





Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08592 / 2010, Deed No. (Book - I , 09426/2010)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Majaffar Molla	 22-12-10


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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Majaffar Molla Address -Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Bishnupur	Attorney	 22/12/2010	 LTI 22/12/2010	

Name of Identifier of above Person(s)

Ezazul Islam Sardar
 Uttar Kazirhat, Thana:-Bishnupur, District:-South
 24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date


 22/12/2010





(Dulal Chandra Saha)

DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 09426 of 2010
(Serial No. 08592 of 2010)

On

Payment of Fees:

On 22/12/2010

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:

Amount By Cash

Rs. 23997/-, on 22/12/2010

(Under Article : A(1) = 23958/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 22/12/2010)

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.-2178848/-

Certified that the required stamp duty of this document is Rs.- 108952 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 200/- is paid, by the draft number 378168, Draft Date 20/12/2010, Bank Name State Bank of India, ALIPORE, received on 22/12/2010
2. Rs. 4000/- is paid, by the draft number 601427, Draft Date 22/12/2010, Bank Name State Bank of India, SIRITI - MUCHIPARA, received on 22/12/2010
3. Rs. 6150/- is paid, by the draft number 378167, Draft Date 20/12/2010, Bank Name State Bank of India, ALIPORE, received on 22/12/2010
4. Rs. 44130/- is paid, by the draft number 375741, Draft Date 02/12/2010, Bank Name State Bank of India, ALIPORE, received on 22/12/2010
5. Rs. 49340/- is paid, by the draft number 377515, Draft Date 13/12/2010, Bank Name State Bank of India, ALIPORE, received on 22/12/2010
6. Rs. 200/- is paid, by the draft number 378190, Draft Date 21/12/2010, Bank Name State Bank of India, ALIPORE, received on 22/12/2010

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

Presented for registration at 12.39 hrs on :22/12/2010, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Majaffar Molla ,Executant.

(Dulal ChandraSaha)

DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 09426 of 2010
(Serial No. 08592 of 2010)

Executed by Attorney

Execution by

1. Majaffar Molla, son of Nur Nabi Molla , Bhasa, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Bishnupur By Caste Muslim By Profession: Business,as the constituted attorney of 1. Mor Salim Gharami 2. Mostakin Gharami is admitted by him.

Identified By Ezazul Islam Sardar, son of Rahim Sardar, Uttar Kazirhat, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

Ibrahim Gharami, by faith Muslim, by occupation Cultivation, both residing at Village Bhasa, Police Station Bishnupur, District 24-Parganas (South), hereinafter jointly referred to as **“THE VENDORS”** (which expression unless repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) represented by their **Constituted Attorney Majaffar Molla**, son of Nur Nabi Molla, by faith Muslim, by occupation Business, Nationality Indian, residing at Bhasa, Post & Police Station Bishnupur, District 24-parganas (South), by a registered **General Power of Attorney** dated 07.06.2010 registered in the office of the Additional Registrar of Assurance – III, Kolkata, recorded in Book No. IV, CD Volume No.4, Pages from 9337 to 9346, Being No. 03401 for the year 2010 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 & Authorized Signatory **MRS. REKHA KEDIA**, 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 Akkach Ali Gharami son of late Sahaman Gharami of Village Bhasa, Police Station Bishnupur, 24-Parganas (South), by a registered Deed of Conveyance dated 10th day of July 1984 corresponding to 25th day of Ashwar 1391 B.S. sold transferred conveyed released and assigned all that $6 \frac{2}{3}$ rd decimals of land out of 30 decimals of Sali Land comprised in Dag No. 312, and $2 \frac{1}{2}$ decimals of Sali land out of 17 decimals of Sali land comprised in Dag No. 227, 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 and the same was registered in the office of the Sub-Registrar Bishnupur, recorded in Book No.1, Volume No. 28, Pages 211 to 214, being No. 5544 for the year 1984;

