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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 818305

[Signature]
 District Sub Registrar,
 Registrar U/S T (2) of
 Registration ACT 1908
 Superc. South 24 Parganas
 * 6 MAR 2010

[Signature] 250/-
[Signature] 150/-
 H. 400/-
 Realized on 15/3/10

[Handwritten notes]
 354/10
 4/11/10
 7-12

THIS INSTRUMENT IS VALID ONLY IF REGISTERED WITHIN THE TIME LIMITS SPECIFIED IN SECTION 17(1) OF THE REGISTRATION ACT, 1908. THE TIME LIMITS ARE: (a) IN CASE OF TRANSFER OF IMMOVABLE PROPERTY, THREE MONTHS FROM THE DATE OF EXECUTION OF THE INSTRUMENT; (b) IN CASE OF OTHER INSTRUMENTS, SIX MONTHS FROM THE DATE OF EXECUTION OF THE INSTRUMENT.

THIS INDENTURE made this 15th day of March 2010
 BETWEEN H. S. CHARITABLE TRUST, a public charitable trust, having its office at
25/1, Lake Avenue, Kolkata - 700 026, having Income Tax PAN No. AAATH2705F,
 represented by all its trustees, namely, (1) MR. HARAN CHANDRA SARKER, (2).

[Signature]
 HS CHARITABLE TRUST
Haran chandra Sarker
 Trustee

[Signature]
 HS CHARITABLE TRUST
Anjan Sarker
 Trustee

HS CHARITABLE TRUST
[Signature]
 Trustee

HS CHARITABLE TRUST
Samar Nath Choudhary
 Trustee

HS CHARITABLE TRUST
Sankar Sarker

HS CHARITABLE TRUST
Anjan Sarker

188428

NAME	<i>P. Sanyal</i>
ADD/ADV	
RS.	<i>2, 1st</i>
10 MAR 2010	
SUPARAJEE Licenses Stamp Vendor C. C. Court 2 A 3, K. S. Road, Ind	

W

[Signature]

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[Signature]



427

- LEAGUE DISTRIBUTORS PVT. LTD.
- PASSION DEALERS PVT. LTD.
- PENTAGON SUPPLIERS PVT. LTD.
- HORNBILL TRADECOM PVT. LTD.
- JALAPENO SALES PVT. LTD.
- GLADIOLUS MERCHANTS PVT. LTD.
- CONNECT DEALCOM PVT. LTD.
- JACKPOT TRADELINK PVT. LTD.
- TWIN STAR DEALCOM PVT. LTD.
- OMNI COMMODEAL PVT. LTD.
- QUEENBEE SALES PVT. LTD.
- ZEAL DEALCOM PVT. LTD.
- LIMELIGHT MERCHANDISE PVT. LTD.
- SKDANTA MERCHANDISE PVT. LTD.
- FLAME SALES PVT. LTD.
- FOCUS DEALERS PVT. LTD.
- SUCCESS COMMO SALES PVT. LTD.



Special Job Registrar,
Registrar U/37 (A) of
Registration ACT 1998
South 84 Bangalore
15 MAR 2010

[Signature]
Director/Authorized

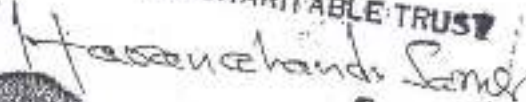
MR. SAMIRAN SARKER, (3) MR. ANJAN SARKER, all sons of Sri Haran Chandra Sarker, all residing at 5/1, Lake Avenue, Kolkata - 700 026, (4) MR. TAPAS KUMAR SINGHA, son of Late Shambhu Nath Singha, residing at Bibhav Bari Apartment, CA5/7, Deshbandhu Nagar, Baguihati, Kolkata - 700 059, (5) MR. AMAR NATH CHONGDER AND (6) MR. SAMAR NATH CHONGDER, both sons of Late Gourmohan Chongder, both residing at 16/1/1, Kailash Banerjee Lane, Howrah - 711 101, hereinafter referred to as the "VENDOR" (which expression shall mean and include its successors-in-office and/or assigns) of the FIRST PART; (1) AGNI DEALCOM PRIVATE LIMITED, (2) COMMITMENT VINCOM PRIVATE LIMITED, (3) CONNECT DEALCOM PRIVATE LIMITED, (4) DECAGON DEALERS PRIVATE LIMITED, (5) EKDANTA MERCHANDISE PRIVATE LIMITED, (6) FLAME SALES PRIVATE LIMITED, (7) FOCUS DEALERS PRIVATE LIMITED, (8) GLADIOLUS MERCHANTS PRIVATE LIMITED, (9) HORNBILL TRADECOM PRIVATE LIMITED, (10) ICONIC SUPPLIERS PRIVATE LIMITED, (11) INNOVATIVE COMMOALES PRIVATE LIMITED, (12) JACKPOT TRADELINK PRIVATE LIMITED, (13) JALAPENO SALES PRIVATE LIMITED, (14) JUNIPER COMMOTRADE PRIVATE LIMITED, (15) KAMAKSHYA VINIMAY PRIVATE LIMITED, (16) KSHITIJ VINCOM PRIVATE LIMITED, (17) LEAGUE DISTRIBUTORS PRIVATE LIMITED, (18) LIMELIGHT MERCHANDISE PRIVATE LIMITED, (19) OMNI COMMODEAL PRIVATE LIMITED, (20) PASSION DEALERS PRIVATE LIMITED; (21) PENTAGON SUPPLIERS PRIVATE LIMITED, (22) QUEENBEE SALES PRIVATE LIMITED, (23) QUICK COMMOALES PRIVATE LIMITED, (24) SUCCESS COMMOALES PRIVATE LIMITED, (25) TWIN STAR DEALCOM PRIVATE LIMITED, (26) WINSOME COMMODEAL PRIVATE LIMITED, (27) YOUTH VINCOM PRIVATE LIMITED AND (28) ZEAL DEALCOM PRIVATE LIMITED, all companies respectively incorporated under the Companies Act, 1956 and

