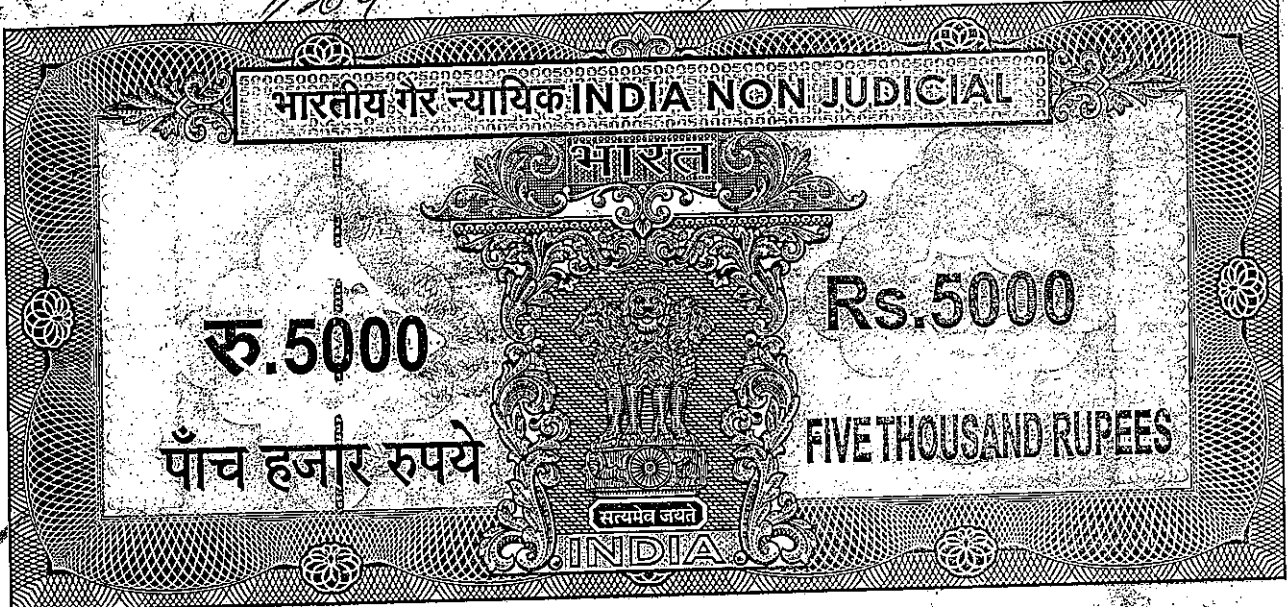


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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

601293

3701- K. K. S. No. 16851/08

W. N. S. No. 16851/08

*[Handwritten Signature]*

Certified that the Document is admitted to registration. The Signatures Sheet and the endorsement sheets attached to this Document are the part of this Document.

*[Handwritten Signature]*

Additional Registrar  
of Assurances-II, Kolkata

15.09.09



90/11880

SALE DEED

THIS SALE DEED IS made this 14<sup>th</sup> day of September, Two Thousand and Nine

BETWEEN

250  
100

3787

49546

No. .... Date: 14 SEP 2009

Sold to: *B. Chandra*

Address: ... ABYDAN ...

Rs. 500/- ... 19, Old Post Office Street ... 2000 BP, 31st Floor ...

L. S. VENDOR  
HIGH COURT, CAL.

*Bidyut*



3187

For AAKANSHI AGENCY PVT. LTD.

*Bidyut Das*  
Director



3189

সেই ক্ষেত্রে নথি প্রমাণিত হইবে  
যে ক্ষেত্রে নথি প্রমাণিত

Monirul Islam  
8/0 - Sekendar Molla  
11/1 - Jamal Pasa  
P.O. - Kashinath Pur  
P.S. - Rajar hat  
Ret - 700135  
Occur - Business

Additional Registrar of Assurances II, Kolkata  
14 SEP 2009



MOLLA SHEKENDAR ALI alias SHEKENDAR MOLLA son of Late Dukhe Molla, by faith Muslim, by occupation Cultivation, Nationality— Indian, residing at Village Bishnupur, P.S. Rajarhat, District North 24 Parganas, 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 his/her/their heirs, executors, administrators, legal representatives and assigns) of the ONE PART AND AAKANSHI AGENCY PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office at "Bikaner Building", 8/1, Lalbazer Street (1st floor), Kolkata – 700001, represented by its director BIDYUT DEY son of G.C.Dey, by faith – Hindu, residing at West Shanti Nagar, P.O – Anandanagar, Bally, Howrah, hereinafter called and 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.