And whereas by another registered Deed of Conveyance dated 7th day of December 1982 corresponding 21st day of Aghrayan 1389 B.S. said Akkach Ali Gharami sold transferred conveyed released and assigned unto and in favour of the Vendor above named all that $8 \frac{1}{2}$ decimals of Sali land out of 17 decimals of Sali land comprised in Dag No. 227 within District 24-Parganas (South), Police Station & Sub-Registry Bishnupur, Pargana Magura, Touzi No. 14, J.L. No.20, R.S. No. 92, of Mouza Bhasa and the same was registered in the office of the Sub Registrar Bishnupur, recorded in Book No.1, Volume No. 114, pages 83 to 88, Being Deed No. 8912 for the year 1982;

And whereas by another registered Deed of Conveyance dated 4.4.1983 corresponding to 20th day of Chaitra 1390 B.S. registered in the office of the Sub-Registrar Bishnupur recorded in Book No.1, Volume No. 54, Being No. 3672 one Kuddus Ali Molla son of Mohammed Ali Molla of Village Bhasa, P.S. Bishnupur, District 24-parganas (South), sold transferred conveyed released and assigned ALL THAT 17 decimals of Sali Land comprised in Khatian No. 22, Dag No. 230, out of 51 decimals of Sali land, R.S. No. 92, J.L. No.20, Touzi No. 14, Mouza Bhasa, Pargana Magura, Police Station & Sub Registry Bishnupur, District 24-Parganas (South) unto and in favour of the Vendor above named;

And whereas by another registered Deed of Conveyance dated 30th day of April 1988 corresponding to 17th day of Baisakh 1395 B.S. one Mohiuddin Gharami son of late Akkach Gharami (2) Mst. Hazra Bibi, wife of late Akkach Gharami (3) Mst. Anjuman Bibi, wife of Late Sabir Sk. And (4) Mst. Adia Bibi wife of Mor Selim Sk. All of Bhasa, Police Station Bishnupur, 24-parganas (South), sold transferred conveyed released and assigned all that 6 decimals of land out of 17 decimals of land comprised in Dag No. 227, Khatian No. 224, J.L. No.20, R.S. No. 92, Touzi No. 14, Mouza Bhasa, Pargana Magura, Police Station Bishnupur, District 24-parganas (South) and the same was registered in

the office of the Sub-Registrar Bishnupur, recorded in Book No. 1, Volume No. 30, Pages 273 to 278, Being No. 2428 for the year 1988;

And whereas being thus in possession of 17 decimals of land comprised in Dag No. 227, and 17 decimals of land part of Dag No. 230 and $6 \frac{2}{3}$ decimals of land in Dag No. 312 in all $40 \frac{2}{3}$ Decimals of land within Khatian No. 1015, J.L. No.20, Police Station Bishnupur, the description of which are fully and particularly referred in the Schedule hereunder and hereinafter called 'the said property';

And whereas for urgent need of money and personal reasons, the Vendors declared their intention to sell the property described in the Schedule hereunder at or for a total price of Rs.12,30,300/- and 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 upon receipt of the full price of the said property, the receipt whereof the Vendors do hereby admit and acknowledge as per the Memo of Consideration below and the Vendors sell, transfer, convey, release and assign the property described in the Schedule hereunder unto and in favour of the Purchaser above named free from all encumbrances, charges, liens, lispens, in any manner whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance to the above and in consideration of the sum of Rs.12,30,300/-(Rupees twelve lakhs thirty thousand three hundred only) to the Vendors paid by the Purchaser at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby admits and acknowledges) and hereby acquits, releases and discharges the Purchaser their heirs, executors, administrators, representatives and assigns and everyone of them and also the said property the Vendors as beneficial owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser its successors-in-business and assigns all that District 24-Parganas (South), A.D.S.R. & Police Station Bishnupur, land measuring about **17 Decimals** comprised in Dag No. 227, butted and bounded by; - on the North – Land of Dag No. 226, on the South – land of Dag No. 289, on the East – land of Dag No. 228, on the West – land of Dag No. 225; adjoining land measuring about **17 decimals** comprised in Dag No. 230, butted and bounded by; - on the North – Land of Dag No. 233, on the South – land of Dag No. 228, on the East – land of Dag No. 230, on the West – land of Dag No. 226; and land measuring about **6.60 decimals** of land comprised in Dag No. 312, butted and bounded by; - on the North – Land of Dag No. 312, on the South – land of Dag No. 311, on the East – land of Dag No. 310, on the West – land of partly Dag No. 313 and partly Dag No. 314; Khatian No. 1015, in all $40 \frac{2}{3}$ Decimals of Sali land of Mouza Bhasa, J. L. No.20, Pargana Magura,

