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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

V/C No - 1000/11

K 470545

R.S. Daf - 1382

08206/11
M.V. No. 1270.589

Noted that the Document is admitted to Registration. The Stamp Sheet and the endorsement stamp attached to the document are the part of this Document.

Additional Registrar
of Assurances, Kolkata
13-5-11

2011
10/5/11

THIS INDENTURE made this 10th day of May 2011
 BETWEEN MR. DILIP RAY alias DILIP ROY, son of Late Dinabandhu Ray,
 residing at Dharmatala Road, Ward No. 1, Sonarpur, District South 24 Parganas,
 having Income Tax Pan No. AIGPR5109K, hereinafter referred to as the

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7-

25537

R. Curje & Co. Ltd

NAME	
ADD/ADV.	
RS.	2
10 MAY 2011	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, 1st A	

[Signature]

[Signature]
23950

- Agri Dealcom Pvt. Ltd.
- Commerical Vincom Pvt. Ltd
- Connect Dealcom Pvt. Ltd.
- Decagon Dealers Pvt. Ltd.
- Ekdanta Merchandise Pvt. Ltd
- Flame Sales Pvt. Ltd.
- Focus Dealers Pvt. Ltd.
- Gladious Merchants Pvt. Ltd.
- Hornbill Tradecom Pvt. Ltd.
- Iconic Suppliers Pvt. Ltd.
- Innovative Comm sales Pvt. Ltd.
- Jackpot Tradelink Pvt. Ltd.
- Malapeno Sales Pvt. Ltd.
- Uniper Commtrade Pvt. Ltd.

[Signature]
Director, Acting and Signature
[Signature]



Additional Registrar
of Assurances-I, Kolkata
10 MAY 2011

[Signature]

"VENDOR" (which expression shall mean and include his successors-in-interest 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 COMMOSALES 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 COMMOSALES PRIVATE LIMITED, (24) SUCCESS COMMOSALES 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 being companies respectively incorporated under the Companies Act, 1956, each having its respective registered office at 4, Fairlie Place, Room No. 102, 1st floor, Kolkata - 700 001, and their respective Income Tax PAN Nos. being AAGCA7797K, AADCC8134B, AADCC8133G, AADCD2948L, AACCE2807N, AABCF4387M, AABCF4386L, AADCG6186B, AACCH3060L, AACCI1876K, AACCI2005G,

Kamakshya Vinimay Pvt. Ltd.
Kshitij Vincom Pvt. Ltd.
League Distributors Pvt. Ltd.
Timelight Merchandise Pvt. Ltd.
Omni Commodore Pvt. Ltd.
Passion Dealers Pvt. Ltd.
Pentagon Suppliers Pvt. Ltd.
Queenbee Sales Pvt. Ltd.
Quick Commodore Pvt. Ltd.
Success Commodore Pvt. Ltd.
Twin Star Dealcom Pvt. Ltd.
Winsome Commodore Pvt. Ltd.
Youth Vincom Pvt. Ltd.
Deal Dealcom Pvt. Ltd.

[Signature]
Director/Authorised Signatory

[Handwritten note]



2390

Silip Ray



2397C

[Signature]



[Signature]
Additional Registrar
of Assurances-I, Kolkata
10 MAY 2011

*Submitted by me
Siddhanta Chatterjee
Advocate
44th Court, Calcutta*

AACCJ2606E, AACCJ2605H, AACCJ2607F, AADCK8105E, AADCK8106H, AABCL6954G, AABCL6953B, AABCO2276L, AAFCP2662K, AAFCP2661L, AAACQ2080P, AAACQ2081N, AANCS6504P, AADCT3203G, AAACW9127B, AAACY4009Q and AAACZ3951G, each represented by its authorized signatory, **MR. ALOK 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 **MR. SIDDHARTHA RAY**, son of Mr. Keshab Chandra Ray, residing at 101-J, Selimpur Road, Kolkata - 700 031, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall mean and include his successors-in-interest and/or assigns) of the **THIRD PART**:

WHEREAS:

- A. One Radhanath Poddar alias Radhanath De alias Radhanath De Poddar along with one Nirmal Chandra Poddar alias Nirmal Kumar Poddar alias Nirmal Kumar De alias Nirmal Chandra De Poddar, both sons of Nanda Lal Poddar, were jointly the full and absolute owners of, inter alia, All That the piece and parcel of sali land admeasuring 19 decimals more or less, comprising the entirety of R. S. Dag No. 1382, now L. R. Dag No. 1626, R. S. Khatian No. 218, now comprised in L. R. Khatian Nos. 1462, 1516 and 2136, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), hereinafter referred to as the "**Said Land**" and more specifically described in the **SCHEDULE** hereunder written.