WHEREAS in the Records of Right prepared under the West Bengal L. R. Act, one Lokjan Bibi wife of Hajer Mondal, has been shown as holding of L.R. Dag Nos. 749, 750 & 752, under L.R. Khatian no. 464, Mouza Kalikapur, J.L. No. 40, classified as Sali land, under Pathar Ghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 749 has been shown as 1093 share i.e. 1.31 Decimals (Sataks) out of 12 Decimals (Sataks), L.R. Dag no. 750 has been shown as 1094 share i.e. 1.20 Decimals (Sataks) out of 11 Decimals (Sataks) and L.R. Dag no. 752 has been shown as 1094 share i.e. 0.98 Decimals (Sataks) out of 9 Decimals (Sataks), Sali Land.

AND WHEREAS in the Records of Right prepared under the West Bengal L. R. Act, one Patu Bibi alias Patajan Bibi wife of Umar Ali Mondal, has been shown as holding of L.R. Dag Nos. 750 & 752, under L.R. Khatian no. 308, Mouza Kalikapur, J.L. No. 40, classified as Sali land, under Pathar Ghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 750 has been shown as 1093 share i.e. 1.20 Decimals (Sataks) out of 11 Decimals (Sataks) and L.R. Dag no. 752 has been shown as 1093 share i.e. 0.98 Decimals (Sataks) out of 9 Decimals (Sataks), Sali Land.



Additional Registrar of Assurances in Malacca  
14 SEP 2009

**AND WHEREAS** in the Records of Right prepared under the West Bengal L. R. Act, one Kulchham Bibi wife of Dukhe Molla, has been shown as holding of L.R. Dag Nos. 749, 750 & 752, under L.R. Khatian no. 145, Mouza Kalikapur, J.L. No. 40, classified as Sali land, under Pathar Ghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 749 has been shown as 0351 share i.e. 0.42 Decimals (Sataks) out of 12 Decimals (Sataks), L.R. Dag no. 750 has been shown as 0351 share i.e. 0.39 Decimals (Sataks) out of 11 Decimals (Sataks) and L.R. Dag no. 752 has been shown as 0273 share i.e. 0.25 Decimals (Sataks) out of 9 Decimals (Sataks), Sali Land.

**AND WHEREAS** in the Records of Right prepared under the West Bengal L. R. Act, one Molla Shekendar Ali alias Shekendar Molla (Vendor herein) son of Late Dukhe Molla, has been shown as holding of L.R. Dag Nos. 750 & 752, under L.R. Khatian no. 571, Mouza Kalikapur, J.L. No. 40, classified as Sali land, under Pathar Ghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 750 has been shown as 1230 share i.e. 1.35 Decimals (Sataks) out of 11 Decimals (Sataks) and L.R. Dag no. 752 has been shown as 0957 share i.e. 0.86 Decimals (Sataks) out of 9 Decimals (Sataks), Sali Land.

**AND WHEREAS** said Lokjan Bibi wife of Hajer Mondal died intestate leaving behind him surviving her one nephew and two nieces namely Molla Shekendar Ali alias Shekendar Molla (Vendor herein), Arejan Bibi and Khatejan Bibi as her only legal heirs and successors and thus said Molla Shekendar Ali alias Shekendar Molla (Vendor herein), Arejan Bibi and Khatejan Bibi became the sole and absolute owner of said land. Thus said Molla Shekendar Ali alias Shekendar Molla became the owner of the land measuring an area 0.65 Decimals (Sataks) in Dag No. 749, land measuring an area 0.60 Decimals (Sataks) in Dag No. 750 and land measuring an area 0.49 Decimals (Sataks) in Dag No. 752.