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 remainder 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 Vendors 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 Vendors their heirs, executors, administrators or representatives or any persons from whom they or they 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 Vendors or by any of their predecessors or ancestors-in-title, done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and now have 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 their 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or from or under any of their 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 Vendors 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 Vendors or any of their ancestors or predecessors-in-title in any person or persons lawfully or equitably and

claim as aforesaid AND FURTHER THAT the vendors, 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 them, the vendors or from or under any of their 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, their 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 Vendors and all their 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 Vendors or any breach of the covenant hereunder contained.

THE SCHEDULE ABOVE REFERRED TO:

District 24-Parganas (South), A.D.S.R. & Police Station Bishnupur, land measuring about **17 Decimals** comprised in Dag No. 227, butted and

bounded by; - on the North – Land of Dag No. 226, on the South – land of Dag No. 289, on the East – land of Dag No. 228, on the West – land of Dag No. 225; adjoining land measuring about **17 decimals** comprised in Dag No. 230, butted and bounded by; - on the North – Land of Dag No. 233, on the South – land of Dag No. 228, on the East – land of Dag No. 230, on the West – land of Dag No. 226; and land measuring about **6.60 decimals** of land comprised in Dag No. 312, butted and bounded by; - on the North – Land of Dag No. 312, on the South – land of Dag No. 311, on the East – land of Dag No. 310, on the West – land of partly Dag No. 313 and partly Dag No. 314; Khatian No. 1015, in all $40 \frac{2}{3}$ Decimals of Sali land of Mouza Bhasa, J. L. No.20, Pargana Magura, within the limits of The Paschim Bishnupur Gram Panchayat No. 1, more fully and particularly delineated in the sketch map annexed hereto marked with RED border.

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

WITNESSES:-

1) Joydeb Mukherjee
234/34 A J C Bose Road
Kolkata - 700020

2) Ejazul Islam Sarker
vill- Uttar Garibhat.

as constituted attorney of Maja Hanu Molla
Mousalim Gharani & Mostafiz Gharani
VENDORS

~~_____~~
PURCHASER

Drafted by me and
Prepared in my chamber
Falguni Roy 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.12,30,300/- (Rupees twelve lakhs thirty thousand three hundred only) being the full amount of consideration as per memorandum below:

By ~~XXXXXX~~ A/C payee cheque
NO 804578 dt 4/3/10 drawn on
HDFC Bank Stephen House Bv.

Rs: 6,00,000.00

By cash

Rs: 6,30,300.00

Total Rs: 12,30,300.00.

WITNESSES:

1) Joyales Mukherjee

2) Sajidul Islam Qardar

as constituted attorney of Manselima Chagolmi & Mostafizur Rahman

Maja Rana Molla

VENDORS

SITE PLAN AT DAG NOS- 227, 230, & 312, KH NO- 1015, T.L NO-20

MOUZA-BHASA, P.S.-BISHNUPUR, DIST-24 PARGANAS (S)

