

SM (21) F2 P 14994

03531 5000Rs.

100

98M
13/12/07
2607



Registered under Rule 31, Stamp Act, 1899
and the Indian Stamp Act, 1899
as amended by W. Bengal
Stamp Amendment Act, 1908.
Revenue No. 23120

4,18,182



S. B. I. ...
Cheque No. 454922, 454998
dt. 24.3.07 for 26.3.07
Rs. 11850 + 2300 = 14150/-
has been paid as before.

INDIAN BANK OF CALCUTTA

ARA - I
27.3.07

THIS INDENTURE made this 13 day of December Two Thousand

Six BETWEEN MSST. DULALI BIBI widow of the late Allauddin Molla,
ZAKIR HOSSAIN MOLLA, TAHIR HOSSAIN MOLLA, ALTAB HOSSAIN
MOLLA, SAJJAD HOSSAIN MOLLA, SABIR HOSSAIN MOLLA all sons
of the late Allauddin Molla, MSST. FARIDA BIBI wife of Samsur
Rahman, KAMALUDDIN MOLLA, JAMALUDDIN MOLLA AND
SALAUDDIN MOLLA, all sons of the late Khorshed Ali Molla, all

Samsur
1815.00

A-1991
F 7
7 55
16)25
10)5
2082

S.B.I. Kolkata M.W.M. Br.
Cheque No. 994938
Rs. 15.12.06
6000/-
has been paid as before.

Deficit "A" Fees Rs. 2607.00
Subsequently realised
SBI Cheque No. dt.

122745 12 DEC 2006

WIGTOR MOSES & CO
Solicitor Advocate
6, Old Post Office Street
Calcutta - 700 001

L. S. VIKTOR,
Solicitor Advocate

Presented for Registration
S.P. No. 131
Days of Dec 13-2006
Vendor Residence

by **Kamaluddin Molla** (attest)
13-12-06

কামাল উদ্দিন মোল্লা



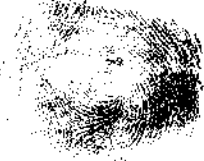
7392 ✓

কামাল উদ্দিন মোল্লা



7393 ✓

জামাল উদ্দিন মোল্লা



7394 ✓

জামাল উদ্দিন মোল্লা



7398 ✓

Akhtab Hossain Molla

Kamaluddin Molla, Jamal
uddin Molla, Saleuddin Molla
all sons of Lt Khoshud Ali Molla
Jaki Hossain Molla, Tahir Hossain
Molla, Akhtab Hossain Molla, Sajjad
Hossain Molla, Sahib Hossain Molla
all sons of Lt Akbaruddin Molla
Delahizi w/o Lt Akbaruddin
Molla Faridulahi w/o Sauser
Rahman all of vill number
P.S. Ghospara 24/1/81(S)

Asoka Banerjee
Deputy Registrar

ADDITIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA
13-12-06

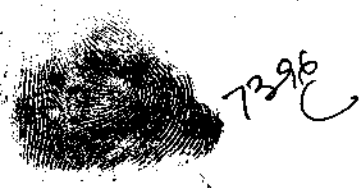
P.T.O

Identified by
Asok Banerjee
Acty.

residing at Village Manikpur, Police Station Sonarpur, Dist. South 24-Parganas hereinafter jointly 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 respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND BALAJI RETAILERS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 10/4B, Elgin Road, Kolkata - 700020, hereinafter referred to as the **PURCHSER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART** :

WHEREAS :

A. By eleven several Kobalas dated the 15th day of August, 1939 having Deed No. 3503, 3rd day of July, 1939 having Deed No. 2873, 29th day of August, 1949 having Deed No. 4230, 30th day of September, 1943 having Deed No. 6890, 4th day of October, 1948 having Deed No. 4881, 4th day of August, 1950 having Deed No. 3717, 21st day of April, 1959 having Deed No. 3616, 11th day of February, 1963 having Deed No. 993, 11th day of November, 1963 having Deed No. 11516, 29th day of November, 1963 having Deed No. 9943, 11th day of February, 1973 having Deed No. 989 and Patta dated the 10th day of May, 1943 having Deed No. 2533, and also by inheritance from his parents one Khorshed Ali Molla amongst others became seised and possessed of and/or otherwise well and sufficiently entitled to All That the 2.82 acres be the



7396 ✓

Jalair Hossain Molla



7397 ✓

Parida kiki



7395 ✓

Talir Hossain molla



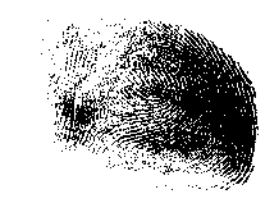
7399 ✓

Serjoid Hossain molla



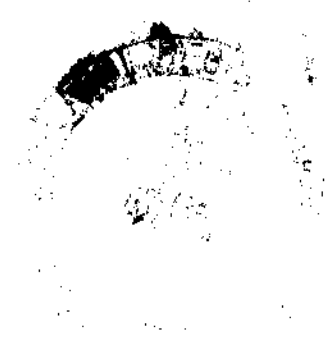
7400 ✓

abin Kalsain molla



7401 ✓

SANTOSH CHAKRA



Dr. B. B. B. B.

ADDITIONAL REGISTRAR OF ASSOCIATED BANKS KOLKATA

same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in-

C.S./ R.S./ L.R. DAG NO.	C.S. Khatian NO.	R.S. Khatian NO.	L.R. Khatian NO.	TOTAL AREA IN EACH DAG in Satak	AREA OWNED BY KHORSHED ALI in Satak
477	247		148	52	26
			84		
			779		
			269		
478	17	17	148	59	10
			84		
			779		
			269		
485	305	305	148	60	60
			84		
			779		
			269		
510	147		148	88	39
	247		84		
			779		
			269		
511	.	200	148	5	5
			84		
			779		
			269		
512		20	39/1	19	19
			84		
			182/1		
			61/1		
515	148		39/1	48	48
			84		
			182/1		
			61/1		
517	146		148	17	12
			84		
			779		
			269		
518	159		148	17	17
			84		
			779		
			269		
542	159		148	6	6



ANAL REGISTRAR OF
KANCES-I, KOLKATA,

			84		
			779		
			269		
545	159		148	9	9
			84		
			779		
			269		
573	159		148	8	8
			84		
			779		
			269		
574	159		39/1	23	23
			84		
			182/1		
			61/1		
TOTAL					2.82 acres

in the District of 24-Parganas more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the said entire land).

B. The said Khorshed Ali Molla thus became seised and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the said entire land.

C. An area of 50 sataks (western side) out of Dag no. 510 (out of which 1 satak belonged to Khorshed Ali Molla) and an area of 4 sataks out of Dag no. 574 were acquired by the State of West Bengal under the West Bengal Land (Requisition and Acquisition) Act, 1948 vide notification no. 10240-L.A. (P.W.)/II-211/72 dated 13th June, 1974 published in the Calcutta Gazette, Extraordinary dated 14th June, 1974 for providing facilities for irrigation and drainage under Adi-Ganga Drainage Scheme.

REGIONAL REGISTRAR OF
INSURANCE, KOLKATA

D. By an Indenture of Settlement dated the 16th day of November, 1984 made between the said Khorshed Ali Molla of the One Part and Allauddin Molla, Kamaluddin Molla, Jamaluddin Molla and Salauddin Molla of the Other Part and registered with the Sub-Registrar, Sonarpur in Book No. I, Volume No.36 Pages 313 to 320, Being No. 4328 for the year 1984, the said Khorshed Ali Molla in consideration of his natural love and affection towards his said four sons granted transferred conveyed assigned and assured unto and in favour of the said four sons in trust All That the said entire land absolutely and forever with provision that upon the death of the said Settlor the said entire land shall vest in the Vendors absolutely and in equal shares.