**AND WHEREAS** said Patu Bibi alias Patajan Bibi wife of Umar Ali Mondal died intestate leaving behind him surviving her one nephew and two nieces namely Molla Shekendar Ali alias Shekendar Molla (Vendor herein), Arejan Bibi and Khatejan Bibi as her only legal heirs and successors and thus said Molla Shekendar Ali alias Shekendar Molla (Vendor herein), Arejan Bibi and Khatejan Bibi became the sole and absolute owner of said land. Thus said Molla

Additional Registrar of Insurance (M. Kolkata)

14 SEP 2009



Shekendar Ali alias Shekendar Molla became the owner of the land measuring an area 0.60 Decimals (Sataks) in Dag No. 750 and land measuring an area 0.49 Decimals (Sataks) in Dag No. 752.

**AND WHEREAS** said Kulchham Bibi wife of Dukhe Molla died intestate leaving behind him surviving her one son and two daughters namely Molla Shekendar Ali alias Shekendar Molla (Vendor herein), Arejan Bibi and Khatejan Bibi as her only legal heirs and successors and thus said Molla Shekendar Ali alias Shekendar Molla (Vendor herein), Arejan Bibi and Khatejan Bibi became the sole and absolute owner of said land. Thus said Molla Shekendar Ali alias Shekendar Molla became the owner of the land measuring an area 0.21 Decimals (Sataks) in Dag No. 749, land measuring an area 0.19 Decimals (Sataks) in Dag No. 750 and land measuring an area 0.12 Decimals (Sataks) in Dag No. 752.

**AND WHEREAS** in the manner aforesaid the vendor herein is the Owner of all that piece and parcel of land admeasuring 5.56 Decimal (Satak) be the same a little more or less lying and situated at Mouza Kalikapur, J.L. No. 40, L.R. Dag Nos. 749, 750 & 752, under L.R. Khatian No. 571, 464, 145 & 308, classified as Sali land, under Pathar Ghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to **SCHEDULE** property and is/are 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, lispenses, 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.



Additional Registrar of Assurances at Kolkata  
14 SEP 2009



**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 is 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 the **SCHEDULE** property hereunder written at or for a total consideration of Rs. 3,36,970/- (Rupees Three Lacs Thirty Six Thousand Nine Hundred and Seventy) 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. 3,36,970/- (Rupees Three Lacs Thirty Six Thousand Nine Hundred and Seventy) only paid by the Purchaser herein to the Owner/Vendor herein at or 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 assure 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 SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished. All that the said property including liberties, privileges, with all using right and all rights of ingress and egress including all easement rights, title, interest, possession of the Vendor into

Additional Registrar of Assurances III, Koforpete  
14 SEP 2009



and/or upon the said Schedule Property. **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever. **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owner/Vendor or his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owner/Vendor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispendens and adverse claim. **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owner/Vendor has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor or any person or persons lawfully and equitably claim under or in trust for the Owner/Vendor or his/her ancestors a predecessors-in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors, his/her ancestors or predecessors-in-title **AND FURTHER** the Owner/Vendor covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust **AND** the Owner/Vendor and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the

Additional Registrar of Assurances II, Kolkata  
14 SEP 2009



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 DOETH 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 herein.
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.

Additional Registrar of Assurances, Kolkata

14 SEP 2009

5. The Vendor do hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever 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.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land admeasuring 5.56 Decimal (Satak) be the same a little more or less out of 32 Decimals (Sataks) lying and situated at Mouza Kalikapur, J.L. No. 40, R.S. & L.R. Dag Nos. 749, 750 & 752, under L.R. Khatian No. 571, 464, 145 & 308, classified as Sali land, under Pathar Ghata Gram Panchayet, within the Additional District Sub-Registration office at Bidhannagar, P.S. Rajarhat, District North 24 Parganas. Number of Dags, Khatian and other particulars of the said land are as follows :-

<u>Mouza</u>	<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>	<u>Share</u>	<u>Classifi- cation of plot as per ROR</u>	<u>Annual Rent to be paid as per amended provisions of W. B. L. R. Act, 1955.</u>
<u>Kalikapur</u>	L.R. Khatian No. 464 & 145	R.S. & L.R. 749	0.86 Decimals (Sataks)		Sali	Rs.
<u>Kalikapur</u>	L.R. Khatian No. 571, 464, 145 & 308	R.S. & L.R. 750	2.74 Decimals (Sataks)		Sali	Rs.
<u>Kalikapur</u>	L.R. Khatian No. 571, 464, 145 & 308	R.S. & L.R. 752	1.96 Decimals (Sataks)		Sali	Rs.



Additional Registrar of Assurances II, Kolkata  
14 SEP 2009



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 Vendor in the presence of

**WITNESSES:**

1. Dilip Sen  
Kaikhal, Chinnamre  
KOL-700136  
P.O. - Airport

শ্রী দীপেন্দ্র চন্দ্র সেন  
কলকাতা

2. Monirul Islam  
Samalpara  
Rajarhat  
KOL-135

\_\_\_\_\_  
SIGNATURE OF THE VENDORS


**SIGNED, SEALED AND DELIVERED**

by the Purchaser in the presence of

**WITNESSES:**

1. Dilip Sen
2. Monirul Islam

For AAKANSHI AGENCY PVT. LTD,

  
Director  
(BIDYUT DEY)

\_\_\_\_\_  
PURCHASER

Drafted and read over and  
explained in Bengali by me  
Debdul Halder  
Advocate  
High Court, Calcutta

Additional Registrar at the Registrar, Kolkata  
14 SEP 2009



**RECEIPT**

Received a sum of Rs. 3,36,970/- (Rupees Three Lacs Thirty Six Thousand Nine Hundred and Seventy) 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**

Date	Cheque/Cash	Bank	Amount (Rs.)
------	-------------	------	--------------

Total

Rs. 3,36,970.00

(Rupees Three Lacs Thirty Six Thousand Nine Hundred and Seventy) only

Witnesses :-

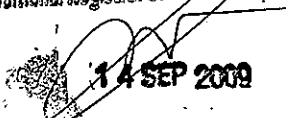
1. *Dilip son*

2. *Mominul Islam*

*Handwritten signature and text in Urdu/Arabic script, including the number 33720.*

**SIGNATURE OF THE VENDORS**

Additional Registrar of Assurances II, Kolkata

  
14 SEP 2009



Government Of West Bengal  
Office of the A. R. A. - II KOLKATA  
5 & 6, Govt Place ( North ) , KOLKATA  
Endorsement For deed Number :I-10148 of :2009  
(Serial No. 07364, 2009)

On 14/09/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19.20 hrs on :14/09/2009,at the Private residence by Bidyut Dey,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 14/09/2009 by

1. Molla Shekendar Ali alias Shekendar Molla, son of Late Dukhe Molla ,Vill Bishnupur Dist 24 Pargs(n) ,Thana Rajarhat, By caste Muslim,by Profession :Cultivation
  2. Bidyut Dey,Director,Aakanshi Agency Pvt Ltd,8/1 Lai Bazar St Bikaner Build,Kolkata 1st Floor,Kolkata, profession :Business
- Identified By Monirul Islam, son of Sekendar Molla Vill Jamal Para Po Kashinath Pur.0 Thana: Rajarhat, by caste Muslim,By Profession :Business.

Name of the Registering officer :Tarak Baran Mukherjee  
Designation :ADDITIONAL REGISTRAR OF  
ASSURANCES-II OF KOLKATA

On 15/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 3696/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on:15/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 336970/-

Certified that the required stamp duty of this document is Rs 16858 /- and the Stamp duty paid as: Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 11880/- is paid by the draft number 694162. Draft Date 14/09/2009 Bank Name State Bank Of India

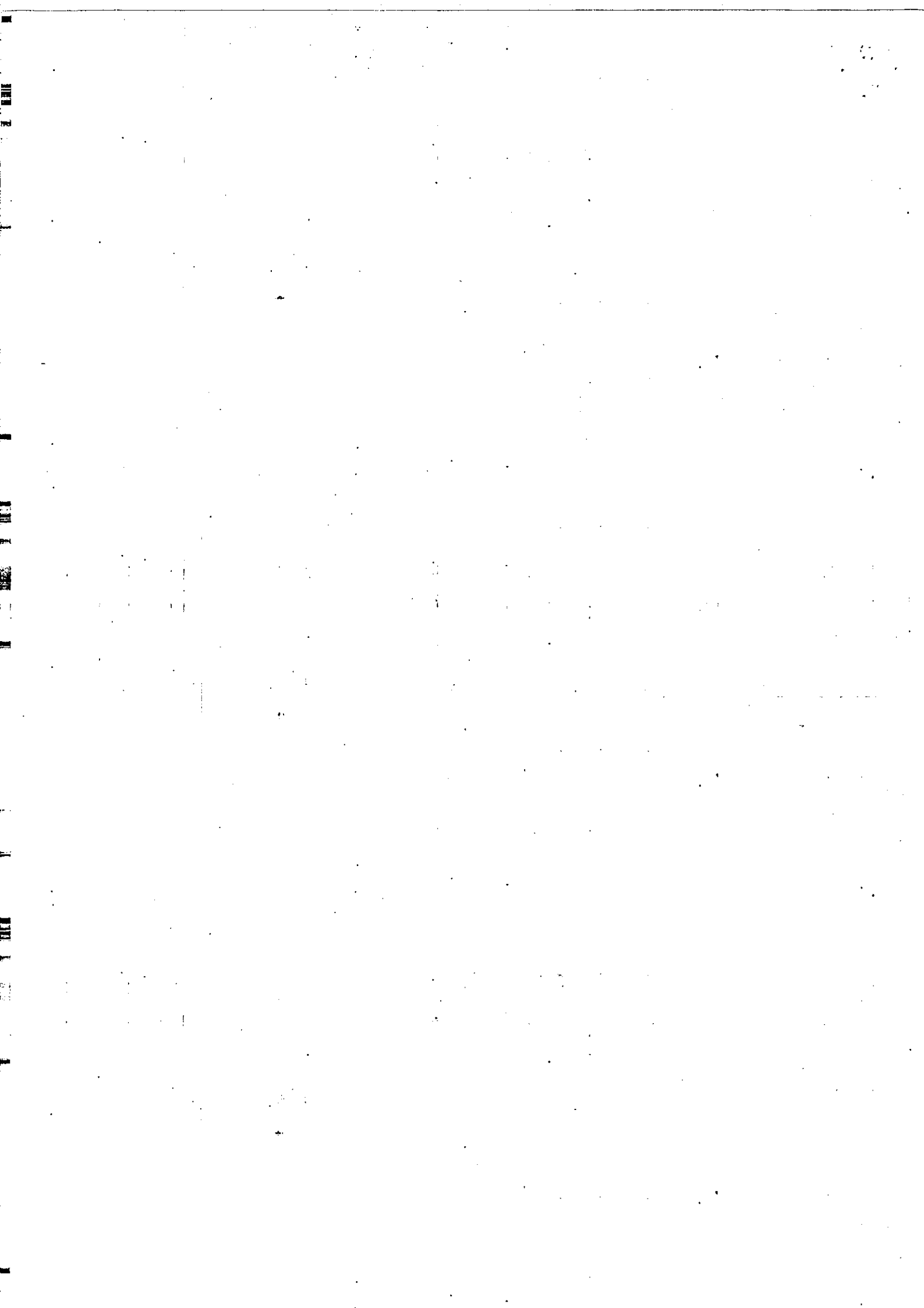


[Tarak Baran Mukherjee]  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

Govt. of West Bengal

1579209



Government Of West Bengal  
Office of the A. R. A. - II KOLKATA  
5 & 6, Govt Place ( North) , KOLKATA  
Endorsement For deed Number :I-10148 of :2009  
(Serial No. 07364, 2009)

KOLKATA, received on :15/09/2009.

Name of the Registering officer :Tarak Baran Mukherjee  
Designation :ADDITIONAL REGISTRAR OF  
ASSURANCES-II OF KOLKATA

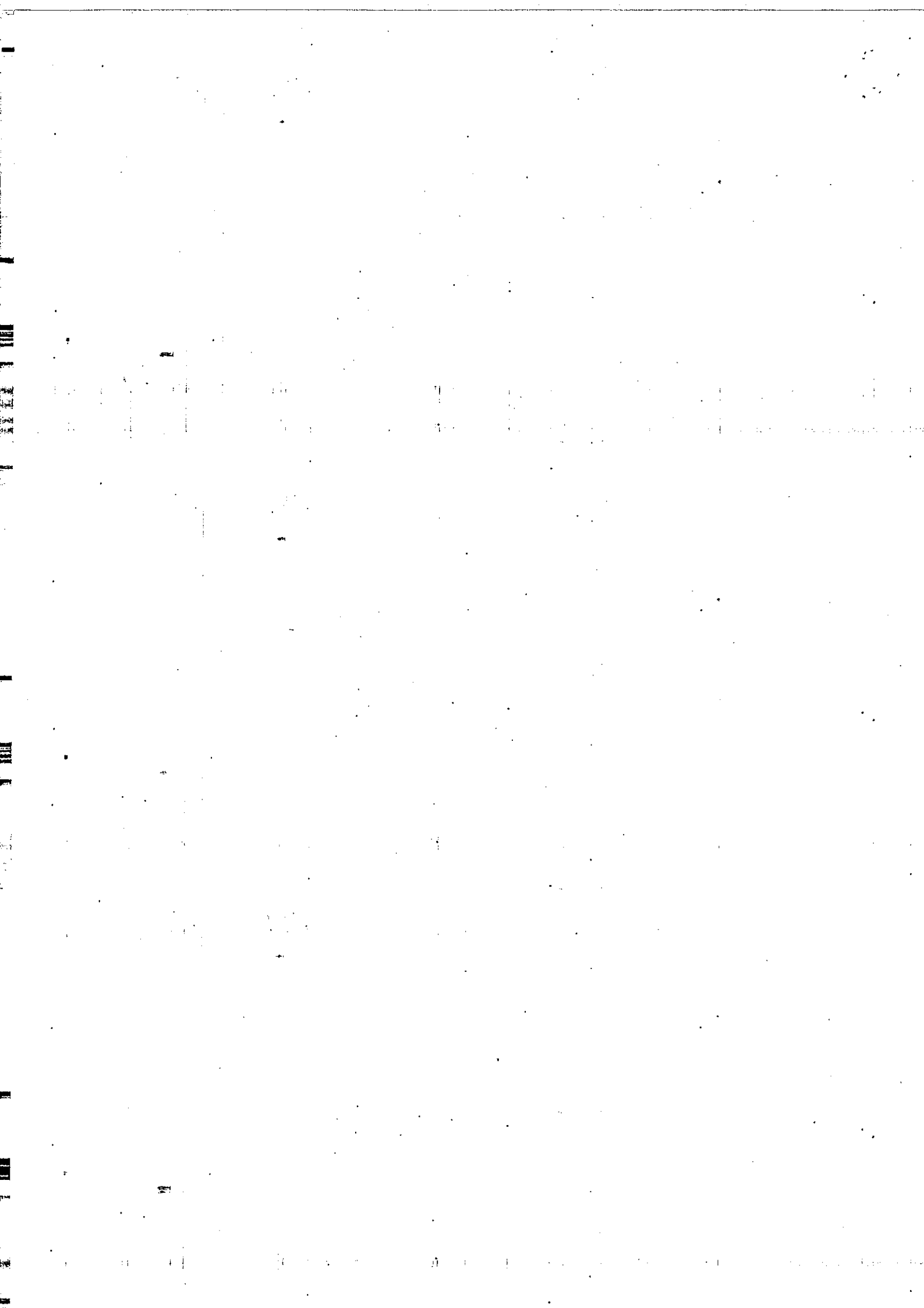


[Tarak Baran Mukherjee]  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA























Govt. of West Bengal

15/09/09





SPECIMEN FORM FOR TEN FINGERPRINTS

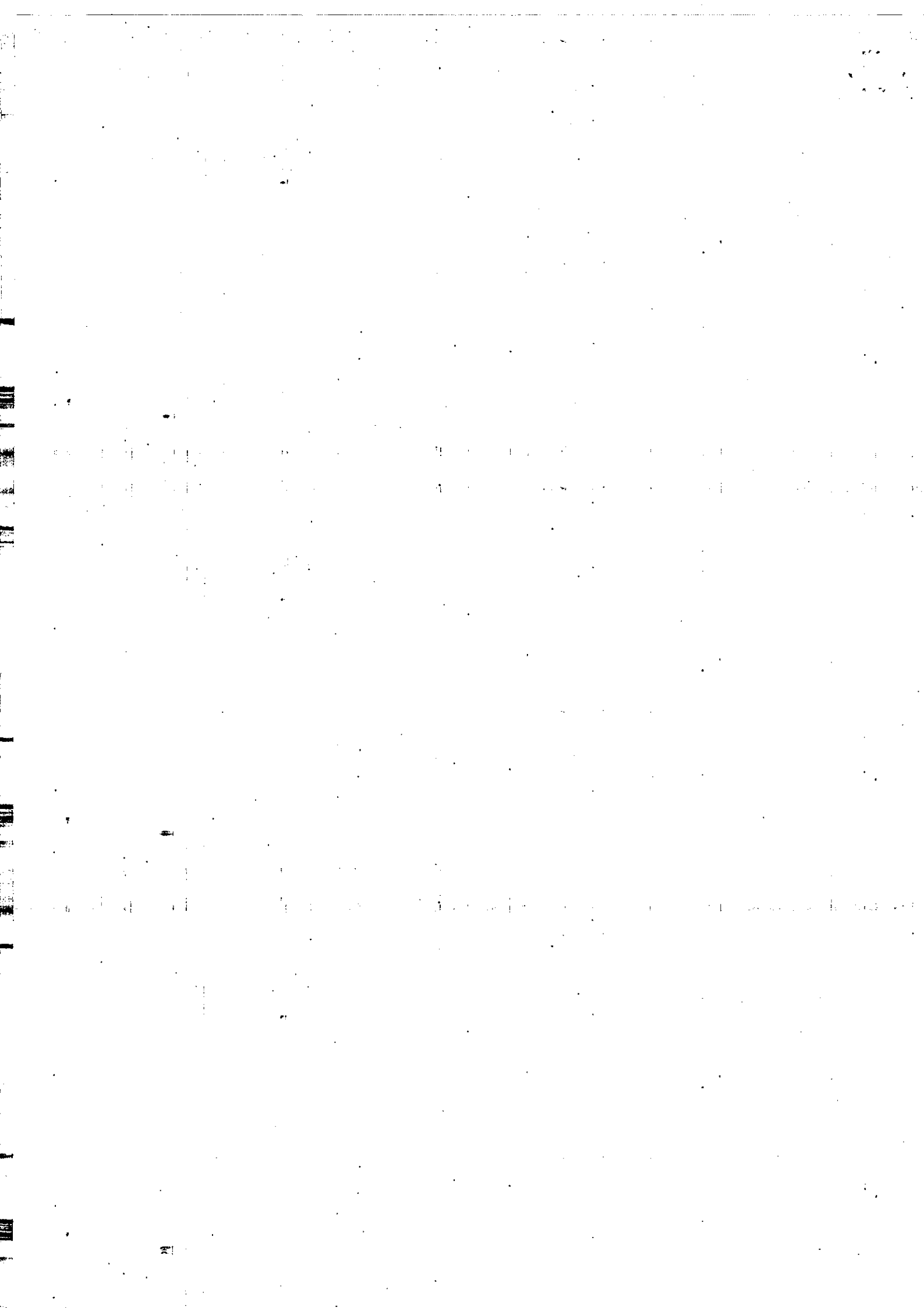
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(Right Hand)						
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(Right Hand)						
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	(Left Hand)					
Thumb      Fore      Middle      Ring      Little						
(Right Hand)						

Additional Registrar of Assurances I, Kolkata

*[Handwritten Signature]*  
14 SEP 2009







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 163 to 177  
being No 10148 for the year 2009.



(Tarak Baran Mukherjee) 22-September-2009  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA  
Office of the A. R. A. - II KOLKATA  
West Bengal