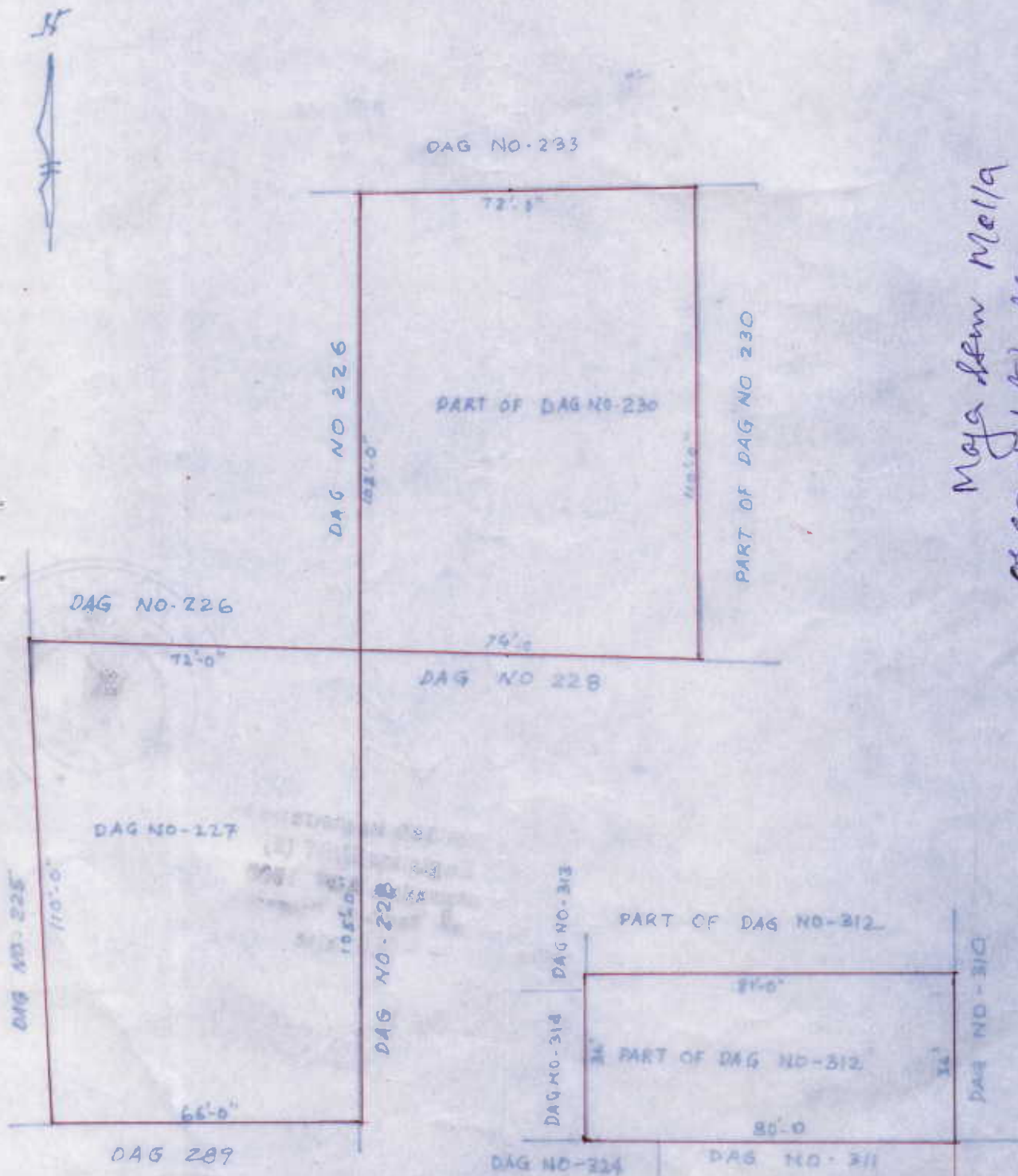
(A) DAG NO-227, AREA-17 DEC

SCALE - 1" = 33'0"

(B) PART OF DAG NO-230, AREA 17 DEC

(C) PART OF DAG NO-312 AREA 659 DEC

AREA SHOWN IN RED BORDER




Moga Ram Malla
Os. Carsh. H. K. H. attorney of
Muz. Selim Charami &
Mostafin Charami

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 2874 to 2892
being No 09426 for the year 2010.




(Dulal Chandra Saha) 23-December-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

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

PHOTO	Left hand					
	Right hand					

Name

Signature

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name

Signature ... *Moja Shree Malla as (constituted attorney of Marsdim Aharami & Mostafirin Aharami)*

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name ... *REKHA KEDIA*

Signature ... *Rekha Kedia*