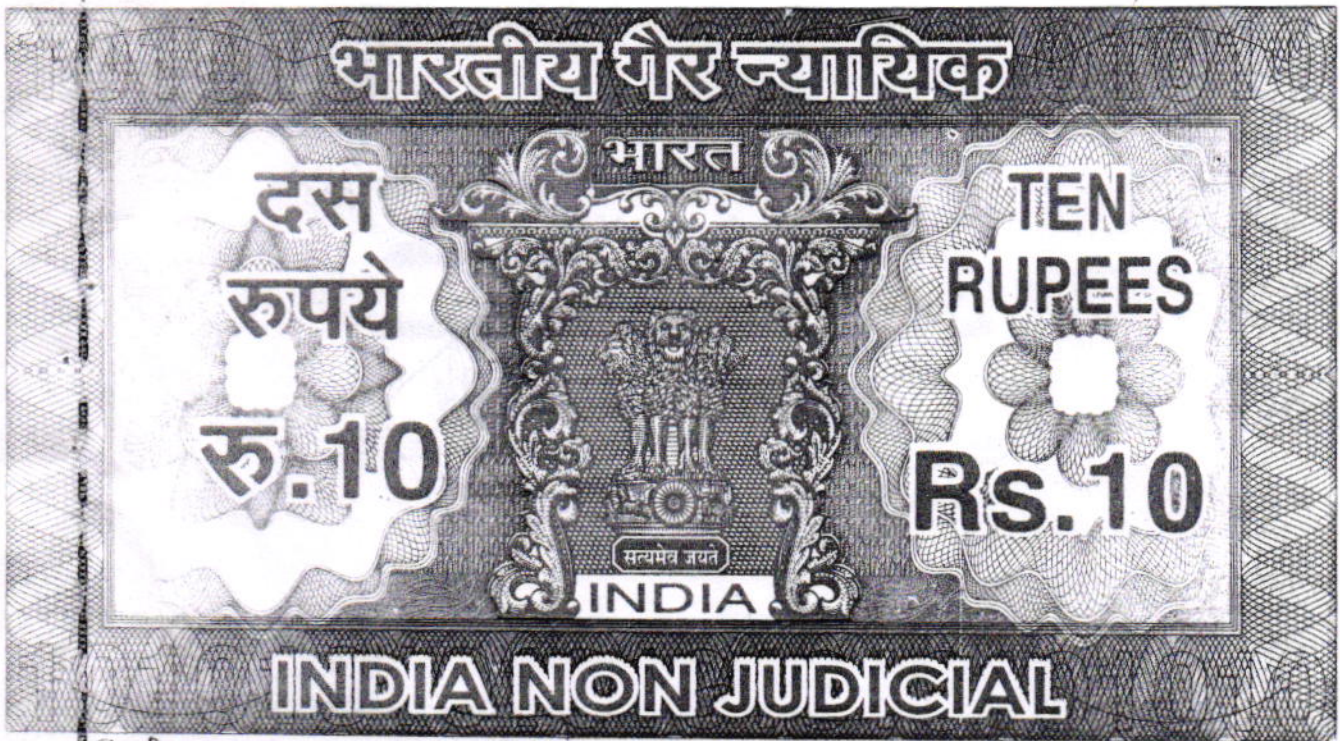


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Date - 11/10/09

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Amount Paid

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S.R. Choudhary
3239 date 11/10/09

13/10/09

Registrar of Assurances
Kolkata

Joint Registrar of Assurances
Kolkata

13/10/09

08 JUL 2009

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DATED

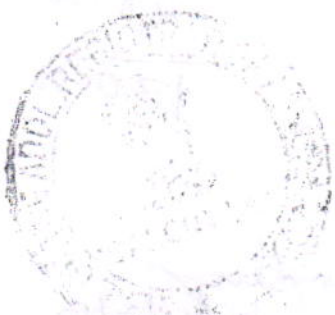
B. Acharyya

Associate
High Court, Calcutta

10/-

RP

By B. Acharyya
Associate



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बंगाल राज्य बंगाल WEST BENGAL

Admissible under Sec 21, Stamp Act, 1899
 Order of the Board of Revenue, West Bengal
 Stamp Act Amendment Act, 1956
 Schedule IA No. 23 5d
 Part of the stamp A 25751

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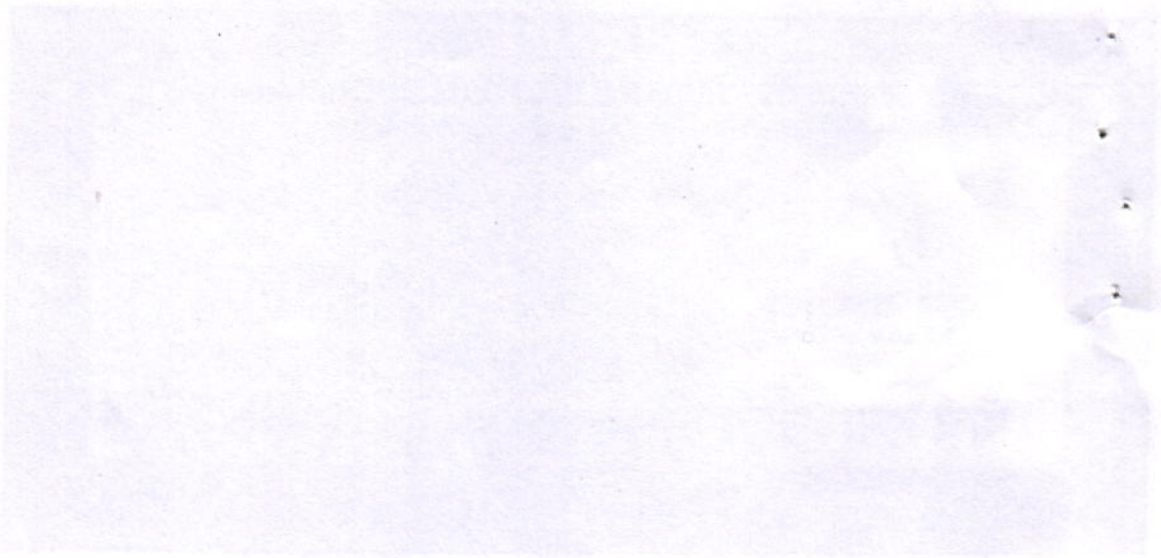
SALE DEED

THIS SALE DEED IS made this 3rd Day of May, Two Thousand and Eight.

BETWEEN

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Handwritten notes and signatures on the right side, including the number 25842-74.



MESSI



REGISTRAR DE TERCIA ANTES

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REGISTRAR DE TERCIA ANTES

REGISTRAR DE TERCIA ANTES

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BECHARAM MONDAL, son of Hazaribala Mondal alias Hazaripada Mondal, by faith Hindu, Nationality - Indian, by Occupation - Cultivation, residing at Village Bajetaraf, P.O. Shikharpur, P.S. Rajarhat, hereinafter referred to as "**THE VENDOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND NIPPON AGENCIES PRIVATE LIMITED**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 1/1B, Upper Wood Street, Kolkata 700 017, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART AND**.

WHEREAS in the Records of Right prepared under the Government of West Bengal L. R. Act, Hazaribala Mondal alias Hazaripada Mondal was recorded as holding of L.R. Dag No. 23, 26, 41, 42, 55, 99, 101, 106, 511, 558, 579, 580, 616, 668, 674 & 7/1231 under L.R. Khatian No. 646, Mouza Bajetaraf, J.L. no. 50, under Chandpur Gram Panchayat, P.S. Rajarhat, District North 24-Parganas, where L.R. Dag no. 23 has been shown as 5000 Share i.e., 3 Decimal (Satak) out of 13 Decimal (Satak), L.R. Dag no. 26 was shown as 5000 Share i.e., 15 Decimal (Satak) out of 30 Decimal (Satak), L.R. Dag no. 41 was shown as 5000 Share i.e., 35 Decimal (Satak) out of 70 Decimal (Satak), L.R. Dag no. 42 was shown as 2750 Share i.e., 16.5 (17) Decimal (Satak) out of 60 Decimal (Satak), L.R. Dag no. 55 was shown as 5000 Share i.e., 12 Decimal (Satak) out of 24 Decimal (Satak), L.R. Dag no. 99 was shown as 5000 Share i.e., 6 Decimal (Satak) out of 12 Decimal (Satak), L.R. Dag no. 101 was shown as 5000 Share i.e., 9 Decimal (Satak) out of 18 Decimal (Satak), L.R. Dag no. 106 was shown as 5000 Share i.e., 16.5 Decimal (Satak) out of 33 Decimal (Satak), L.R. Dag no. 511 has been shown as 5000 Share i.e., 41.5 (42) Decimal (Satak) out of 83 Decimal (Satak), L.R. Dag no. 558 was shown as 5000 Share i.e., 10 Decimal (Satak) out of 20 Decimal (Satak), L.R. Dag no. 579 has been shown as 5000 Share i.e., 30.5 (31) Decimal (Satak) out of 61 Decimal (Satak), L.R. Dag no. 580 was shown as 1250 Share i.e., 10 Decimal (Satak) out of 80 Decimal (Satak), L.R. Dag no. 616 was shown as 5000 Share i.e., 10.5 (10) Decimal (Satak) out of 21 Decimal (Satak), L.R. Dag no. 668 has been shown as 2500 Share i.e., 16.5 (17) Decimal (Satak) out of 66 Decimal (Satak), L.R. Dag no. 674 was shown as 625 Share i.e., 9.81 Decimal (Satak) out of 157 Decimal (Satak) and L.R. Dag no. 7/1231 was shown as 5000 Share i.e., 24 Decimal (Satak) out of 48 Decimal (Satak).

AND WHEREAS the said Hazaribala Mondal alias Hazaripada Mondal died intestate leaving behind him his widow Late Sushila Mondal, three sons namely,

Kenaram Mondal, Becharam Mondal and Biswanath Mondal and one daughter namely, Pannita Mondal (Naskar) as his legal heirs and representatives. And accordingly they became the joint owners of the estate left by said Hazaribala Mondal alias Hazaripada Mondal since deceased. Thus the each of them became the owner of land measuring an area of 1.625 Decimal (Satak) out of 13 Decimal (Satak) in L.R. Dag No. 23, 3.75 Decimal (Satak) out of 30 Decimal (Satak) in L.R. Dag No. 26, 8.75 Decimal (Satak) out of 70 Decimal (Satak) in L.R. Dag No. 41, 4.125 Decimal (Satak) out of 60 Decimal (Satak) in L.R. Dag No. 42, 3 Decimal (Satak) out of 24 Decimal (Satak) in L.R. Dag No. 55, 1.5 Decimal (Satak) out of 12 Decimal (Satak) in L.R. Dag No. 99, 2.25 Decimal (Satak) out of 18 Decimal (Satak) in L.R. Dag No. 101, 4.125 Decimal (Satak) out of 33 Decimal (Satak) in L.R. Dag No. 106, 10.375 Decimal (Satak) out of 83 Decimal (Satak) in L.R. Dag No. 511, 2.5 Decimal (Satak) out of 20 Decimal (Satak) in L.R. Dag No. 558, 7.625 Decimal (Satak) out of 61 Decimal (Satak) in L.R. Dag No. 579, 2.5 Decimal (Satak) out of 80 Decimal (Satak) in L.R. Dag No. 580, 2.625 Decimal (Satak) out of 21 Decimal (Satak) in L.R. Dag No. 616, 4.125 Decimal (Satak) out of 66 Decimal (Satak) in L.R. Dag No. 668, 2.452 Decimal (Satak) out of 157 Decimal (Satak) in L.R. Dag No. 674, 6 Decimal (Satak) out of 48 Decimal (Satak) in L.R. Dag No. 7/1231, totaling an area of 67.327 Decimal (Satak) be the same little more or less out of 796 Decimal (Satak).

AND WHEREAS in the manner aforesaid the vendor herein is the Owner of all that piece and parcel of land admeasuring 67.327 Decimal (Satak) be the same little more or less out of 796 Decimal (Satak) lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 23, 26, 41, 42, 55, 99, 101, 106, 511, 558, 579, 580, 516, 668, 674 & 7/1231 under L.R. Khatian No. 646, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas, hereinafter referred to **FIRST SCHEDULE** property and is in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS since then the Vendor herein has been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for his/her aforesaid property and no portion of the said land in any manner whatsoever is under and "BHAGCHASE". Moreover, the Schedule Land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the schedule lands are not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W. B. Land Reforms Act, 1955).

AND WHEREAS the Vendor has not received any notice of acquisition or requisition of the Property described in the schedule below. Moreover, no notice has been published against the Vendors by the Public Demand and Recovery Act.

AND WHEREAS the Owner/Vendor herein has agreed to sell and the Purchaser has agreed to purchase of all that piece and parcel of undivided 1/4th (one fourth) share or portion of land admeasuring 16.83175 Decimals (Satak) be the same little more or less out of 67.327 Decimal (Satak) which arising out of 796 Decimal (Satak) lying and situated at Mouza Bajetaraf. J.L. no. 50, L.R. Dag No. 23, 26, 41, 42, 55, 99, 101, 106, 511, 558, 579, 580, 616, 668, 674 & 7/1231, under L.R. Khatian No. 646, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas, of Bt hereinafter referred to SECOND SCHEDULE property hereunder written at or for a total consideration of Rs. 23,41,143.50/- (Rupees Twenty Three Lacks Forty One Thousand One Hundred Forty Three and paise Fifty) only, the said Schedule property is free from all encumbrances, attachments, liens and lispensens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 23,41,143.50/- (Rupees Twenty Three Lacks Forty One Thousand One Hundred Forty Three and paise Fifty) only paid by the Purchaser herein to the Owner/Vendor herein at and before the execution these presents, the receipt whereof the Owner / Vendor herein and doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and reserve forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispensens, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SECOND SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and

Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owner Vendor shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed AND FURTHER the Vendor in consideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendor as to protection and indemnity against any possible claim by any persons if he/she is discovered to be still alive or became the Owner of the schedule property the Vendor do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDOR DO TH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendor has good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendor hereof.
4. That Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.
5. The Vendor do hereby certify that the said properties, under SCHEDULE is not a Government land and not vested, requisitioned and acquired by any authority whatsoever and independent of Land Ceiling and not belonging to any Trust, and not a

Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Property)

ALL THAT piece or parcel of undivided share or portion of land admeasuring of 67.327 Decimal (Satak) be the same little more or less out of 796 Decimal (Satak) lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 23, 26, 41, 42, 55, 99, 101, 106, 511, 558, 579, 580, 616, 668, 674 & 7/1231, under L.R. Khatian No. 646, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas.

(The land measuring an area of 1.625 Decimal (Satak) out of 13 Decimal (Satak) in L.R. Dag No. 23, 3.75 Decimal (Satak) out of 30 Decimal (Satak) in L.R. Dag No. 26, 8.75 Decimal (Satak) out of 70 Decimal (Satak) in L.R. Dag No. 41, 4.125 Decimal (Satak) out of 60 Decimal (Satak) in L.R. Dag No. 42, 3 Decimal (Satak) out of 24 Decimal (Satak) in L.R. Dag No. 55, 1.5 Decimal (Satak) out of 12 Decimal (Satak) in L.R. Dag No. 99, 2.25 Decimal (Satak) out of 18 Decimal (Satak) in L.R. Dag No. 101, 4.125 Decimal (Satak) out of 33 Decimal (Satak) in L.R. Dag No. 106, 10.375 Decimal (Satak) out of 83 Decimal (Satak) in L.R. Dag No. 511, 2.5 Decimal (Satak) out of 20 Decimal (Satak) in L.R. Dag No. 558, 7.625 Decimal (Satak) out of 61 Decimal (Satak) in L.R. Dag No. 579, 2.5 Decimal (Satak) out of 80 Decimal (Satak) in L.R. Dag No. 580, 2.625 Decimal (Satak) out of 21 Decimal (Satak) in L.R. Dag No. 616, 4.125 Decimal (Satak) out of 66 Decimal (Satak) in L.R. Dag No. 668, 2.452 Decimal (Satak) out of 157 Decimal (Satak) in L.R. Dag No. 674, 6 Decimal (Satak) out of 48 Decimal (Satak) in L.R. Dag No. 7/1231).

THE SECOND SCHEDULE ABOVE REFERRED TO

(Sold Area)

ALL THAT piece and parcel of undivided $1/4^{\text{th}}$ (one fourth) share or portion of the FIRST SCHEDULE property being land admeasuring 16.83175 Decimals (Satak) be the same little more or less out of 67.327 Decimal (Satak) which arising out of 796 Decimal (Satak) lying and situated at Mouza Bajetaraf, J.L. no. 50, L.R. Dag No. 23, 26, 41, 42, 55, 99, 101, 106, 511, 558, 579, 580, 616, 668, 674 & 7/1231, under L.R. Khatian No. 646, classified as Sali land, under Chandpur Gram Panchayat, P.S. Rajarhat District North 24 Parganas.

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

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of
WITNESSES:

Handwritten signature

- 1. Partha Mondal
Vill - Bajetaras
P.S - Rajarhal
D. (N) 24/8

- 2. *Handwritten signature*

VENDOR

SIGNED, SEALED AND DELIVERED

by the Vendors in the presence of
WITNESSES:

- 1. Partha Mondal

- 2. *Handwritten signature*

FOR NIPPON AGENCIES PVT. LTD.

Tarak Nath Das.
Authorised Signatory

PURCHASER

Read over and explained in Bengali
to the executant and
Drafted by me

Arpita Mallik
Advocate, High Court, Calcutta.

RECEIPT

Received a sum of Rs. 23,41,143.50/- (Rupees Twenty Three Lacks Forty One Thousand One Hundred Forty Three and paise Fifty) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION


By Cash

Rs. 23,41,143.50/-

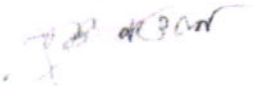
(Rupees Twenty Three Lacks Forty One Thousand One Hundred Forty Three and paise Fifty) only.

Witnesses :-



















1. Partha Mondal



2.

-----
VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO	Little	(Right Hand)		Ring	Little
		Fore	Middle		
PHOTO	Ring	(Left Hand)		Fore	Thumb
		Middle	Ring		
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PHOTO	Little	(Left Hand)		Fore	Thumb
		Middle	Ring		
PHOTO	Little	(Right Hand)		Ring	Little
		Fore	Middle		
PHOTO	Little	(Left Hand)		Fore	Thumb
		Middle	Ring		
PHOTO	Little	(Right Hand)		Ring	Little
		Fore	Middle		
PHOTO	Little	(Left Hand)		Fore	Thumb
		Middle	Ring		
					
					
					

201 015 2 012

TAKAT NATH DAS

DATED THIS 3rd DAY OF May, 2008

~~2/D L.T. 9.7.77~~
AA

BETWEEN

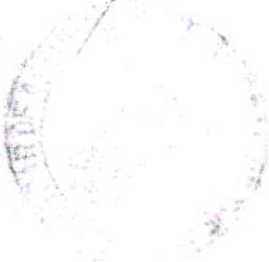
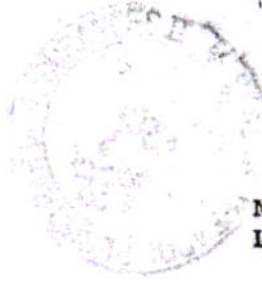
BECHARAM MONDAL

... THE VENDORS

AND

NIPPON AGENCIES PRIVATE LIMITED.

.....THE PURCHASER



SALE DEED

A.K.CHOWDHURY & CO.

Advocates
10, Old Post Office Street
Kolkata - 700001

(1)