FOCUS DEALERS PVT. LTD.
 D'CARON DEALERS PVT. LTD.
 COMMITMENT VINCOM PVT. LTD.
 K. MAKSHYA VINIMAY PVT. LTD.
 KSHITI VINCOM PVT. LTD.
 WINSOME COMMODEAL PVT. LTD.
 YOUTH VINCOMPVT. LTD.
 OUTCK COMMOSALES PVT. LTD.
 INNOVATIVE COMMOSALES PVT. LTD.
 UNIPER COMMOTRADE PVT. LTD.
 AGNI DEALCOM PVT. LTD.
 CONIC SUPPLIERS PVT. LTD.


 Director/Authorised signatory

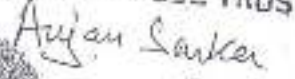
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HS CHARITABLE TRUST


 Trustees

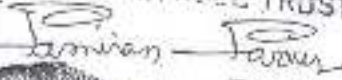
 431

HS CHARITABLE TRUST

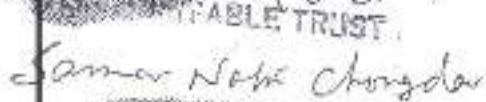

 Trustee

 432

HS CHARITABLE TRUST

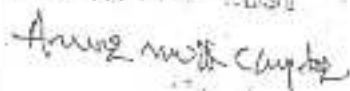

 Trustee

 433


 Trustee

 434

HS CHARITABLE TRUST





District Sub Registrar
 Registrar U/S 7 (2)
 Registration ACT 1908
 Kolkata, South 24 Parganas
 15 MAR 2010

each having their respective registered offices at 4, Fairlie Place, Room No. 102, Kolkata - 700 001, their respective Income Tax PAN Nos. being AAGCA7797K, AADCC8134B, AADCC8133G, AADCD2948L, AACCE2807N, AABCF4387M, AABCF4386L, AADCG6186B, AACCH3060L, AACCI1876K, AACCI2005G, AACCI2606E, AACCI2605H, AACCI2607F, AADCK8105E, AADCK8106H, AABCL6954G, AABCL6953B, AABCO2276L, AAFCP2662K, AAFCP2661L, AAACQ2080P, AAACQ2081N, AANCS6504P, AADCT3203G, AAACW9127B, AAACY4009Q and AAACZ3951G, each represented by its authorized signatory, **MR. ALOKE GUPTA**, son of Late Abani Mohan Gupta, collectively hereinafter referred to as the "**PURCHASERS**" (which expression shall mean and include each of their respective successors-in-interest and/or assigns) of the **SECOND PART AND MRS. SUBHADRA DE**, wife of Mr. Subhromoni De, residing at D-122, Saptaparni, 58/3A, Ballygunge Circular Road, Kolkata - 700 019, hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall mean and include her successors-in-interest and/or assigns) of the **THIRD PART**:

W H E R E A S:

- A. Under a Bengali Kabuliyat dated 21st February, 1945, registered with the Sub-Registrar Baruipur, in Book No. I, Volume No. 13, Pages 141 to 142, Being Deed No. 786 for the year 1945, whereunder one Annanda Prasad Hatui (alias Annanda Hatui alias Annanda Chattui), son of Kalachand Hatui (alias Kalachand Chattui alias Kalachand) has been described as the Donor and one Surat Chandra Basu, son of Janaki Nath Basu, has been described the Donee, the said Annanda Prasad Hatui acquired right, title and interest as stipulated therein in respect of, inter alia, All That the piece and parcel of danga land admeasuring 1.59 acres more or less, comprising the entirety of Dag No. 1399, Khatian No.219, J. L. No. 35, Mouza