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- B. Upon the intestate death of the said Radhanath Poddar, the undivided share and/or interest of the said Radhanath Poddar in the Said Land devolved upon his two sons, namely, Madan Mohan De and Shyam Sundar De, who thus jointly became the full and absolute owners thereof.
- C. Furthermore, upon the intestate death of the said Nirmal Chandra Poddar, the undivided share and/or interest of the said Nirmal Chandra Poddar in the Said Land devolved upon his wife Smt. Nehar Bala De alias Nehar Bala Dasi, who thus became the full and absolute owner thereof.
- D. By a Bengali deed dated 14th August, 1944 registered with the Baruipur Sub-Registry Office in Book No. 1, Volume No. 48, Pages 214 to 217, Being No. 4224 for the year 1944, the said Nehar Bala Dasi, inter alia, sold and transferred the entirety of her aforesaid undivided share and/or interest in the Said Land in favour of Smt. Ratanmala De alias Ratanmala Dasi, wife of Panchu Gopal De alias Panchkari De alias Panchkari De Poddar. 507.
- E. Subsequently, the said Ratanmala De (therein described as Ratanmala Dasi) filed a partition suit, being Title Suit No. 101 of 1956, before the Court of the 1st Subordinate Judge at Alipore, District 24 Parganas (Ratanmala Dasi -vs- Madan Mohan De & Ors.), praying for partition by metes and bounds after declaration of her right, title and interest in respect of the Said Land, amongst other lands. (Smt)
- F. By a preliminary decree dated 12th November, 1959, passed in the said partition suit, the Court appointed an Advocate Commissioner and in terms of

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the Commissioner's report dated 20th December, 1962, a final decree was passed in the said suit on 25th February, 1963.

G. Under the said final decree dated 25th February, 1963, passed in the said partition suit, being Title Suit No. 101 of 1956, the said Madan Mohan De and Shyam Sundar De were jointly allotted the entirety of the Said Land and thus the said Madan Mohan De and Shyam Sundar De became the full and absolute owners of the Said Land.

19 Dec

H. By a partition deed dated 27th May, 1968, registered with the Sub-Registrar Baraipur, in Book No. I, Volume No. 64, Pages 282 to 286, Being No. 6032 for the year 1968, the said Madan Mohan De and Shyam Sundar De mutually partitioned between themselves certain lands belonging to them by metes and bounds, including the Said Land and thus under the said partition deed, each of the said Madan Mohan De and Shyam Sundar De respectively became the full and absolute owners of, inter alia, land admeasuring 9½ decimals more or less comprised in the Said Land.

I. By a Bengali Kobala dated 11th July, 1969, registered with the Additional District Sub-Registrar, Baraipur, in Book No. I, Volume No. 56, Pages 273 to 275, Being No. 5650 for the year 1969, the said Shyam Sundar De sold and transferred the entirety of his share and/or interest in the Said Land admeasuring 9½ decimals more or less, in favour of Mahadeb Ghosh and Sahadeb Ghosh, both sons of Subodh Chandra Ghosh and thus the said Mahadeb Ghosh and Sahadeb Ghosh became the full and absolute owners of a portion of the Said Land admeasuring 9 ½ decimals more or less.

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J. By a Deed of Gift dated 19th January, 1983, registered with the Sonarpur registry office in Book No. I, Volume No. 56, Pages 149 to 163, Being No. 265 for the year 1983, the said Madan Mohan De transferred by way of gift the entirety of his share and/or interest in the Said Land admeasuring 9½ decimals more or less, in favour of his son, Harendra Kumar De, and thus the said Harendra Kumar De became the full and absolute owner of a portion of the Said Land admeasuring 9 ½ decimals more or less.