E. The said Khorshed Ali Molla died on the 22nd day of July, 1991.

F. The said Allauddin Molla has died intestate on the 8th day of June, 1995 leaving him surviving his widow the said Dulali Bibi, his five sons Zakir Hossain Molla, Tahir Hossain Molla, Altab Hossain Molla, Sajjad Hossain Molla, Sabir Hossain Molla and only daughter Farida Bibi as his only heirs and legal representatives who upon his death became jointly entitled to his undivided part or share in the said entire land absolutely and forever.

G. The Vendors are now seized and possessed of and /or otherwise well and sufficiently entitled to All That the said entire land minus the said one satak in Dag no. 510 and 4 sataks in Dag no. 574 free from all

REGIONAL REGISTRAR OF
INSURANCE, KOLKATA



encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions, trusts of whatsoever nature.

H. The Vendors herein have agreed to sell and the Purchaser and its nominees have agreed to purchase All That the said entire land at the consideration and on the terms and condition mutually agreed.

HH. The Vendors herein, have now by this indenture agreed to sell and the Purchaser has agreed to purchase All That the piece and parcel of land containing an area of 10 sataks (out of the balance land of 15 sataks) be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in C.S. Khatian no.159, R.S. Khatian no., L.R. Khatian nos.39/1, 84, 182/1 and 61/1, Dag no. 574 in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) free from all encumbrances, charges, liens, lispendens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs. 1,81,500/- (Rupees one lac eighty one thousand five hundred only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,81,500/- (Rupees one lac eighty one thousand five hundred) only of the lawful money of the Union of India well and truly paid by the Purchaser to

REGIONAL REGISTRAR OF
ASSURANCES, KOLKATA



the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser All That the piece and parcel of land containing an area of 10 sataks (out of the balance land of 15 sataks) be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in C.S. Khatian no.159, R.S. Khatian no. ..., L.R. Khatian nos.39/1, 84, 182/1 and 61/1, Dag no. 574 in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattaahs, muniments of title whatsoever relating to the said land

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA



or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessor or predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and ~~freely~~ and clearly absolutely acquitted, exonerated and released

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT All That the piece and parcel of land containing an area of 10 sataks (out of the balance land of 15 sataks) be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, comprised in C.S. Khatian no.159, R.S. Khatian no. ..., L.R. Khatian nos.39/1, 84, 182/1 and 61/1, Dag no. 574 in the District of South 24-Parganas as shown and delineated in the map or plan annexed hereto and bordered in colour RED thereon.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



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

SIGNED SEALED AND DELIVERED

by the within-named Vendors at

Kolkata in the presence of:

Asok Bandyopadhyay
Adv.

1 ১২/০৭/১৮

2 Jakir Hossain Molla

3 Tahir Hossain Molla

4 Akbar Hossain Molla

5 Sajid Hossain Molla

6 Sabir Hossain Molla

7 Parida Bibi

8 ১২/০৭/১৮

9 Daniel Uddin Molla

10 ১২/০৭/১৮

ADDITIONAL REGISTRAR OF
ASSURANCE, KOLKATA

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 1,81,500/- (Rupees one lac eighty one thousand five hundred only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

DATE	PAY ORDER NO.	BANK/BRANCH	AMOUNT RS.
11.12.2006	622321	ABN AMRO Bank, Brabourne Road, Kolkata.	6,482.00
11.12.2006	622169	- Do -	45,375.00
11.12.2006	622292	- Do -	6,482.00
11.12.2006	622114	- Do -	45,375.00
11.12.2006	622175	- Do -	45,375.00
11.12.2006	622090	- Do -	6,482.00
11.12.2006	622234	- Do -	6,482.00
11.12.2006	622247	- Do -	6,482.00
11.12.2006	622083	- Do -	6,482.00
	Cash		6,483.00
		* Total :	Rs.1,81,500.00

(RUPEES ONE LAC EIGHTY ONE THOUSAND FIVE HUNDRED ONLY)

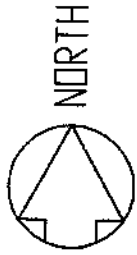
WITNESSES :

Abou Ramdyousson
Adv.

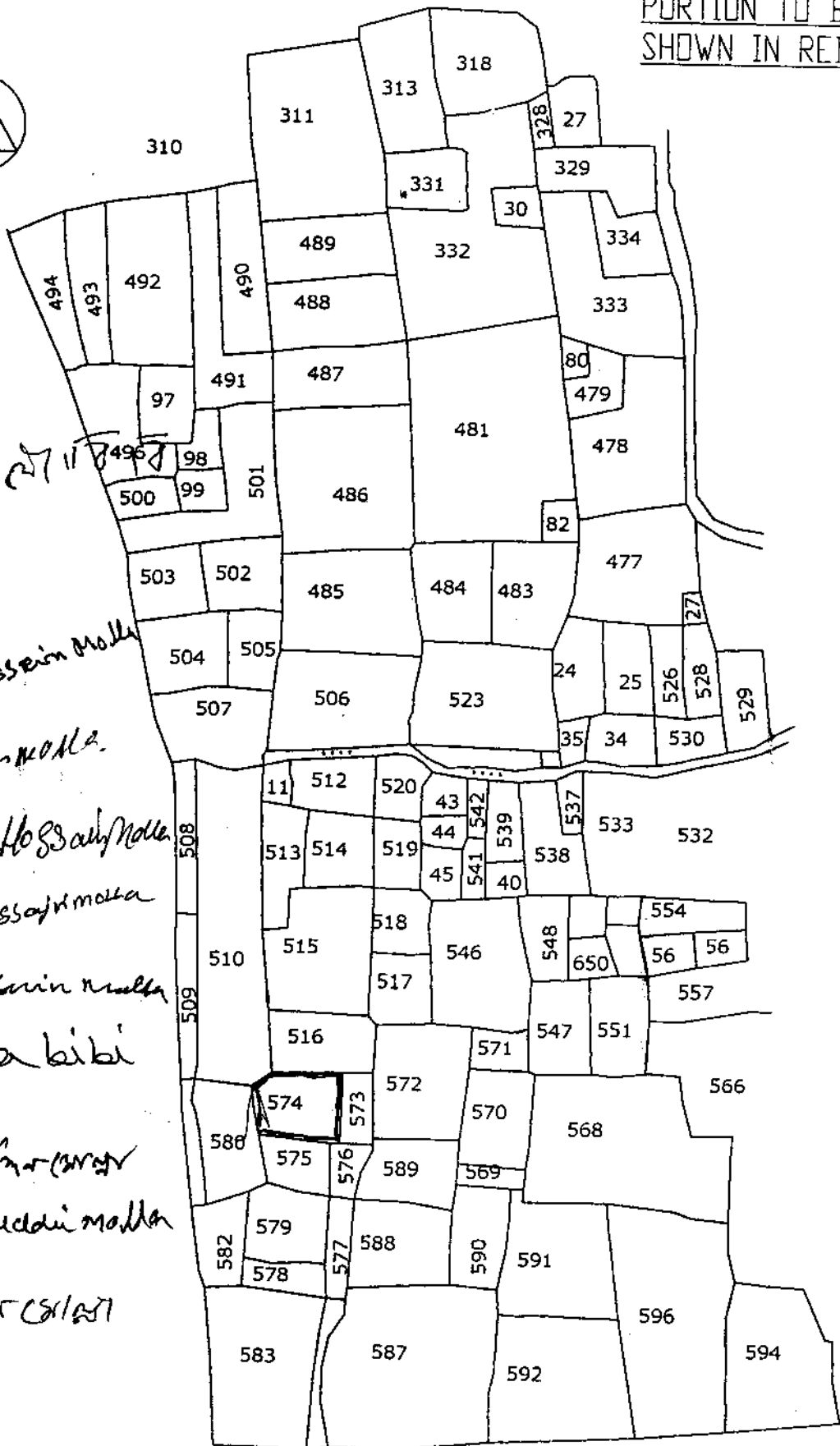
- 1 ১৫ ডিসেম্বর ২০০৬ তারিখে স্বাক্ষরিত চেক
- 2 Jakir Hossain Molla
- 3 Tahir Hossain Molla
- 4 Albeet Hossain Molla
- 5 Sajid Hossain Molla
- 6 Subin Hossain Molla
- 7 Farida Bibi
- 8 মোস্তাফিজুল হক মল্লা
- 9 Jamal Uddin Molla

ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

**SITE PLAN OF THE PLOTS AT MOUZA.MANIKPUR,
POLICE STATION-SONARPUR,24-PARGANAS(S)**


















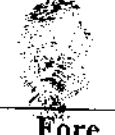
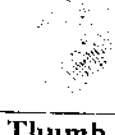











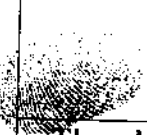






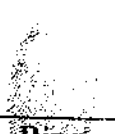
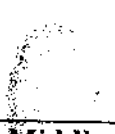
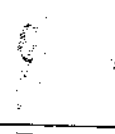


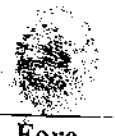
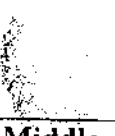


PORTION TO BE CONVEYED
SHOWN IN RED BORDER.



- 1
- 2
- 3 *Tahir Hossain Molla*
- 4 *Altab Hossain Molla*
- 5 *Sujjan Hossain Molla*
- 6 *Sadik Hossain Molla*
- 7 *Ranida Bibi*
- 8 *Atara Bibi*
- 9 *Jameel Uddin Molla*
- 10 *Sadik Molla*

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA












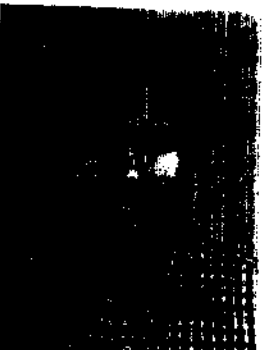















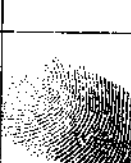







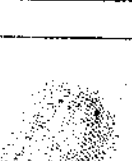


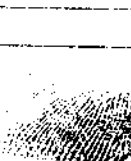





SPECIMEN FORM FOR TEN FINGER PRINTS

					
	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)					
<i>Tahir Hossain Molla</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Tahir Hossain Molla</i>					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					
<i>Altaf Hossain Molla</i>					

5 07 07 18 18

ADDITIONAL REGISTRAR OF
ASSURANCES I, KOLKATA

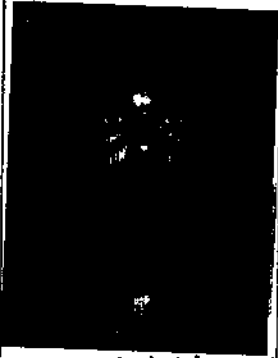









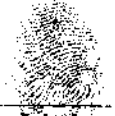










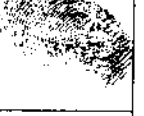

SPECIMEN FORM FOR TEN FINGER PRINTS

 Sajid Hossain Mulla					
	(Left Hand)				
					
	(Right Hand)				
 Subir Hossain Mulla					
	(Left Hand)				
					
	(Right Hand)				
 Parida Bibi					
	(Left Hand)				
					
	(Right Hand)				
 Subir Hossain Mulla					
	(Left Hand)				
					
	(Right Hand)				

REGIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



SPECIMEN FORM FOR TEN FINGER PRINTS

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

Jamaluddin No. 11

AMIR K. R. M. M. M.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA



22

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DATED THIS DAY OF 2006

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Registered in I
 BOOK NO. I
 VOLUME NO. I
 PAGE NO. 1 to 18
 DEED NO. 3531
 YEAR. 2007

BETWEEN

MSST. DULALI BIBI & ORS.

.. VENDORS

AND

BALAJI RETAILERS PRIVATE LIMITED

.. PURCHASER



ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

8/5/07



ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

CONVEYANCE

VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES,
6, OLD POST OFFICE STREET,
KOLKATA-700 001.

Scanned
8/5/07

[Handwritten signature]