786

 424

HS CHARITABLE TRUST

Laxmi Sinha

Trustee

Laxmi Sinha

 429
Anshada De



Identified by me

Nripendra Kumar De

S/o late Dr. Niranjana De

42/15, Thill Road

Kol - 31


District Sub Registrar-IV
Registrar U/S 7 (2) of
Registration Act 1908
Anpara, South 24 Parganas
5 MAR 2010

Kodalia, Police Station Sonarpur, District 24 Parganas (South), hereinafter referred to as the "Said Larger Land".

- B. The said Annanda Prasad Hatui duly mutated his name in respect of the Said Larger Land in the records of the concerned Block & Block Land Reforms Office vide Khatian No. 992 and subsequently, the said Annanda Prasad Hatui acquired absolute right, title and interest in the Said Larger Land as a raiyat, which fact was also accepted and duly recorded in the revised records of rights published by the concerned Block & Block Land Reforms Office in respect of the said Dag No. 1399 (now known as L. R. Dag No. 1646) vide L. R. Khatian No. 48.
- C. By a Bengali Kobala dated 6th September, 1957, registered with the District Registrar, 24 Parganas, in Book No. I, Volume No. 73, Pages 83 to 90, Being No. 3945 for the year 1957, the said Annanda Prasad Hatui, therein described as the Vendor, sold and transferred the entirety of the Said Larger Land in favour of Anil Chandra Ghosh, son of Jagadish Chandra Ghosh and Smt. Nilima Ghosh, wife of the said Anil Chandra Ghosh, therein described as the Purchasers, and thus the said Anil Chandra Ghosh and Nilima Ghosh, jointly became the full and absolute owners of the entirety of the Said Larger Land, free from all encumbrances.
- D. The said Anil Chandra Ghosh died intestate on 8th December, 1979, leaving him surviving his wife Smt. Nilima Ghosh and two married daughters namely Smt. Subhadra De, wife of Subhromoni De (being the Confirming Party herein) and Smt. Sudatta Ghosh Dass, wife of Murari Mohan Dass, as his only legal heirs and heiresses, who thus collectively became entitled to the undivided $\frac{1}{2}$ (one-half) share of the said Anil Chandra Ghosh in the Said Larger Land.



District Sub-Registrar
P.O. Registrar U/S
Registration Act 1908
Kolkata, South 24 Pz, Alipore
7.5.MAR 2010

EDEN RICHMOND PARK LLP

Chartered Accountants
Firm No. 123456789
100, Park Street, Kolkata - 700016

- I. The said suit, being O. S. No. 6 of 2000, was subsequently settled and compromised amongst the parties thereto, namely, the said Subhadra De, Murari Mohan Dass and Satrajit Ghosh Dass, and in terms of such compromise, duly accepted by each of the parties before the Court, by an order dated 9th November, 2000, the said suit was decreed and allowed on compromise whereunder it was recorded that the said Subhadra De was to get probate of the said last will and testament of the said Nilima Ghosh and that probate be granted in favour of the said Subhadra De upon payment of the full court fees.
- J. The said Subhadra De subsequently complied with the aforesaid order dated 9th November, 2000, and in pursuance thereof, by an order dated 21st December, 2000, passed in the said O. S. No. 6 of 2000, probate of the said last will and testament of the said Nilima Ghosh was granted in favour of the said Subhadra De.
- K. Subsequently, the said Subhadra De filed a partition suit before the 10th Court of Civil Judge (Senior Division) at Alipore, being Title Suit No. 73 of 2001 against the aforesaid heirs of Sudatta Ghosh Dass, namely the said Satrajit Ghosh Dass and Murari Mohan Dass and by an order dated 7th March, 2003, the said Title Suit No. 73 of 2001 was decreed in terms of a compromise petition filed therein by all the parties to the said suit and in terms thereof, inter alia, the entirety of the Said Larger Land vested absolutely and for ever in favour of the said Subhadra De and a final decree in the aforesaid suit in terms of the said terms of settlement was passed on 16th March, 2004.
- L. Thus, the said Subhadra De, being the Confirming Party herein, became the full and absolute owner of the entirety of the Said Larger Land, being All That the



[Signature]
District Sub Registrar-1
Registrar U/S 7 (2)
Registration ACT 1998
District, South 24 Parganas
5 MAR 2010


EDEN RICHMOND PARK LLP.