K. By a Bengali Deed dated 28th July, 1986, registered with the Additional District Sub-Registrar, Sonarpur, 24 Parganas, in Book No. I, Volume No. 59, Pages 482 to 486, Being No. 4613 for the year 1986, the said Harendra Kumar De, sold and transferred in favour of Sailen Sardar, son of Late Kabil Sardar, inter alia, the entirety of his share and/or interest in the Said Land, such share admeasuring 9½ decimals more or less.

L. By a Bengali Deed dated 30th June, 1988, registered with the Additional District Sub-Registrar, Sonarpur, 24 Parganas (S), in Book No. I, Volume No. 64, Pages 257 to 261, Being No. 4976 for the year 1988, the said Mahadeb Ghosh and Sahadeb Ghosh, sold and transferred in favour of the said Sailen Sardar, inter alia, the entirety of their share and/or interest in the Said Land, such share admeasuring 9½ decimals more or less, and thus the said Sailen Sardar became the full and absolute owner of the entirety of the Said Land, free from all encumbrances.

19 Dec

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- M. By a Bengali Deed dated 23rd April, 2010, registered with the Additional District Sub- Registrar, Sonarpur in Book No. I, CD Volume No. 13, Pages 3208 to 3226, Being No. 04573 for the year 2010, the said Sailen Sardar, sold and transferred in lieu of valuable consideration the entirety of the Said Land in favour of Dilip Ray, the Vendor herein and thus the Vendor herein became the full and absolute owner of the entirety of the Said Land, free from all encumbrances, in vacant, peaceful and physical possession.
- N. The Confirming Party herein had negotiated with the Vendor for purchase of the entirety of the Said Land free from all encumbrances in lieu of valuable consideration, to be acquired in the names of the nominee(s) of the Confirming Party and pursuant thereto, the Confirming Party approached the Purchasers herein with the offer to cause sale and transfer of the Said Land in favour of the Purchasers. } Sale Proceed
- O. Each of the Vendor and the Confirming Party hereby represent, warrant and undertake as follows:
- i) that the Vendor became and is the full and absolute owner of the entirety of the Said Land in the manner recited herein, and the Vendor has a clear and marketable title to and the full right and absolute power and authority to deal with the Said Land; and
 - ii) that the Vendor has at all times been in vacant, free, peaceful and physical possession of the entirety of the Said Land; and

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- iii) that there is no embargo on the Vendor from dealing with the Said Land and/or transferring and/or alienating the same in any manner whatsoever; and
- iv) that the entirety of the Said Land is free from all encumbrances, liens, lispendens, charges, mortgages, trusts, wakfs, debutter, bargadars, tenants, occupiers, trespassers, encroachments, attachments, acquisitions, requisitions, alignment whatsoever or howsoever; and
- v) that save and except the Vendor and the Confirming Party, no other party or person has any manner of right or title or interest or claim or demand over or in respect of the Said Land and/or any part or portion thereof; and
- vi) that neither the Vendor nor the Confirming Party have ever dealt with any part or portion of the Said Land in any manner whatsoever or howsoever nor created any third party right or title or interest therein; and
- vii) that no part or portion of the Said Land is nor ever was the subject of any acquisition by any government body and/or authority, statutory or otherwise, and further neither the Vendor nor his predecessors-in-interest/title nor the Confirming Party have received any notice of acquisition in respect of any part or portion of the Said Land; and
- viii) that the Said Land is free from any land charge and all outgoings in respect of the Said Land including the land revenues in respect thereof have been paid in full by the Vendor till the date of these presents; and

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- ix) that neither the title documents nor any other documents in respect of the Said Land or any part thereof have been deposited at any point of time with or in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise; and
- x) that the Said Land is butted and bounded and there is no manner of boundary dispute in respect thereof; and
- xi) that no person or persons whatsoever have/had/has ever claimed any right of preemption over or in respect of the Said Land or any part thereof and there are no outstanding actions, claims or demands between the Vendor and any third party and/or between the Confirming Party and any third party; and
- xii) that the Said Land neither was nor is subject to any attachment under the provisions of the Public Demand Recovery Act, 1913 or under the Income Tax Act, 1961 or under any statute for the time being in force; and
- xiii) that no right or easement appurtenant to or benefiting the Said Land is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Land; and

