DAG NO - 230 = 8.50 "

R.S. DAG NO - 233 = 3.81 "

R.S. DAG NO - 239 = 3.58 "

R.S. DAGs NO. - 249 = 1.50 "

(SHOWN IN RED BORDER), SCALE: (1" = 64').



ONLINE DISTRIBUTORS AND MANAGEMENT PVT. LTD.

Rekha Redia

Director

JOINTLY AND DEVELOPMENT PVT. LTD.

Alex

Manoj Redia





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

Endorsement For Deed Number : I - 09084 of 2010
(Serial No. 07239 of 2010)

On 17/09/2010

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

Presented for registration at 18.00 hrs on :17/09/2010, at the Private residence by Rekha Kedia ,Claimant.

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

Execution is admitted on 17/09/2010 by

1. Alok Barman
Managing Director, Joyotu Land Developers Pvt. Ltd., 35/1, , CALCUTTA, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700034 .
, By Profession : Business
 2. Rekha Kedia
Director, Trimline Distributors And Management Pvt. Ltd., 1/1 A, Vansittart Row, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
, By Profession : Business
- Identified By G. P. Sharma, son of ... , High Court, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

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

On 18/09/2010

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.-3604374/-

Certified that the required stamp duty of this document is Rs.- 216283 /- and the Stamp duty paid as: Impresive Rs.- 50/-

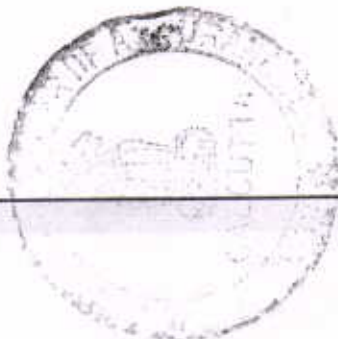
(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 20/09/2010

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:



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

EndorsementPage 1 of 2



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

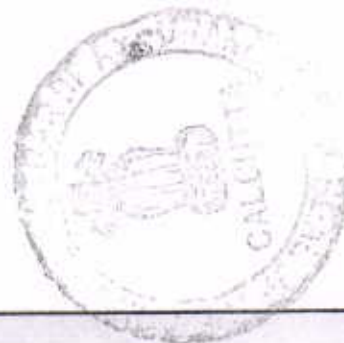
Endorsement For Deed Number : I - 09084 of 2010
(Serial No. 07239 of 2010)

Fee Paid in rupees under article : A(1) = 39644/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on
20/09/2010

Deficit stamp duty

Deficit stamp duty Rs. 216283/- is paid 05592216/09/2010 State Bank of India, CALCUTTA MAIN
BRANCH, received on 20/09/2010

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



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

=====
DATED THIS 17TH DAY OF SEPTEMBER 2010
=====

BETWEEN

JOYOTU LAND DEVELOPMENT (P) LTD.

..... VENDOR

AND

TRIMLINE DISTRIBUTORS AND MANAGEMENT

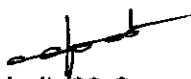
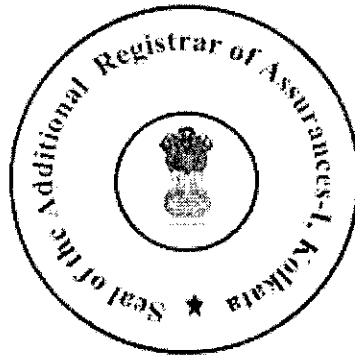
PVT. LTD.

..... PURCHASER

DEED OF CONVEYANCE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 5968 to 5999
being No 09084 for the year 2010.



(Anil Kumar Ghoshal) 22-September-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal