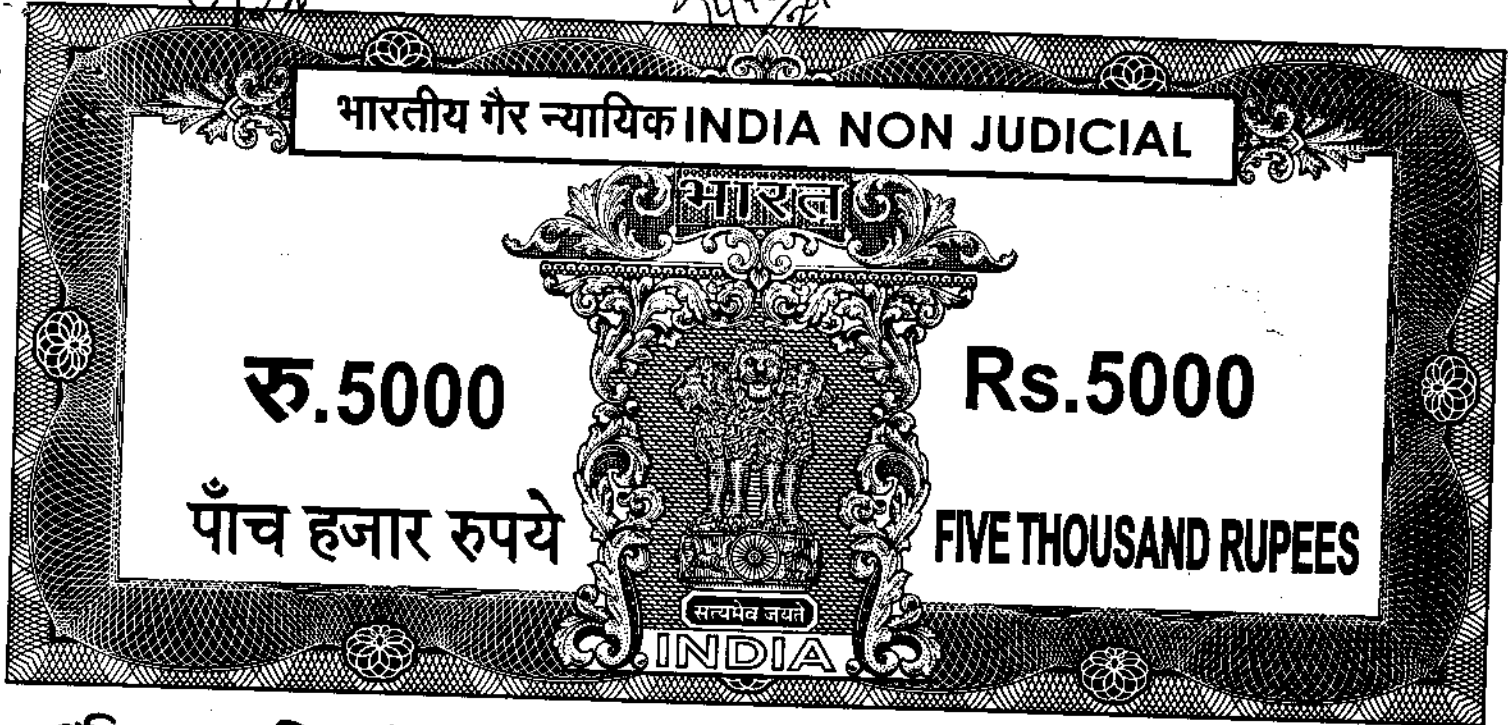


01390

T/1425/2010



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

511097

V/C  
 26/2/10  
 28/2/10  
 3-07

J(D) L. 250.00  
 J(V) L. 100.00

L. 350.00

revised in 26/2/10

THIS INDENTURE made this 26<sup>th</sup> day of February Two Thousand Ten

Standard that the documents to reference to  
 mentioned. The signature should be  
 the endorsement should attached with the  
 document are the part of the document.

*[Handwritten signature]*

District Sub Registrar  
 S.O. Registrar U.P.  
 Registered ACT 1908  
 Office, South 24 Parganas  
 - 1 MAR 2010

458 22021  
Value of N. J. Stamp Rs. 500/-  
Name of Purchaser: *Probinda Roy Chowdhury*  
Address: *Alipore Police Court*

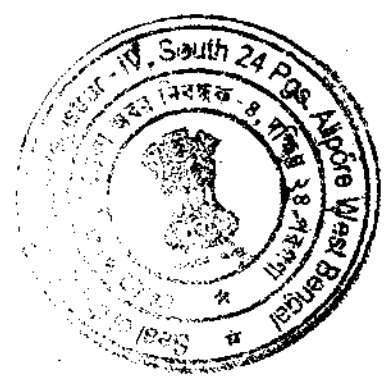
*[Signature]*  
R. MUKHERJEE  
Stamp Vendor S.R.O. Budge Budge

*SL No. 458 - Rs. 500/-  
Original File No. 27*

*Gr. A. Maheshwari*

*[Signature]*

**For AUNGKOR TRAVELINK PVT. LTD**  
*Gr. A. Maheshwari*  
Director



*[Signature]*  
District Sub Registrar  
Registrar U/S (2) of  
Registration ACT 1908  
Alipore, South 24 Parganas  
6 FEB 2010

*Pijal Surya Sarkar*  
Advocate  
Alipore Police Court  
Kolkata - 700027

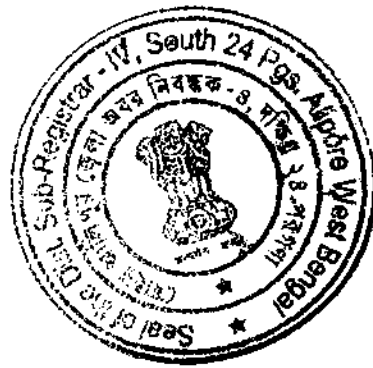
**BETWEEN AUNGKOR TRADELINK PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at premises No. 21 Biplabi Trailakhya Maharaj Sarani, Kolkata – 700 001, Police Station-Hare Street, hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **ONE PART**

**AND**

**JANPRIYA MERCANTILE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 46/2 BT Road, kolkata-700002, Police Station Cossipur, hereinafter referred to as **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor or successors-in-interest and assigns) of the **OTHER PART** :

**WHEREAS** :

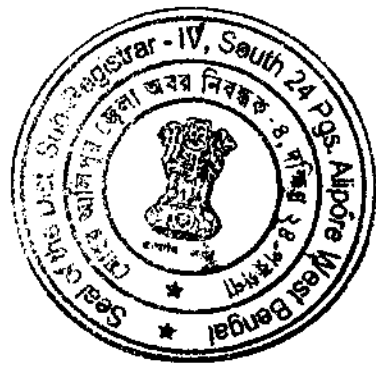
- A. By an Indenture of Conveyance dated the 14<sup>th</sup> day of December, 2007 made between one Bishnupada Baidya therein referred to as the Vendor of the One Part and Aungkor Tradelink Private Limited therein referred to as the Purchaser of the Other Part and registered in the office of Additional District Sub Registrar IV, Alipore, 24 Parganas (South) and recorded in Book No.1, Volume No.- 4, Page No. 627 to 640, Being No.00409 for the year 2008, the said Vendor for the consideration therein mentioned granted



✓  
**District Sub Registrar -**  
**Alipore, Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**Alipore, South 24 Parganas**  
26 FEB 2010

transferred and conveyed unto and in favour of the said Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 20 Decimal in L R Dag No. 504 and 17 Decimal in L.R. Dag No. 505 aggregating in all to 37 Decimal be the same a little more or less situate lying at Mouza Manikpur, J.L.No.77, Police Station Sonarpur, Pargana Magura R.S No. 226, Touzi No. 412, in the District of South 24 Parganas hereinafter referred to as the said **ENTIRE LAND**.