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- xiv) that the Vendor does not hold any excess land under the provisions of any statute (central, state or local) and no part or portion of the Said Land has ever been vested or been the subject matter of any vesting proceedings; and
- xv) that there are no legal or other proceedings initiated or pending in respect of any part or portion of the Said Land nor is there any threat of any such proceedings and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices etc.; and
- xvi) that no means of access to the Said Land is shared with or subject to rights of determination or requires payment to any third party; and
- xvii) that no third party has ever claimed nor acquired any manner of right in the Said Land by way of adverse possession or otherwise; and
- xviii) that the Said Land is not subject to any covenants, restrictions, stipulations, easements, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same; and
- xix) that compliance is being made and has at all times been made with all applicable laws, statutes, by-laws, permits, obligations and requirements with respect to the Said Land, its ownership, occupation, possession and use; and

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- xx) that there is no matter of which the Vendor or the Confirming Party are or ought to be aware of, which may adversely or otherwise affect the value of the Said Land or its development, usage or enjoyment or cast any doubt on the rights, title and interest sold and transferred to the Purchasers under these presents; and
 - xxi) that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature made or existing or pending or threatened or anticipated, either in respect of the Said Land or against the Vendor or against the Confirming Party; and
 - xxii) that each of the representations and warranties contained herein are true and correct and shall survive and remain subsisting at all times.
- P. Relying on each of the aforesaid representations of the Vendor and the Confirming Party, and believing the same to be true and correct and acting solely on the faith and basis thereof, the Purchasers herein agreed to purchase the Said Land in vacant free peaceful and physical possession, free from all encumbrances, liens, lispendens, charges, mortgages, trusts, wakfs, debutor, bargadars, tenants, occupiers, trespassers, encroachments, attachments, acquisitions, requisitions, alignment whatsoever or howsoever, in lieu of valuable consideration and on certain mutually agreed terms and conditions, as recorded herein.

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- Q. In pursuance of the aforesaid, the Confirming Party nominated the Purchasers herein to the Vendor in his place and stead as the ultimate purchaser of the Said Land and the Confirming Party hereby confirms that the Confirming Party has no manner of right or title or interest in any part or portion of the Said Land and no amount is due or payable to the Confirming Party on any account whatsoever, and thus the parties are executing this deed.

NOW THIS INDENTURE WITNESSETH as follows:

- I. In pursuance of the aforesaid and in consideration of payment of a sum of Rs. 12,20,598/- (Rupees Twelve lacs Twenty Thousand Five Hundred and Ninety Eight only) 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 absolutely and forever acquits, releases, discharges and exonerates each of the Purchasers as well as the Said Land) the Vendor with the consent and concurrence of the Confirming Party doth hereby grants, sells, transfers, conveys, assigns and assures to, unto and in favour of the Purchasers herein, All That the piece and parcel of sali land admeasuring 19 decimals more or less, comprising the entirety of R.S. Dag No. 1382, now L. R. Dag No. 1626, R. S. Khatian No. 218, now comprised in L. R. Khatian Nos. 1462, 1516 and 2136, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality, herein referred to as the "Said Land" and more specifically described in the **SCHEDULE** hereunder written, and bordered **RED** on the plan attached hereto, free from all encumbrances, liens, lispensens, mortgages, charges, trusts, debutter, wakf,

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bargadars, tenants, occupiers, trespassers, encroachments, attachments, acquisitions, requisitions, alignment etc. whatsoever or howsoever, in vacant, free, 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 and in respect of the Said Land and every part thereof **AND** all the deeds, pattaahs, muniments, writings and evidences of title which in any wise relate to the Said Land or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, his executors, administrators or representatives or any person from whom 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 Said 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 successors, executors, administrators, representatives and assigns absolutely and forever free from all encumbrances and liabilities **AND** in addition to and without prejudice to each of their respective undertakings, covenants, warranties and

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representations contained elsewhere, the Vendor and the Confirming Party do hereby further covenant with and undertake and warrant to the Purchasers (1) that the Vendor is absolutely entitled to the Said Land free from all encumbrances, liens, lispendens, mortgages, charges, trusts, debutter, wakf, bargadars, trespassers, tenants, occupiers, encroachments, 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 and/or the Confirming Party 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 Said 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 neither the Vendor nor the Confirming Party have at any time done or executed any acts, deeds, documents or writings or knowingly suffered or been party or privy to any act, deed, matter or thing, whereby the Said 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 Said Land and all other rights, title and benefits appurtenant thereto and receive and take the rents issues and profits thereof and every part thereof without any hindrance, eviction, interruption, disturbance, claim or demand whatsoever from of or by the Vendor and/or the Confirming Party or any person or persons

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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 lispendens debts attachments execution claims demands encumbrances and liabilities whatsoever made or suffered by the Vendor and/or the Confirming Party and/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 Said 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 each of the Vendor and the Confirming Party do hereby undertake to keep each of the Purchasers fully safe, harmless and indemnified in respect thereof AND (7) that each of the Vendor and the Confirming Party and all persons having or lawfully or equitably claiming any right title interest property claim or demand whatsoever in or upon the Said Land or any part thereof from through under or in trust for the Vendor and/or the Confirming Party, 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 Said Land and every part thereof unto and to the use of the Purchasers, as shall or may be reasonably required by the Purchasers AND (8) that each of the Vendor and the Confirming Party do hereby undertake to keep each of the Purchasers fully safe 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

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the Said Land and/or any part thereof, it being understood and agreed that the invocation of the indemnity by the Purchasers as against any one of the aforesaid indemnifying parties herein shall not absolve the other from his liability, responsibility and undertaking to the Purchasers **AND FURTHER** each of the Vendor and the Confirming Party do hereby and hereunder respectively nominate, constitute and appoint the Purchasers herein, jointly and/or severally, for and on behalf of the Vendor and the Confirming Party respectively, to do, execute and perform all such acts, deeds, matters, things and assurances whatsoever in respect of the Said 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 Said Land and every part thereof unto and to the use of the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

("Said Land")

All That the piece and parcel of sali land admeasuring 19 decimals more or less, (equivalent to 11 Cottahs 7 Chittacks 41 sq.ft. more or less) comprising the entirety of R. S. Dag No. 1382, now L. R. Dag No. 1626, R. S. Khatian No. 218, now comprised in L. R. Khatian Nos. 1462, 1516 and 2136, J. L. No. 35, Touzi No. 120, Mouza Kodalia, Police Station Sonarpur, District 24 Parganas (South), within the limits of the Rajpur-Sonarpur Municipality, bordered **RED** on the plan attached hereto, and butted and bounded as follows:

ON THE NORTH: By R. S. Dag Nos. 1380;
ON THE EAST: By R. S. Dag Nos. 1381;
ON THE WEST: By R. S. Dag No. 1383; and

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ON THE SOUTH: By R. S. Dag Nos. 1400.

OR HOWSOEVER THE SAME MAY BE BUTTED BOUNDED KNOWN OR 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: *S. Sanita Chatterjee*
Bund Road, Sebel Club - West,
KOL-70

Dilip Roy

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

1. *Dilip Roy*
31, Shakespeares
Sarani, KOL-17.

Agni Dealcom Pvt. Ltd.
Commitment Vincom Pvt. Ltd.
Connect Dealcom Pvt. Ltd.
Decagon Dealers Pvt. Ltd.
Ekdanta Merchandise Pvt. Ltd.
Flame Sales Pvt. Ltd.
Focus Dealers Pvt. Ltd.
Gladulus Merchants Pvt. Ltd.
Hornbill Tradecom Pvt. Ltd.
Iconic Suppliers Pvt. Ltd.
Innovative Comm. sales Pvt. Ltd.
Jackpot Tradelink Pvt. Ltd.
Jalapeno Sales Pvt. Ltd.
Juniper Cammotrade Pvt. Ltd.
Kamakshya Vinimay Pvt. Ltd.
Kshitij Vincom Pvt. Ltd.
League Distributors Pvt. Ltd.
Limelight Merchandise Pvt. Ltd.
Mini Comtrade Pvt. Ltd.
Orion Dealers Pvt. Ltd.
Decagon Suppliers Pvt. Ltd.
Queenbee Sales Pvt. Ltd.
Quick Commesales Pvt. Ltd.
Success Commesales Pvt. Ltd.
Twin Star Dealcom Pvt. Ltd.
Winsome Commodat Pvt. Ltd.
Youth Vincom Pvt. Ltd.
Real Dealcom Pvt. Ltd.

[Signature]
Director/Authorised Signatory

[Signature]
Director/Authorised Signatory

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

Amaralya Banerjee
NK Realtors Pvt. Ltd.
9 Elgin Rd. KOL-20

[Signature]

Drafted by:

Radhika Singh
Radhika Singh
Advocate
High Court
Calcutta

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of Assurances-I, Kolkata
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MEMO OF CONSIDERATION

Received by the withinnamed Vendor from the withinnamed Purchasers a sum of Rs. 12,20,598/- (Rupees Twelve lacs Twenty Thousand Five Hundred and Ninety Eight only) being the entire consideration payable to the Vendor in terms of these presents as follows:-

- | | |
|--|------------------------|
| i) By Cheque No. 957583 dated 6.09.2010, drawn on Union Bank of India, Strand Road <i>23rd Street</i> Branch, for | Rs. 5,00,000/- |
| ii) By Pay Order No. 032488 dated 10.05.2011 drawn on <i>Union Bank of India, 23rd Street</i> Branch for | Rs. 7,20,598/- |
| | <u>Rs. 12,20,598/-</u> |

Dilip Ray

(Rupees Twelve lacs Twenty Thousand Five Hundred and Ninety Eight only)

Dilip Ray
Signature of the Vendor


































WITNESS:

Subantuchatterjee
Amalysa Banerjee

Additional Registrar
of Assurances-I, Kolkata
10 MAY 2011



SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Abdullah</i>							
		(Left Hand)						
								
		(Right Hand)						
	<i>Salim Ray</i>							
		(Left Hand)						
								
		(Right Hand)						
	<i>Salim Ray</i>							
		(Left Hand)						
								
		(Right Hand)						
<p align="center">PHOTO</p>								
		<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>		
	(Left Hand)							
	<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>			
(Right Hand)								

Additional Registrar
of Assurances-1, Kolkata
10 MAY 2011





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

Endorsement For Deed Number : I - 04108 of 2011
(Serial No. 03579 of 2011)

On

Payment of Fees:

On 10/05/2011

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

Presented for registration at 22.15 hrs on :10/05/2011, at the Private residence by Alok Gupta,
Claimant.

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

Execution is admitted on 10/05/2011 by

1. Dilip Ray Alias Dilip Roy, son of Late Dinabandhu Ray , Dharmatala Road., Thana:-Sonarpur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
2. Siddhartha Ray, son of Keshab Ch Ray , Dharmatala Road., 101- J, Seilmpur Road, Kolkata,
Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste
Hindu, By Profession : Others



Additional Registrar
of Assurances-I, Kolkata

13 MAY 2011
(Ashok Bandyopadhyay)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

13/05/2011 15:27:00

EndorsementPage 1 of 4





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

Endorsement For Deed Number : I - 04108 of 2011
(Serial No. 03579 of 2011)

3. Alók Gupta.
Authorised Signatory, Agni Dealcom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Commitment Vincom Pvt Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Connect Dealcom Pvt Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Decagon Dealers Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Ekdanta Merchandise Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Flame Sales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Focus Dealers Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Gladiolus Merchants Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Hornbill Tradecom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Iconic Suppliers Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Innovative Commosales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Jackpot Tradelink Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Jalapeno Sales Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Juniper Commotrade Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Kamakshya Vinimay Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Authorised Signatory, Kshiti Vincom Pvt. Ltd., 4, Fairlie Place, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Additional Registrar
of Assurances-I, Kolkata
13 MAY 2011
(Ashok Bandhopadhyay)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

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