[Signature]
Authorized Signatory

- E. Thus, the said Nilima Ghosh, Subhadra De and Sudatta Ghosh Das respectively became entitled to an undivided $2/3^{\text{rd}}$ (two-third), $1/6^{\text{th}}$ (one-sixth) and $1/6^{\text{th}}$ (one-sixth) share and/or interest each in the Said Larger Land.
- F. The said Sudatta Ghosh Dass died intestate on 2nd July, 1989, leaving her surviving her husband, namely, Murari Mohan Dass and one son, namely, Satrajit Ghosh Dass, as her only legal heirs, who thus jointly became entitled to the undivided $1/6^{\text{th}}$ (one-sixth) share of the said Sudatta Ghosh Dass in the Said Larger Land.
- G. The said Nilima Ghosh died on 24th January, 1997, after publishing her last Will and Testament dated 19th September, 1989, registered with the Registrar of Assurances, Calcutta, in Book No. III, Volume No. 13, Pages 141 to 145, Being No. 442 for the year 1989, whereunder she appointed the said Subhadra De as the sole executrix of her said Will and, inter alia, bequeathed all her immovable properties including her share in the Said Larger Land in favour of the said Subhadra De.
- H. The said Subhadra De filed an application for grant of probate of the aforesaid last Will and Testament of the said Nilima Ghosh vide Probate Case No. 375 of 1997 before the District Delegate at Alipore, 24 Parganas (South), but the said probate application was objected to by the said Murari Mohan Dass and the said Satrajit Ghosh Dass, and thus the probate application was converted to a contentious suit, numbered as O.S. No. 6 of 2000 before the 2nd Additional District Judge at Alipore.

will
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District Sub Registrar
D. Registrar U/37 (2) A
Registration ACT 1908
Medinipur, South 24 Parganas
15 MAR 2010

স্বাক্ষরিত কর্তৃক
ডায়েরী নং
তারিখ

piece and parcel of danga land admeasuring 1.59 acres more or less, comprising the entirety of R.S. Dag No. 1399, now L. R. Dag No. 1646, now L. R. Khatian No. 48, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of Rajpur-Sonarpur Municipality, herein referred to as the "Said Larger Land" and more specifically described in the **FIRST SCHEDULE** hereunder written, free from all encumbrances and in vacant, peaceful and physical possession.

M. By an Indenture of Sale dated 17th March, 2008, registered on 18th March, 2008, with the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, in Book No. 1, CD Volume No. 5, Pages 1364 to 1380, Being No. 02329 for the year 2008, the said Subhadra De, therein described as the Owner/Vendor, sold and transferred in favour of the Vendor herein, namely H. S. Charitable Trust, therein described as the Purchaser. All That the demarcated portion of the Said Larger Land admeasuring 40 cottahs more or less (equivalent to 0.6611 acres more or less) hereinafter referred to as the "Subject Land", and more specifically described in the **SECOND SCHEDULE** hereunder written, free from all encumbrances.

N. Subsequently, it transpired that due to inadvertence, the said deed dated 17th March, 2008 Being No. 02329 for the year 2008, records grant by the Confirming Party herein in favour of the Vendor herein, of easement right of common passage at the eastern side comprised in C.S. and R. S. Dag No. 1399, R.S. Khatian No. 219, being the Said Larger Land herein, when in fact there never was nor there existed any such common passage or otherwise, running or passing through any part or portion of the Said Larger Land, which error and/or discrepancy is now



[Signature]
District Sub Registrar,
Registrar U/SI (2) &
Registration ACT 1956
Muzra, South 24 Parganas
7 5 MAR 2010

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[Signature]

No. 100/1000/2010

sought to be rectified and/or amended by the Confirming Party, with the consent and concurrence of the Vendor herein.

- O. The Confirming Party and the Vendor declare, represent, warrant and undertake that there is no common passage running or passing through any part or portion of the Said Larger Land and further that save and except the Vendor (who is the present owner of the Subject Land) and Prime Creative Construction Private Limited (to whom the balance portion of the Said Larger Land has been sold and transferred by the Confirming Party herein) no other party or person has any manner of right or interest over any part or portion of the Said Larger Land, and the correct description and plan of the Subject Land are as stated in the **SECOND SCHEDULE** hereunder written and bordered **RED** on the plan annexed hereto.
- P. Thus, the Vendor herein represents that the Vendor became and is the full and absolute owner of the Subject Land, free from all encumbrances, liens, dispendens, mortgages, charges, debuttur, wakf, bargadars, trespassers, attachments, acquisitions, requisitions, alignment etc. whatsoever or howsoever, and is in vacant, peaceful and physical possession thereof.
- Q. The Vendor further represents that no part or portion of the Subject Land had or has been acquired and/or vested and/or has been the subject matter of any acquisition and/or vesting proceeding by any government or statutory authority and the Vendor further represents and undertakes that the Vendor has not dealt with the Subject Land and/or any part or portion thereof in any manner whatsoever nor created any third party right, title or interest therein and the Vendor is in vacant, free, peaceful and physical possession of the Subject Land, free from all encumbrances, with clear and marketable title.



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District Sub Registrar
(S. Registrar U/S 7 (2) of
Registration Act 1908
Bhuro, South 24 Parganas
15 MAR 2010

MR. R. K. PARK LL
[Handwritten signature]
District Registrar, South 24 Parganas

R. The Vendor represents that in order to achieve its objects and purpose and for the benefit of the Trust, the Vendor resolved to sell and transfer the Subject Land and duly invited quotations for sale of the Subject Land through private contract, and after complying with and fulfilling all the stipulations, covenants and obligations as stated in the deed of trust dated 1st January, 2001, governing the manner of operation and management etc. of the Vendor herein as also its assets and properties, the Vendor confirmed the sale of the Subject Land, free from all encumbrances, in vacant, peaceful and physical possession, in favour of the Purchaser No. 1 herein and its nominees.

S. Relying on the aforesaid representations of the Vendor and the Confirming Party and acting solely on the faith and basis thereof, the Purchaser No. 1 herein along with its nominees, being the Purchaser Nos. 2 to 28 herein, have agreed to purchase the Subject Land in vacant free peaceful and physical possession, free from all encumbrances, liens, lispendens, mortgages, charges, bargas, attachments, acquisition, requisition, alignment etc. whatsoever or howsoever, in lieu of the consideration and on the terms and conditions recorded hereunder.

NOW THIS INDENTURE WITNESSETH as follows:

I. In pursuance of the aforesaid and in consideration of the total sum of Rs. 54,00,000/- (Rupees Fifty Four lacs only) paid by the Purchasers to the Vendor (the receipt whereof the Vendor doth hereby as also by the memo hereunder admits and acknowledges and of and from the same and every part thereof forever acquits, releases and discharges the Purchasers and each of them as well as the Subject Land) the Vendor doth hereby grants, sells, transfers, conveys, assigns



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**District Sub Registrar -
(S.O. Registrar U/S 7 (2)
Registration ACT 1908
District, South 24 Parganas
7 5 MAR 2010**

RIKISH K. PARKLL

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Sub-Registrar, South 24 Parganas

and assures to, unto and in favour of the Purchasers herein, All That the piece and parcel of danga land admeasuring 40 cottahs more or less (equivalent to 0.6611 acres more or less) being a demarcated portion of the Said Larger Land (which land is more specifically described in the **FIRST SCHEDULE** hereunder written) comprised in a portion of R.S. Dag No. 1399, L. R. Dag No. 1646, L. R. Khatian No. 48, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of Rajpur-Sonarpur Municipality, herein referred to as the "Subject Land" and more specifically described under the **SECOND SCHEDULE** hereunder written, and also shown in the plan attached hereto and bordered **RED** thereon and also shown in the plan attached hereto and bordered **RED** thereon free from all encumbrances, liens, lispendens, mortgages, charges, trusts, debutter, wakf, bargadars, trespassers, attachments, acquisitions, requisitions, alignment etc. whatsoever or howsoever, in vacant, peaceful and physical possession **TOGETHER WITH** all the ways paths passages under-ways sewers drains trees shrubs water courses rights lights liberties easements privileges advantages appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or any part thereof or with the same or any part thereof or taken as part held used occupied enjoyed reputed deemed taken or taken as part or parcel thereof or appertaining thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with furthermore all the estate, right, title, interest inheritance, use, possession, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon or in respect of the Subject Land and every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the Subject Land or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, its executors, administrators or representatives or any person from whom



~~Director Public Reg.~~
Registrar of Companies
Registration ACT 1956
Kolkata, South 24 Parganas
15 MAR 2010

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the Vendor can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the Subject Land and each and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **TOGETHER WITH ALL** rights, members and appurtenances thereof unto and to the use of the Purchasers, their respective executors, administrators, representatives and assigns absolutely and forever free from all encumbrances and liabilities **AND** the Vendor doth hereby covenants with and undertakes and warrants to the Purchasers (1) that the Vendor is absolutely entitled to the Subject Land free from all encumbrances, liens, lispendens, mortgages, charges, trusts, debutter, wakf, bargadars, trespassers, attachments, acquisitions, requisitions, alignment etc. whatsoever or howsoever **AND** (2) that the interest which the Vendor doth hereby professes to transfer, sell and convey subsists and that notwithstanding any act, deed, matter or thing by the Vendor at any time done or executed or knowingly suffered to the contrary, the Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Subject Land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** (3) that the Vendor has not at any time done or executed any deeds, documents or writings or knowingly suffered or been party or privy to any act, deed, matter or thing, whereby the Subject Land and/or any part thereof and all other rights, title hereby transferred, assigned and assured and/or intended so to be can or may be impeached, encumbered or affected in title **AND** (4) that the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the Subject Land and all other rights, title and benefits appurtenant thereto and receive and take the rents issues



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District Sub Registrar
A.O. Registrar U/S 1
Registration ACT 1908
Seagram, South 24 Parganas
5 MAR 2010

EDEN RICHMOND PARK LLP

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Designated Partners, Chartered Secretary

and profits thereof and every part thereof without any hindrance, eviction, interruption, disturbance, claim or demand whatsoever from of or by the Vendor or any person or persons whomsoever AND (5) that free and clear and freely and clearly and absolutely acquitted exonerated released discharged or otherwise well and sufficiently saved defended kept harmless and indemnified against all estates charges mortgages liens liens pendens debts attachments execution claims demands encumbrances and liabilities whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND (6) that all rents rates land revenue taxes and other outgoings whatsoever payable in respect of the Subject Land together with interest and penalty thereon, if any, have been paid cleared and satisfied in full by the Vendor upto the date of these presents AND (7) that the Vendor and all persons having or lawfully or equitably claiming any right title interest property claims or demand whatsoever in or upon the Subject Land or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such acts deeds matters things and assurances whatsoever for further better and more perfectly and effectually assuring and transferring the Subject Land and every part thereof unto and to the use of the Purchasers, as shall or may be reasonably required AND (8) that the Vendor hereby and hereunder appoints, constitutes and nominates the Purchasers herein, jointly and/or severally, for and on behalf of the Vendor, to do, execute and perform such acts, deeds, matters, things and assurances whatsoever in respect of the Subject Land, as the Purchasers may so determine at their sole and absolute discretion including but not limited to for further better and more perfectly and effectually assuring and transferring the Subject Land and every part thereof unto and to the use of the Purchasers AND (9) that the Vendor shall hereafter




District Sub Registrar,
Registrar U/S T
Registration ACT 1956
District, North 24 Parganas
5 MAR 2010

... RICHMOND PARK LL

... ..

Purchasers fully saved defended harmless and indemnified against all estates charges mortgages liens lispendens debts attachments execution claims demands encumbrances and liabilities whatsoever or howsoever in respect of the Subject Land or any part thereof AND the Confirming Party doth hereby confirms the above.

THE FIRST SCHEDULE ABOVE REFERRED TO

("Said Larger Land")

All That the piece and parcel of danga land admeasuring 1.59 acres more or less, comprising the entirety of R.S. Dag No. 1399, L. R. Dag No. 1646, L. R. Khatian No. 48, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajupur-Sonpar Municipality.

THE SECOND SCHEDULE ABOVE REFERRED TO

("Subject Land")

All That the piece and parcel of danga land admeasuring 40 cottahs more or less (equivalent to 0.6611 acres more or less) being a demarcated portion of the Said Larger Land (which land is more specifically described in the **FIRST SCHEDULE** hereinabove written) comprised in a portion of R.S. Dag No. 1399, L. R. Dag No. 1646, L. R. Khatian No. 48, J. L. No. 35, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South) within the limits of the Rajpur-Sonarpur Municipality and bordered **RED** on the plan annexed hereto and butted and bounded as follows:

ON THE NORTH: By a passage leading to Dag No. 1398, Mouza Kodalia;

ON THE EAST: By balance portion of Dag No. 1399, Mouza Kodalia;

ELLEN RICHMOND PARK LL



[Signature]
District Sub Registrar - IV
No. Registrar U/S T (C)
Registration ACT 1908
Bonga, South 24 Parganas
15 MAR 2010

[Faint text and signature]

ON THE WEST: Rajpur-Sonarpur Municipality road
ON THE SOUTH: By Rajpur-Sonarpur Municipality road.

OR HOWSOEVER THE SAME MAY BE BUTTED BOUNDED KNOWN AND NUMBERED

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

EXECUTED AND DELIVERED by the VENDOR at Kolkata in the presence of:

HS CHARITABLE TRUST
Trustee: *Laxmi Saha*
HS CHARITABLE TRUST
Trustee: *Sama Nath Chouda*
HS CHARITABLE TRUST
Trustee: *Harachand Saha*
HS CHARITABLE TRUST
Trustee: *Anjan Sarker*
HS CHARITABLE TRUST
Trustee: *[Signature]*
HS CHARITABLE TRUST
Trustee: *[Signature]*

EXECUTED AND DELIVERED by the PURCHASERS at Kolkata in the presence of:

- SUCCESS COMMOALES PVT. LTD.
- INNOVATIVE COMMOALES PVT. LTD.
- ZEAL DEALCOM PVT. LTD.
- ICONIC SUPPLIERS PVT. LTD.
- KAMAKSHYA VINIMAY PVT. LTD.
- DECAGON DEALERS PVT. LTD.
- KSHITIJ VINCOM PVT. LTD.
- CONNECT DEALCOM PVT. LTD.
- JUNIPER COMNOTRADE PVT. LTD.

- PASSION DEALERS PVT. LTD.
- LIMELIGHT MERCHANDISE PVT. LTD.
- YOUTH VINCOMPVT. LTD.
- PENTAGON SUPPLIERS PVT. LTD.
- OMNI COMMODEAL PVT. LTD.
- EKDANTA MERCHANDISE PVT. LTD.
- JALAPENO SALES PVT. LTD.
- WINSOME COMMODEAL PVT. LTD.
- QUEENBEE SALES PVT. LTD.
- TWIN STAR DEALCOM PVT. LTD.
- HORNBILL TRADECOM PVT. LTD.
- JACKPOT TRADELINK PVT. LTD.
- QUICK COMMOALES PVT. LTD.
- GLADIOLUS MERCHANTS PVT. LTD.
- PRIME SALES PVT. LTD.
- COMMITMENT VINCOM PVT. LTD.
- AGNI DEALCOM PVT. LTD.
- LEAGUE DISTRIBUTORS PVT. LTD.
- FOCUS DEALERS PVT. LTD.

[Signature]
DD KUMAR DUGAL
HAPEL ROAD,
TINAGS, KOLKATA - 700022
Director/Authorised Signatory
[Signature]
Salimpur - Road,
Kolkata - 700031.

EXECUTED AND DELIVERED by the CONFIRMING PARTY at Kolkata in the presence of:

1. Anasuya Banerjee
Parvataba Lane, P.O. Sulechra
Kolkata - 115

[Signature]
Director/Authorised Signatory
[Signature]

Drafted by
[Signature]

[Handwritten notes]



[Handwritten signature]

REGISTRAR OF COMPANIES
REGISTRATION ACT 1956
Bangalore, South 24th Cross
9 5 MAR 2016

EDEN RICHMOND PARK LLP
[Handwritten signature]
Designated Partner/Authorised Signatory

MEMO OF CONSIDERATION

Received by the withinnamed Vendor from the withinnamed Purchasers a sum of Rs. 54,00,000/- (Rupees Fifty Four lacs only) being the entire consideration in lieu of the Subject Land in terms of these presents as follows:-

i) By Cheque No. 867970, dated 26.02.2010, drawn on Union Bank of India, Ezra Street Branch, Kolkata for

Rs. 2,00,000/-

ii) By Pay Order No. 041279, dated 9.03.2010 drawn on Union Bank of India, Strand Road Branch, Kolkata for

Rs. 52,00,000/-

Rs. 54,00,000/-

(Rupees Fifty Four lacs only)

HS CHARITABLE TRUST

Jayasankar
Trustee

WITNESS:

1. Kripendra Kumar De
43/15, Thill Road
Kolkata - 31

2. Siddhartha Das
101J, Selimpur Road,
Kolkata - 700021.

Signature of the Vendor

HS CHARITABLE TRUST

Haran Chandra Saha
Trustee

HS CHARITABLE TRUST

Anjan Sarker
Trustee

HS CHARITABLE TRUST

Jayraman
Trustee

HS CHARITABLE TRUST

Somen Nath Choudhary




District Sub Registrar
P. O. Registrar U/S 7 (2) of
Registration ACT 1908
District, South 24 Parganas
9 E MAR 2010

EDEN
District

SPECIMEN FORM FOR TEN FINGERPRINTS



Myfust

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Havachand Sany

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



P. Jannin

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Arjun Sanka

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger




District Sub Registrar-IV
(S.O. Registrar U/37 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
5 MAR 2010

ELEM RICHMOND PARK LLP


Designated Partner, M/s. The Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS



Prakash Kumar

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Arvind Kumar Choudhary

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Samant Kumar Choudhary

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shobha De

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Registrar of Companies - 17, South 24 Parganas, West Bengal
Registrar U/S 7 (2) of
Registration ACT 1956
South 24 Parganas
* * MAR 2010

EDEN RICHMOND PARK LLP

Designated Partner/Authorized Signatory



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

Endorsement For Deed Number : I - 01983 of 2010
(Serial No. 01776 of 2010)

On 15/03/2010

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

Presented for registration at 19.12 hrs on :15/03/2010, at the Private residence by Alope Gupta
Claimant.