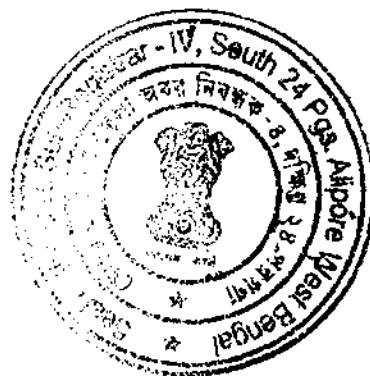
- B. The said Aungkor Tradelink Private Limited after purchasing the said entire land got its name recorded in the L.R. record-of-rights under L.R Khatian No. 1104.
- C. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the 37 decimal of land be the same a little more or less in L.R. Dag Nos.504 and 505 situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, R.S. No. 226, Touji No. 412, in the District of 24-Parganas.
- D. The Vendor has agreed to sell and the Purchaser has agreed to purchase 10 decimal of land out of the said Entire Land being part of L.R. Dag No. 504 free from all encumbrances, charges, liens, lispens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs.4,00,000/- (Rupees Four Lacs only) more fully and particularly mentioned in the **SCHEDULE** hereunder written and herein after referred to as the **SAID LAND**.



*[Handwritten signature]*

Registrar U/S 14  
**Registration ACT 1908**  
Alipore, South 24 Parganas  
26 FEB 2010

**NOW THIS INDENTURE WITNESSETH** that in consideration of the said sum of Rs.4,00,000/- (Rupees Four Lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents the receipt whereof the Vendor 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 and 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 measuring 10 decimal be the same a little more or less situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, District – South 24-Parganas in R.S. No. 226, Touji No. 412 comprised in part of L.R Dag No. 504, in L.R.Khatian No. 1104 more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such L.R Dag No. 504 is delineated in the map or plan annexed hereto and bordered in colour Red thereon **OR HOWSOEVER OTHERWISE** the said land or any part thereof is now 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 Vendor unto and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now and or at any



✓  
District Sub Registrar  
e. Registrar U/S 7 (2)  
Registration ACT 1908  
Midnapore, South 24 Parganas  
26 FEB 2010



time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it 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 Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or its predecessor or predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendor is 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 in 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 Vendor has now in itself 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 the 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further



District Sub Registrar  
Registrar U/S 7 (2)  
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Napore, South 24 Parganas  
26 FEB 2010

that the Vendor 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 it **AND** the Vendor 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 the manner aforesaid as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** the undivided piece and parcel of land containing an area of 10 decimal (out of total 20 decimal) be the same a little more or less out of the said Entire Land being part of L.R. Dag No.504 situate lying at Mouja Manikpur, J.L. No. 77, Police Station Sonarpur, Pargana Magura, L.R. Khatian No. 1104 R.S. No. 226, Touji No. 412, in the District of South 24-Parganas and such L R Dag No.504 is delineated in the map or plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

**ON THE NORTH** :By R.S/L.R Dag Nos. 503 and 502  
**ON THE SOUTH** :By R.S/L.R Dag No. 507  
**ON THE EAST** :By R.S/L.R Dag No. 505  
**ON THE WEST** :By R.S/L.R Dag No 495



*St*

Registrar - IV, South 24 Pgs. Alipore, West Bengal  
Registrar U/S 7 (2) of  
Registration ACT 1908  
Alipore, South 24 Parganas  
26 FEB 2010

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

**SIGNED SEALED AND DELIVERED** by

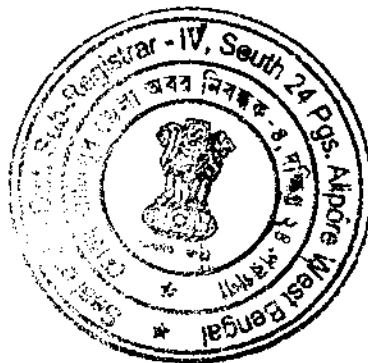
the within-named Vendor at Kolkata in

the presence of:

1. Sayanti Santra  
36/1A, Elgin Road,  
Kolkata - 700020.
2. Amit Kumar Pal,  
36/1A, Elgin Road,  
Kolkata - 700020.

For AUNGKOR TRADELINK PVT. LTD

G. D. Mukherjee  
Director



*[Handwritten signature]*

**Registrar U/S 7 (2),  
Registration ACT 1908  
Alipore, South 24 Parganas  
26 FEB 2010**

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs. 4,00,000/- (Rupees Four Lacs only) being the full consideration money as per Memo below:-

<u>DATE</u>	<u>CHEQUE / PAY-ORDER NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
18.02.2010	451476	HDFC Bank Limited. Stephen House, 4, BBD Bag, Kolkata-700001.	Rs. 4,00,000/-

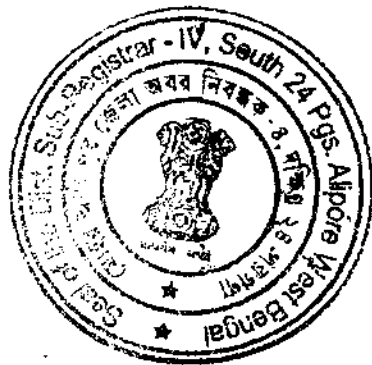
For AUNGKOR TRAFELINK PVT. LTD.  
G. D. Maheshwari  
Director

**WITNESSES :**

1. Sayanti Santra
2. Amit Kumar Pal

**VENDOR**

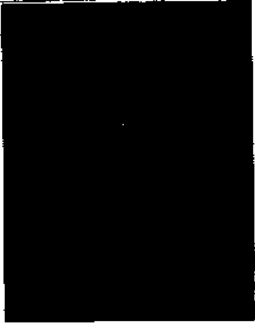





















Prepared by me  
Nijal Surya Sarkar  
Advocate  
Alipore police court  
Kt-27.



*[Signature]*  
District Sub Registrar.  
S. Registrar U/S 7 (a),  
Registration ACT 1908  
District. South 24 Parganas  
26 FEB 2010



SPECIMEN FORM FOR TEN FINGER PRINTS

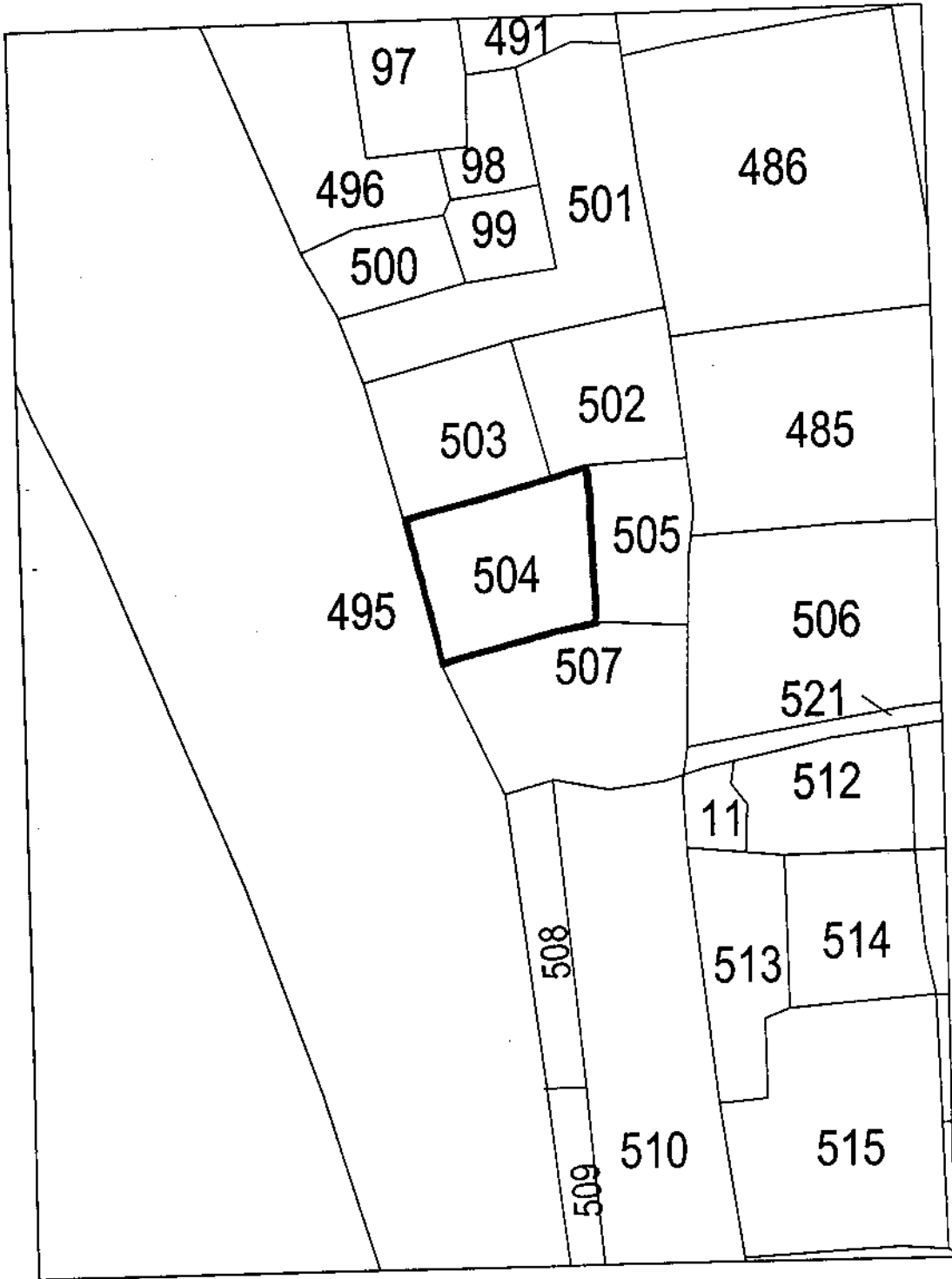
 Gr. D. Makodiani	Gr. D. Makodiani	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
 Ashish Maheshwari	Ashish Maheshwari	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
PHOTO		Little	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)				



*[Handwritten signature]*  
**Registrar - IV, South 24 Pgs. Alipore West Bengal**  
**স্বতন্ত্র উপ-রেজিস্ট্রার - ৪, দক্ষিণ ২৪ পরগণা, আলিপুরে পশ্চিমবঙ্গ**  
**Registration ACT 1908**  
**26 FEB 2010**

DEED PLAN OF THE L.R. PLOT-504, MOUZA MANIKPUR, J.L. NO-77  
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED  
SHOWN IN RED BORDER



For AUNGKOR TRAVELINK PVT. LTD

G. A. Maheshwari  
Director



*[Handwritten signature]*

Dist. Sub-Registrar  
Registrar U/S 7 (2)  
Registration ACT 1908  
Alipore, South 24 Parganas  
26 FEB 2010

*[Handwritten mark]*



Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01475 of 2010  
(Serial No. 01320 of 2010)

On 26/02/2010

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

Presented for registration at 19.01 hrs on :26/02/2010, at the Private residence by G.d Maheshwari ,Executant.

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

Execution is admitted on 26/02/2010 by

1. G.d Maheshwari  
Director, Aungkor Tradelink Pvt Ltd, .  
By Profession: Others

Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, , P.S.:Alipore, PINCODE:700027, By Caste: Hindu, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 01/03/2010

**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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1)= 5280/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 01/03/2010

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-480700/-

Certified that the required stamp duty of this document is Rs.- 28852 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 23852/- is paid, by the draft number 536929, Draft Date 26/02/2010, Bank Name STATE BANK OF INDIA, B B Ganguly St, received on 01/03/2010

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



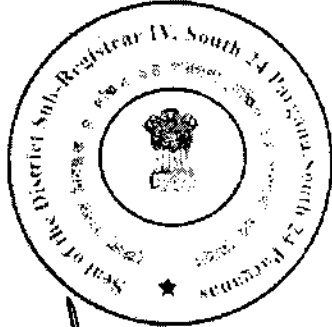
( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
Endorsement Page 1 of 1





**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 6  
Page from 348 to 360  
being No 01475 for the year 2010.



(Dulal ChandraSaha) 08-March-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal