

8892 (13)



1708 मच्छिबदन पारवम बंगाल WEST BENGAL 1044 349509



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Continued from Page 1044...

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Additional Registrar of Assurances, Kolkata 23-57-70

SALE DEED

THIS SALE DEED IS MADE ON THIS THE 22nd DAY OF July TWO THOUSAND AND TEN

BETWEEN:

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3953

22 JUL 2010

To: *Shri. G. S. Venkatesh*
Address: *10/1, Dattatreya St., K. O. 1*
As: *Prop.*

U. S. V. VENKATESH
HIGH COURT

For AAKANSHI AGENCY PVT. LTD.

Authorized Signatory
(*MATHESH KUMAR CHUDRY*)

1. 3953 - 3953/2010/10/1 Dattatreya St. K. O. 1



2. 3953 - 3953/2010/10/1 Dattatreya St. K. O. 1

3. 3953 - 3953/2010/10/1 Dattatreya St. K. O. 1

3953

P.T.O



(1) AAPAJADDIN MOLLA ALIAS AFARADDIN MOLLA, son of Late Karim Box Molla, by faith Muslim, occupation- Cultivation, residing at Village Taghariya, Patharghata, P.S. Rajarhat, District North 24 Parganas; (2) MOKSED ALI MOLLA, son of Late Karim Box Molla, by faith Muslim, occupation- Cultivation, residing at Village Molla Para, Patharghata, P.S. Rajarhat, District North 24 Parganas; (3) ASIYA BIBI alias ACHIYA BIBI, wife of Kaufer, by faith Muslim, occupation- Housewife, residing at Village Rajarhat Bisnampur, P.S. Rajarhat, District North 24 Parganas; (4) RABIYA BIBI alias RABEYA BIBI, wife of Janar, by faith Muslim, occupation- Housewife, residing at Jangra Hatara, P.S. Rajarhat, District North 24 Parganas, hereinafter referred to as "THE VENDORS" which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART AND AKAUSHI AGENCY PVT. LTD., a Company incorporated under the Companies Act, 1956 and having its registered office at "Bikaner Building", 8/1, Lalbazar Street (1st floor), Kolkata - 700001; the said company is represented by its authorized representative MANESH KUMAR CHOBEY, son of Madhu Sudhan Chibber, by faith Hindu, by occupation Service, residing at Regent Court, Block-1, Flat No. 1B, VIP Road, Pashunapur, Kolkata - 700059, 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 Land Revenue Act, one Baharan Bibi, wife of Late Karim Box, has been shown as holding of L.R. Dag No. 746, under L.R. Khatan no. 824, Mouza Kankapur, J.L. No. 40, classified as Cult land, under Patharghata Gram Panchayat, will in the Additional District Sub-Registration office at Bishnarnagar, P.S. Rajarhat, District North 24 Parganas, where L.R. Dag no. 746 has been shown as 2353 share i.e. 3.333 (4) Decimals (Satoks) out of 10 Decimals (Satoks) of Sari Land.

AND WHEREAS said Baharan Bibi died intestate leaving behind her surviving her three sons and two daughters namely Atiyar, Rahamon Molla, AapaJaddin Molla alias Afaradd'n Molla, the vendor no. 1 herein, Moksed Ali Molla, the vendor no. 2 herein, Asiya Bibi, the vendor no. 3 herein, Rabiya Bibi, the vendor no. 4 herein, respectively as her legal heirs and successors and thus they became the joint owners of the said land estate left by said Baharan Bibi.



2155

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Vertical handwritten text on the left side of the page, possibly a list or notes.



A rectangular stamp or form at the bottom right, containing some illegible text and a date-like field.

AND WHEREAS in the manner aforesaid the vendors herein are the Owners of all that piece and parcel of land admeasuring 2.5 Decimals (Sataks) be the same a little more or less out of 3.333 Decimals (Sataks) which arising out of 10 Decimals (Sataks) lying and situated in Mouza Kalikapur, P. I., No. 40, R.S. & I.R. Tān Nos. 748, under L.R. Khatian Nos. 824, classified as Soil land, under Baharighata Gram Panchayat, within the Additional District Sub-Registration office at Sidhanagar, P.S. Rajshahi, District North 24 Parganas, hereinafter referred to the said land 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, lispendences, 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 Vendors herein have been in exclusive and physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property and no portion of the said land in any manner whatsoever is under and "SHAGHASE". 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 Vendors have 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 Owners/Vendors herein have agreed to sell and the Purchaser has agreed to purchase the SCHEDULE property hereunder written and/or for a total consideration of Rs. 80,000/- (Rupees Eighty Thousand) only, the said Schedule property is free from all encumbrances, attachments, liens and lispendences whatsoever on the terms and conditions mentioned hereinafter.



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MAR 21 1949
U.S. DEPARTMENT OF THE INTERIOR

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 33,000/- (Rupees Eighty Thousand) only paid by the Purchaser herein to the Owners/Vendors herein at or before the execution hereof presents, the receipt whereof the Owners / Vendors 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, lienspendences, 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 situate, situate, bounded, called, known, numbered, described or distinguished. All that the said property including liberties, privileges, with all right and all rights of ingress and egress including all easement rights, the interest, possession of the Vendors into and/or upon the said Schedule Property. **AND ALL** the reversion or reversions, remainder or remainders, issues and profits (therefrom 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, lienspendences, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors or his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors herein 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 lienspendences and adverse claims. **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners/Vendors has/have 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



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DIRECTOR, UNITED STATES POSTAL SERVICE
WASHINGTON, D. C. 20503

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 Owners/Vendors or any person or persons lawfully and equitably claim under or in trust for the Owners/Vendors or his ancestors or predecessors-in-life and also free from all encumbrances, charges, attachments, liens, incumbrances, adverse claims, debts and liabilities whatsoever made or suffered by the Owners/Vendors, his/her/their ancestors or predecessors-in-life AND FURTHER the Owners/Vendors 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 Owners/Vendors 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 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 Owners/Vendors 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 title and indefiniteness against any possible claim by any persons if he/she/they is/are discovered to be still alive or become 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 VENDORS BOTH HEREBY COVENANT WITH THE PURCHASER as follows:



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JAN 10 1964
U.S. DEPARTMENT OF JUSTICE

1. That the Vendors have 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 benefit.

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 Vendors 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 Vendors do hereby certify that the said properties under SCHEDULE is not a Government land and nor 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 the more absolutely free from all encumbrances.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of undivided share of land measuring 2.5 Decimals (Sataks) be the same a little more or less out of 3.328 Decimals (Sataks) which arising out of 10 Decimals (Sataks) lying and situated in Mouza Kalikapur, M. No. 40, K.S. & L.R. Jag Nos. 748, under L.R. Khulfan Nos. 874, classified as Sali land, under Palbharghata Gram Panchayat, within the Additional District Sub-Registration office at Bidhanagar, P.S. Rajarhat, District North 24 Parganas.



[Handwritten signature]
R 2 JUN 2007

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 Vendors in the presence of
WITNESSES:

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*

SIGNATURE OF THE VENDORS

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of
WITNESSES:

1. *[Signature]*
2. *[Signature]*

For AAKANSHI AGENCY PVT. LTD.

[Signature]

Authorised Signatory
(*[Signature]*)

SIGNATURE OF THE PURCHASER

Read and read over and
explained in Bengali by me
[Signature]

Advocate
[Signature]
High Court, Calcutta



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-S. B. [unclear]
[unclear]

RECEIPT

Received a sum Rs. 80,000/- (Rupees Eighty Thousand) 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
(Rupees Eighty Thousand) only

			Rs. 80,000.00
			80,000/-
			80,000/-
			80,000/-

Witnesses

1. *[Signature]*

[Signature]
[Signature]
 2. *[Signature]*

2. *[Signature]*





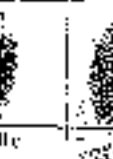















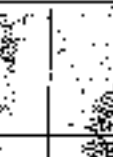
















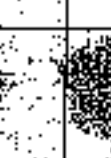


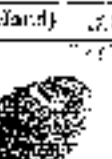




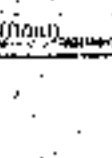
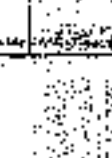

SIGNATURE OF THE VENDORS

[Signature]
[Signature]
 2. *[Signature]*



~~CONFIDENTIAL~~
2 2 80 1000

SPECIMEN FORM FOR TEN FINGERPRINTS

	<p><i>Redmond, Wayne (Hobby)</i></p>	 Index	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Index	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Index	 Fore	 Middle	 Ring	 Thumb
(Left Hand)						
	<p><i>James E. Jones</i></p>	 Index	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
(Right Hand)						
	<p><i>James E. Jones</i></p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Index	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Index	 Fore	 Middle	 Ring	 Little



2 2 58 1969

SPECIMEN FORM FOR TEN FINGERPRINTS




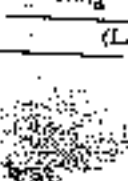

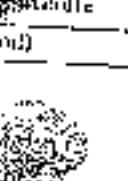


	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring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

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22 JUN 1953

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

Endorsement For Deed Number : I - 68892 of 2010
(Serial No. 07359 of 2010)

On 22/07/2010

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

Presented for registration at 8.55 hrs on 22/07/2010, at the Private residence, by Mahesh Kumar Choudhary

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

Execution is admitted on 22/07/2010 by:

1. Aapejuddin Molla Alias 'Apejuddin' Molla, son of Late Karim Bux Molla, Teghaliya, Patharghata, Thana-Rajarhat, District-North 24 Parganas, WEST BENGAL, India, P.O. - By Caste Muslim, By Profession: Cultivator.
2. Moksud Ali Molla, son of Late Karim Bux Molla, Mollapara, Patarghata, Thana-Rajarhat, District-North 24 Parganas, WEST BENGAL, India, P.O. - By Caste Muslim, By Profession: Cultivator.
3. Asiya Bibi Alias 'Achiya Bibi', Wife of Kader, Rajarhat Bishnupur, Thana-Rajarhat, District-North 24 Parganas, WEST BENGAL, India, P.O. - By Caste Muslim, By Profession: Housewife.
4. Rabiya Bibi Alias 'Raboya Bibi', wife of Janu Ali, Jangra Hatara, Thana-Rajarhat, District-North 24 Parganas, WEST BENGAL, India, P.O. - By Caste Muslim, By Profession: Housewife.
5. Mahesh Kumar Choudhary
Authorized Signatory, Adarshi Agency Pvt Ltd, Sikaber Building (1st Floor, 87), Lalbazar Street, Kolkata, District-Kolkata, WEST BENGAL, India, P.O. - Pin - 700001
By Profession: Servant.

Identified By: Ajit, son of Jasimuddin, Gazi Daminpara, Thana-Bhatnagar, District-North 24 Parganas, WEST BENGAL, India, P.O. - By Caste Muslim, By Profession: Business.

(Tarak Baran Mukherjee)
ADDL REGISTRAR OF ASSURANCES-II

On 23/07/2010

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 of Indian Stamp Act 1899.

Payment of Fees:

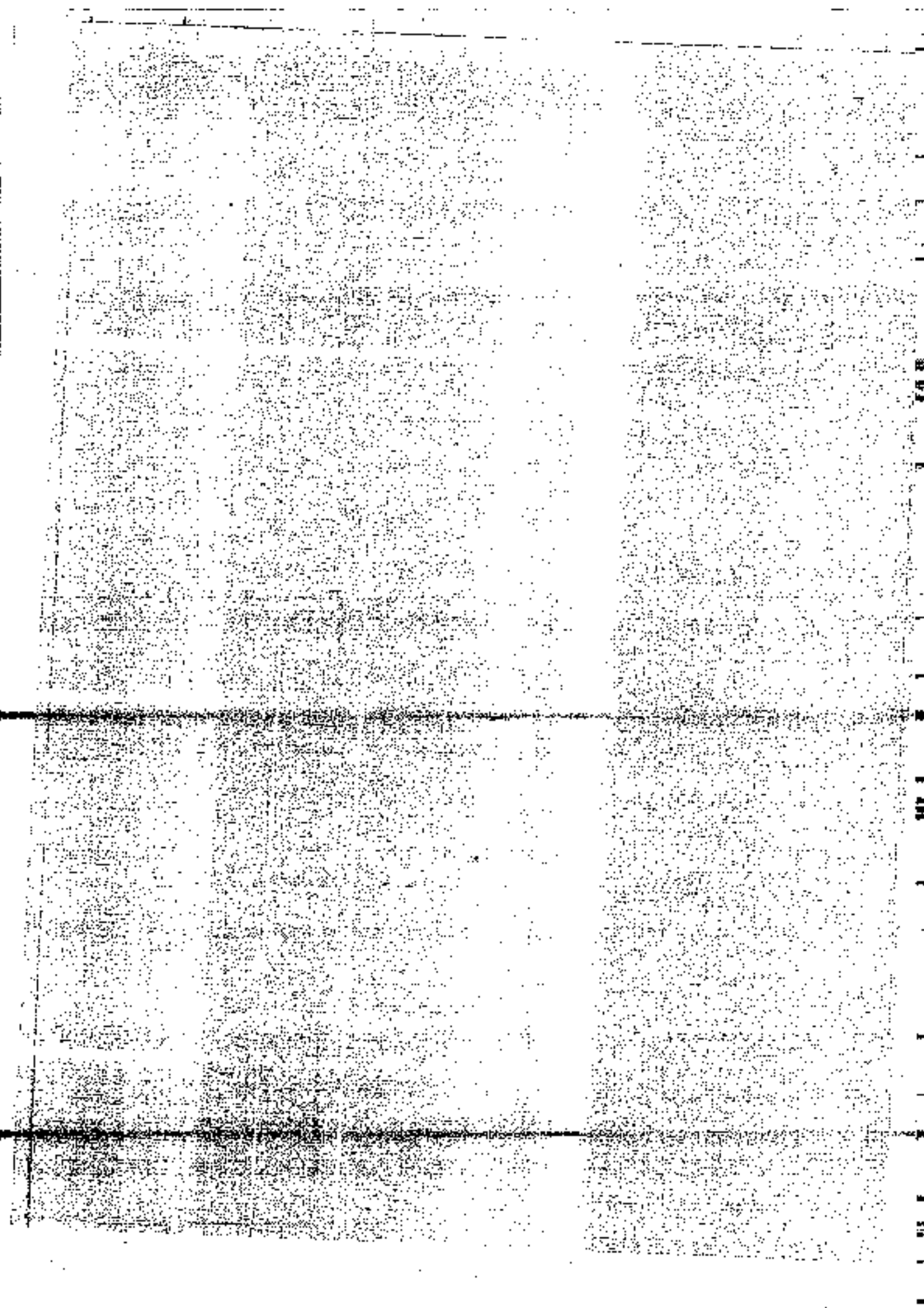
Fee Paid in rupees under article 4(A) = 89/-, E = 7/-, J = 35/-, M(a) = 25/-, M(b) = 4/-, 23/07/2010

Certificate of Market Value (WB PUVI rules of 2001)

23.07.10 (Tarak Baran Mukherjee)
ADDL REGISTRAR OF ASSURANCES-II

23/07/2010 17:00:00

Endorsement Page 1 of 2





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

Endorsement For Deed Number : J- 08892 of 2010
(Serial No. 07359 of 2010)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 81210/-

Certified that the required stamp duty of this document is Rs. 4071/- and the Stamp duty paid is Rs. 20/-

Deficit stamp duty

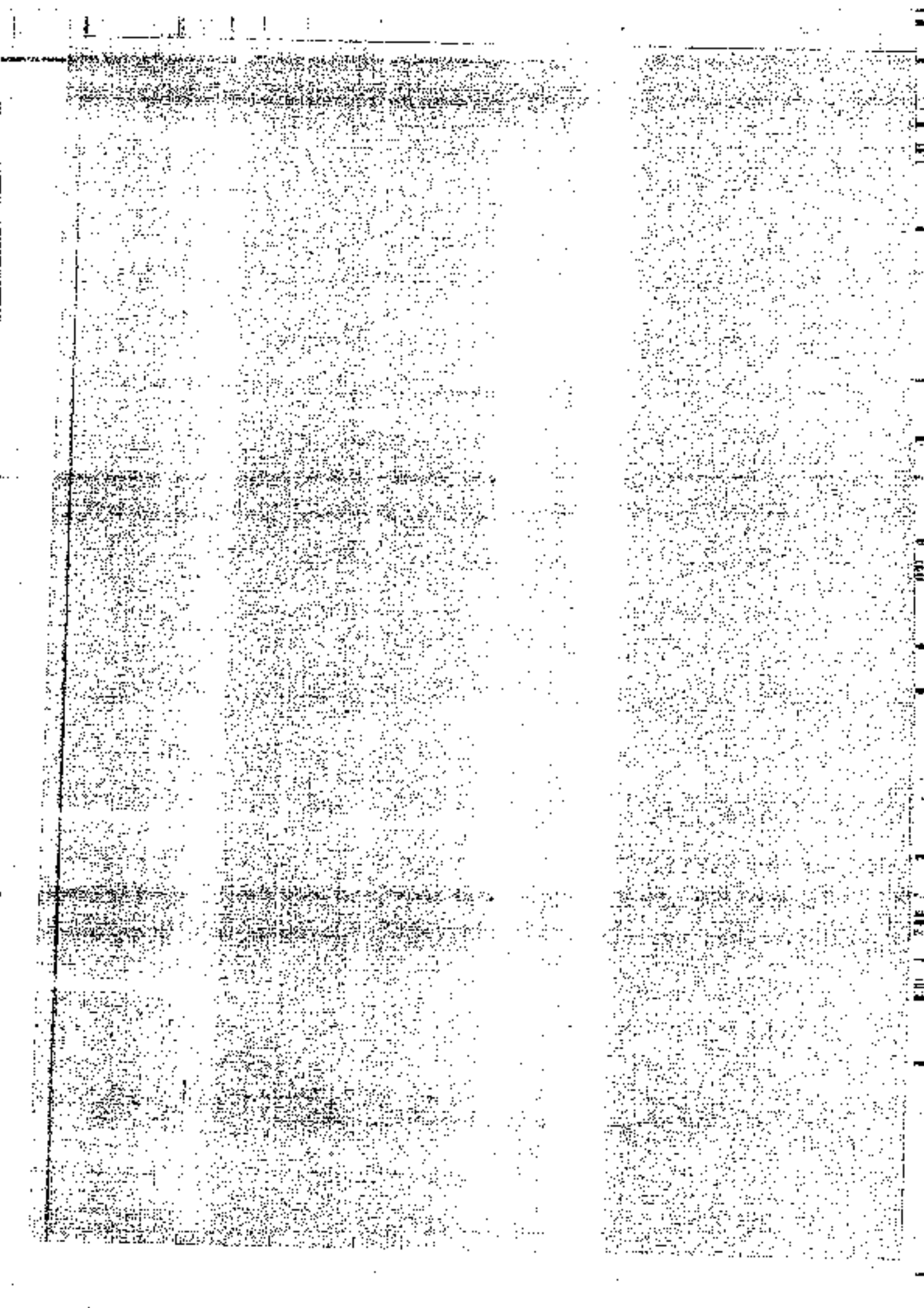
Deficit stamp duty Rs. 4071/- is paid on 23/07/2010 State Bank of India, DALHOUSIE SQUARE received on 23/07/2010

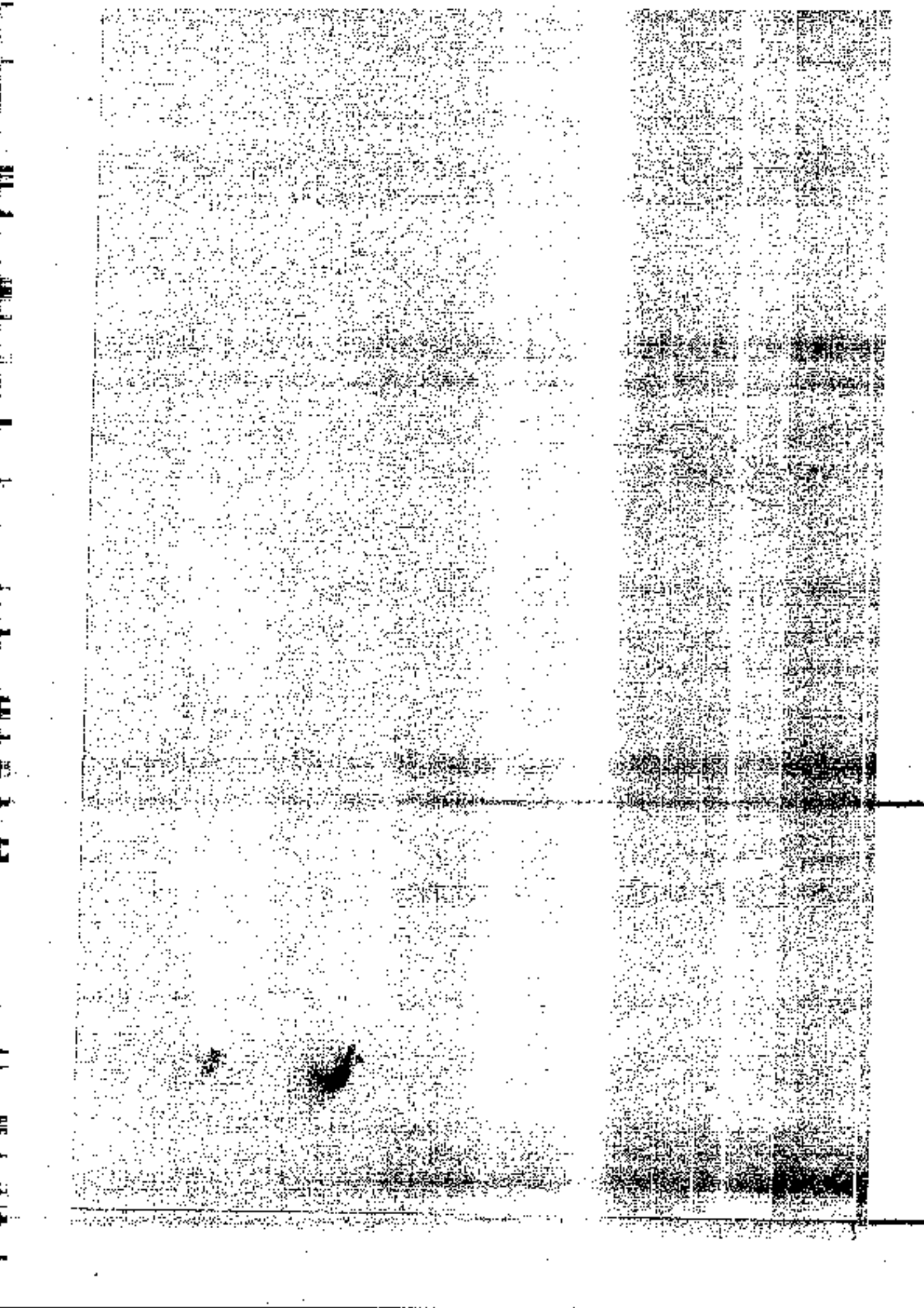
(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II



23.07.10
(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II

23/07/2010 17:00:00



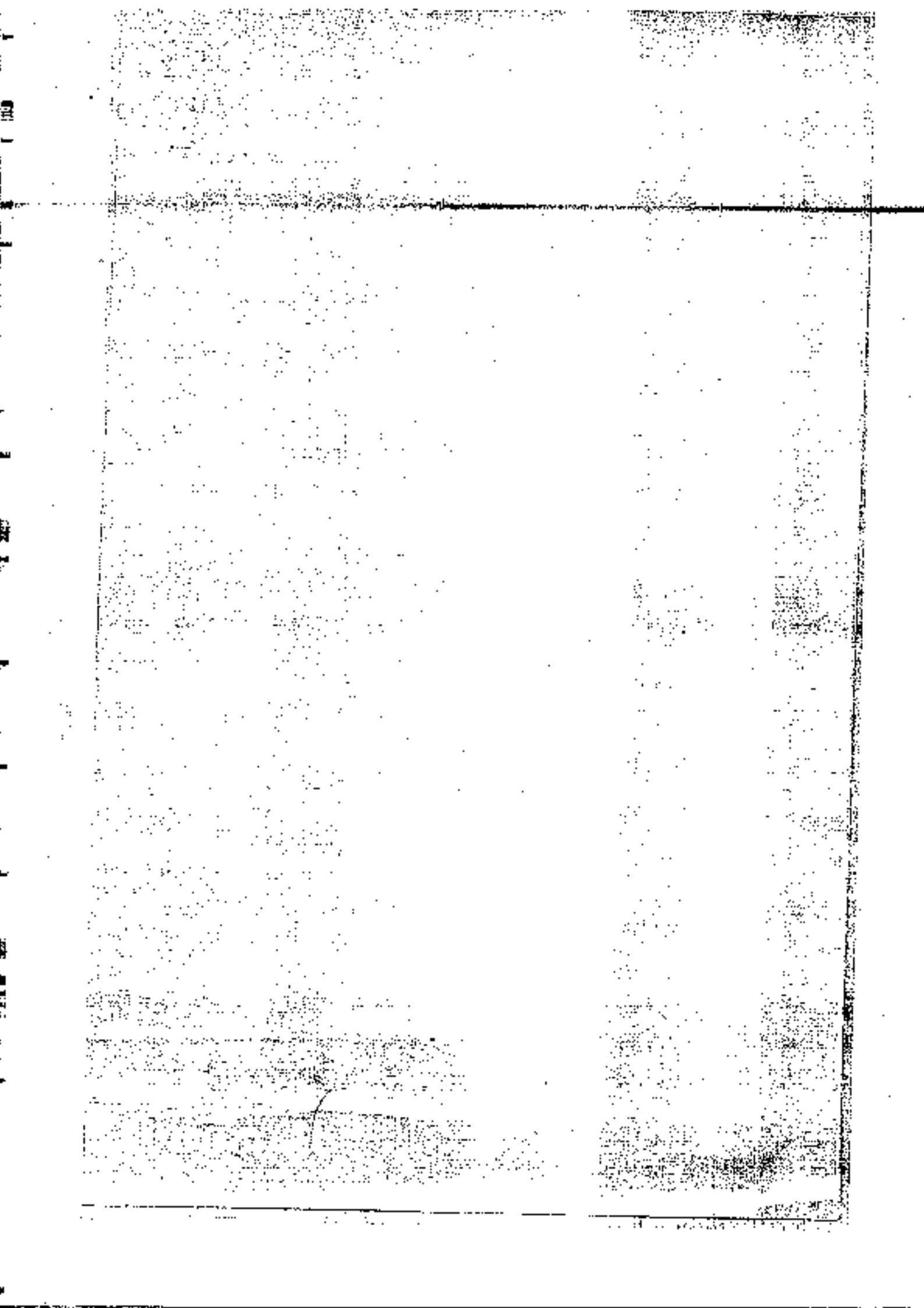


Certificate of Registration under section 50 and Fina 59

Registered in Book 41
CD Volume number 27
Page from 2273 to 2287
being No. 0862 for the year 2010.




(For Registrar Mukherjee) 27 July 2010
ADSL REGISTRAR OF ASSURANCES-II
OFFICE NO. 4, R. A. ROAD, KOLKATA
WEST BENGAL



DATE: THIS THE 22ND DAY OF July 2010

BETWEEN

AAPAJADDIN MOLLA ALIAS
AFARADDIN MOLLA & ORS

THE VENDORS

AND

AAKANSHI AGENCY PVT. LTD.

THE PURCHASER

SALE DEED