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

Execution is admitted on 15/03/2010 by

1. Haren Chandra Sarker
Trustee, His.charitable Turst, 5/1,lake Avenue, . . Thana:-, District:-Kolkata, WEST BENGAL, India,
P.O. :- Pin :-700026 .
By Profession: Others
2. Samiran Sarker
Trustee, His.charitable Turst, 5/1,lake Avenue, . . Thana:-, District:-Kolkata, WEST BENGAL, India,
Pin :-700026 .
By Profession: Others
3. Anjan Sarker
Trustee, His.charitable Trust, 5/1,lake Avenue, . . Thana:-, District:-Kolkata, WEST BENGAL, India,
P.O. :- Pin :-700026 .
By Profession: Others
4. Tapas Kumar Singha
Trustee, His.charitable Trust, 5/1,lake Avenue, . . Thana:-, District:-Kolkata, WEST BENGAL, India,
P.O. :- Pin :-700026 .
By Profession: Others
5. Amar Nath Chongder
Trustee, His.charitable Turst, 5/1,lake Avenue, . . Thana:-, District:-Kolkata, WEST BENGAL, India,
P.O. :- Pin :-700026 .
By Profession: Others
6. Samar Nath Chongder
Trustee, His.charitable Turst, 5/1,lake Avenue, . . Thana:-, District:-Kolkata, WEST BENGAL, India,
Pin :-700026 .
By Profession: Others
7. Subhadra De, wife of Subhromoni De , D-122,saptaparni 58/3a,ballygunge Circular Rd, . . Thana:-
District:-Kolkata, WEST BENGAL, India, Pin :-700019 By Caste Hindu, By Profession: Others



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

16/03/2010 17:22:00

EndorsementPage 1 of 4

EDEN RICHMOND PARK LLP



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

Endorsement For Deed Number : I - 01983 of 2010
(Serial No. 01776 of 2010)

8. Aloke Gupta

Authorized Signatory, Agni Dealcom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Commitment Vincom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Connect Dealcom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Decagon Dealers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Ekdanta Merchandise Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Flame Sales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Focus Dealers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Gladiolus Merchants Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Hornbill Tradecom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Iconic Suppliers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Innovative Commosales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Jackpot Tradelink Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Jalapeno Sales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Juniper Commotrade Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Kamakshya Vinimay Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .



(Dulal ChandraSaha)

DISTRICT SUB-REGISTRAR-IV

EndorsementPage 2 of 4

16/03/2010 17:22:00

ELLEN RICHMOND PARK L.P

(Handwritten signature)



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

Endorsement For Deed Number : I - 01983 of 2010
(Serial No. 01776 of 2010)

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 16/03/2010

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) = 59389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/03/2010

Certificate of Market Value(WB PUVI rules of 2001)

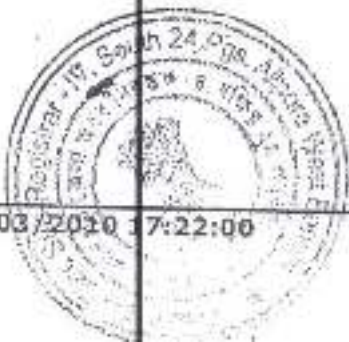
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5400000/-

Certified that the required stamp duty of this document is Rs.- 378010 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 379000/- is paid, by the draft number 077051, Draft Date 15/03/2010, Bank Name State Bank Of India, L A Martiniere, received on 16/03/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV
Endorsement Page 4 of 4



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

Endorsement For Deed Number : I - 01983 of 2010
(Serial No. 01776 of 2010)

BENGAL, India, Pin :-700001 .

Authorized Signatory, Kshitu Vincom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, League Distributors Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Limelight Merchandise Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Omni Commodal Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Passion Dealers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Pentagon Suppliers Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Queenbee Sales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Quick Commosales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Success Commosales Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Twin Star Dealcom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Winsome Commodal Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Youth Vincom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

Authorized Signatory, Zeal Dealcom Pvt Ltd, 4,fairlie Place, , , Thana:-, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .

By Profession: Others

Identified by: Narendrapra Kumar De, son of Lt. Niranjan De, 43/15,Jhill Rd. , , Thana:-, District:-Kolkata, WEST BENGAL, India, P.O. :-, Pin :-700031 , By Caste: Hindu, By Profession: Business.



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

Endorsement Page 3 of 4

16/08/2010 17:22:00



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District Sub Registrar-Iv
i.e. Registrar II/57 (2) of
Registration ACT 1908
Medinipur, South 24 Parganas
15 MAR 2010

[Faint, illegible text and signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 4333 to 4358
being No 01583 for the year 2010.




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

