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7/1588/2010



4

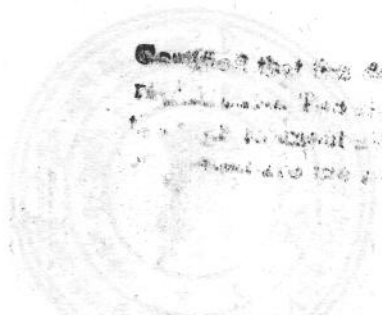
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

511285

29/2/10
~~28/2/10~~
 1/10
 28/2/10
 6-8/2/10

7(1) 1. 250.00
 7(2) 2. 100.00

 2. 350.00
 realised on 03/3/10



THIS INDENTURE made this 3rd day of March Two Thousand Ten

[Signature]
 District Sub Registrar-
 Registrar U/S 7 (2)
 Registration ACT 1908
 Kalyani, South 24 Parganas
 = 4 MAR 2010

Notified that the document is submitted to
 Registrar U/S 7 (2) of the Registration Act, 1908
 and the document is registered under the
 number 7(1) and 7(2) of the said Act.

No. 23 Dt. 1.03.10
Value of N. J. Stamp Rs. 500/-
Name of Purchaser Arbinda Roy Advocate
Address Alipore Police Court
KOL 27

H. Mukherjee
H. MUKHERJEE
Stamp Vendor S. R. O. Budget Budge

ST NO. 23 Rs 500/-
Amount Five Hundred only

G. D. Maheshwari

AS/8/10



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FOR AUNGKOR TRAVELINK PVT. LTD.

G. D. Maheshwari
Director



District Sub-Registrar
No. Register 037 (2)
Registration ACT 1908
Supera, South 24 Parganas
= 3 MAR 2010

Pujal Surya Sarkar
Advocate

Alipore Police Court
Kolkata - 700 027

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

AMRAVATI MERCANTILE PRIVATE LIMITED a company incorporated under the Companies Act, 1956 having its registered office at premises No. 84A, Chittaranjan Avenue, Police Station Bowbazar, Kolkata – 700 012, hereinafter referred to as **PURCHASER** (which 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 **OTHER PART** :

WHEREAS

- A. By an Indenture of Conveyance dated the 14th day of December, 2007 made between one Shibani Bidya 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.I, Volume No.- 4, page no. 641-653,, Being No.00410 for the year 2008, the said Vendor for the consideration therein mentioned granted transferred and conveyed unto and in favour of the said Purchaser absolutely and forever

... company
... under the Companies Act 1956 having its registered office at
... Station House 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
... assignees) of the ONE PART

AND

... company incorporated under
... the Companies Act 1956 having its registered office at premises No. 54A,
... Station Avenue, Police Station Bazaar, Kolkata - 700 012, hereinafter
... referred to as PURCHASER (which 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 assignees) of the OTHER PART



... By an indenture of conveyance dated the 14th day of December, 2007
... made between one Shri. B. B. Chatterjee and the Vendor of the
... One Part and Aungkor Trade Link Private Limited therein referred to as the
... Purchaser of the Other Part and recorded in the office of Additional District
... Registrar of Companies (No. 4) for the year 2008, the
... said Vendor for the consideration mentioned granted transferred and
... conveyed unto and in favour of the said Purchaser absolutely and forever

[Signature]
**Sub Registrar-1,
Registrar U/S 7 (2) of
Registration ACT 1908
Kolkata, South 24 Parganas
- 3 MAR 2010**

free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 44 Decimal in L R Dag No. 304 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 Pvt Ltd 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 44 decimal of land be the same a little more or less in L.R. Dag No.304 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 04 decimal of land out of the said Entire Land being part of L.R. Dag No.304 free from all encumbrances, charges, liens, lispends, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs.1,60,000/- (Rupees One Lac and Sixty Thousand only) more fully and particularly mentioned in the **SCHEDULE** hereunder written and herein after referred to as the **SAID LAND.**

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.1,60,000/- (Rupees One Lac and Sixty Thousand only) of the lawful

... from all encumbrances and liabilities whatsoever. All that the piece and
... of land containing an area of 44 Decimals in L.R. Dag No. 304 be the
... a little more or less situated lying at Mouza Manikpur, J.L. No. 77 Police
Station Sonapur, Pargana Magura, R.S. No. 226, Taluk No. 413, in the
District of South 24 Parganas hereinafter referred to as the said ENTIRE

LAND

B. The said Aungkor Tadebink Pvt Ltd 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 said
entire well and sufficiently entitled to All that the 44 decimal of land be
the same a little more or less in L.R. Dag No. 304 situated lying at Mouza
Manikpur, Police Station Sonapur, Pargana Magura, R.S. No.



The said Aungkor Tadebink Pvt Ltd and the Purchaser has agreed to purchase
of the said entire land being part of L.R. Dag
No. 304 the same all encumbrances, charges, liens, liabilities,
acquisition, taxation, attachments, first & whatsoever nature at and for
the consideration of Rs. 1,50,000 (Rupees One Lac and Sixty Thousand

[Signature]
**Registrar U/S 7 (2) of
Registration ACT 1908
Sonapur, South 24 Parganas
- 3 MAR 2010**

NOW THIS INSTRUMENT WITNESSETH that in consideration of the said
sum of Rs. 1,50,000 (Rupees One Lac and Sixty Thousand 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 04 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. 304, in L.R.Khatian No. 1104 be the same a little more or less more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and such L.R Dag No. 304 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 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 Vendor into 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 are or at any 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 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 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 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

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 his predecessor or predecessor-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 any manner or
condition, use, trust or other thing whatsoever to such defect, enclosure or
incumbrance 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 as aforesaid AND the Purchaser shall and
may at all times lawfully possess and enjoy the said
land and receive the rents and profits thereof without any lawful eviction,
interruption, claim, demand or suit by the Vendor or any person or persons
lawfully or equitably claiming or in right for it AND that free and clear
and freely and clearly absolutely, quiet, untroubled, exonerated and released or
otherwise by and at the cost and expense of the Vendor well and sufficiently
exonerated of them and all claims, charges, liens, debts,
incumbrances and encumbrances of whatever nature or kind suffered by the Vendor or
any person or persons lawfully or equitably claiming as aforesaid AND further
that the Vendor and all persons having or lawfully or equitably claiming any
estate or interest in the said land or any part thereof from under or



[Signature]
Sub Registrar -
Registrar U/S 7 (2)
Registration ACT 1908
South 24 Parganas
- 3 MAR 2010

in trust for it 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 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 04 decimal (out of total 44 decimal) be the same a little more or less out of the said Entire Land being part of L.R. Dag No.304 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. 304 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 No. 303

ON THE SOUTH :By R.S/L.R Dag Nos. 305 and 494

ON THE EAST :By R.S/L.R Dag Nos.306, 307 and 308

ON THE WEST :By R.S/L.R Dag No. 495

to trust for it 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 securing the said land and every part thereof unto
said to the use of the Purchaser in manner aforesaid as shall or may be
reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

That the undivided piece or pieces of land containing an area of 0.4
hectares (out of total 44 hectares) be the same or more or less out of the said
land being part of L.R. Dag No. 304 situated lying at Manjira Manjira, P.S.
No. 77, Police Station Sonapur, Parganas Murgu, L.R. Khatia No. 1104, P.S.
No. 328, Togh No. 412, in the District of South 24 Parganas and such L.R. Dag
no. 304 is delineated in the annexed plan and bordered in colour



[Signature]
Deputy Sub Registrar -
No. Registrar U/S 7 (2)
Registration ACT 1908
Manjira, South 24 Parganas
3 MAR 2010

[Handwritten signature]

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 TRAVELINK PVT. LTD.

✓ G. D. Meherajwan

Director

IN WITNESS WHEREOF the Vendor have hereunto set and subscribed

that respective pages and parts on the day month and year first above written

For the Vendor
[Signature]

SIGNED SEALED AND DELIVERED BY

the within named Vendor of Kolkata in

the presence of

1. [Signature]
2. Mr. Elgan [Signature]
Kolkata - 700020

3. Mr. Kumar [Signature]
4. Mr. Elgan [Signature]
Kolkata - 700020



[Signature]
District Sub Registrar -
C. Registrar U/S 7 (2)
Registration ACT 1908
Hoore, South 24 Parganas
- 3 MAR 2010

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.1,60,000/- (Rupees One Lac and Sixty Thousand 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	472652	HDFC Bank Ltd. Stephen House 4, BBD Bag, Kolkata - 700001	Rs 1,60,000/-

for AUNGKOR TRADELINK PVT. LTD
 ✓ G. D. Maheshwari
 Director

VENDOR

WITNESSES :

1. Sayanti Santra
2. Amit Kumar Pal

Prepared by me

Pijal Surya Sarkar
 Advocate
 Alipore Police Court
 Kt-27.

consideration money as per Memo
and sixty thousand only) being the full
sum of Rs. 1,80,000/- (Rupees One Lac
eighty thousand) the within-mentioned
amount of Rs. 1,80,000/- (Rupees One Lac
eighty thousand) of and from the within

DATE	PAY ORDER NO.	NAME OF BANK	AMOUNT
03.03.2010	45552	INDC Bank Ltd Kolkata - 700011	Rs. 1,80,000/-

Director
District Registrar
South 24 Parganas

VENDOR

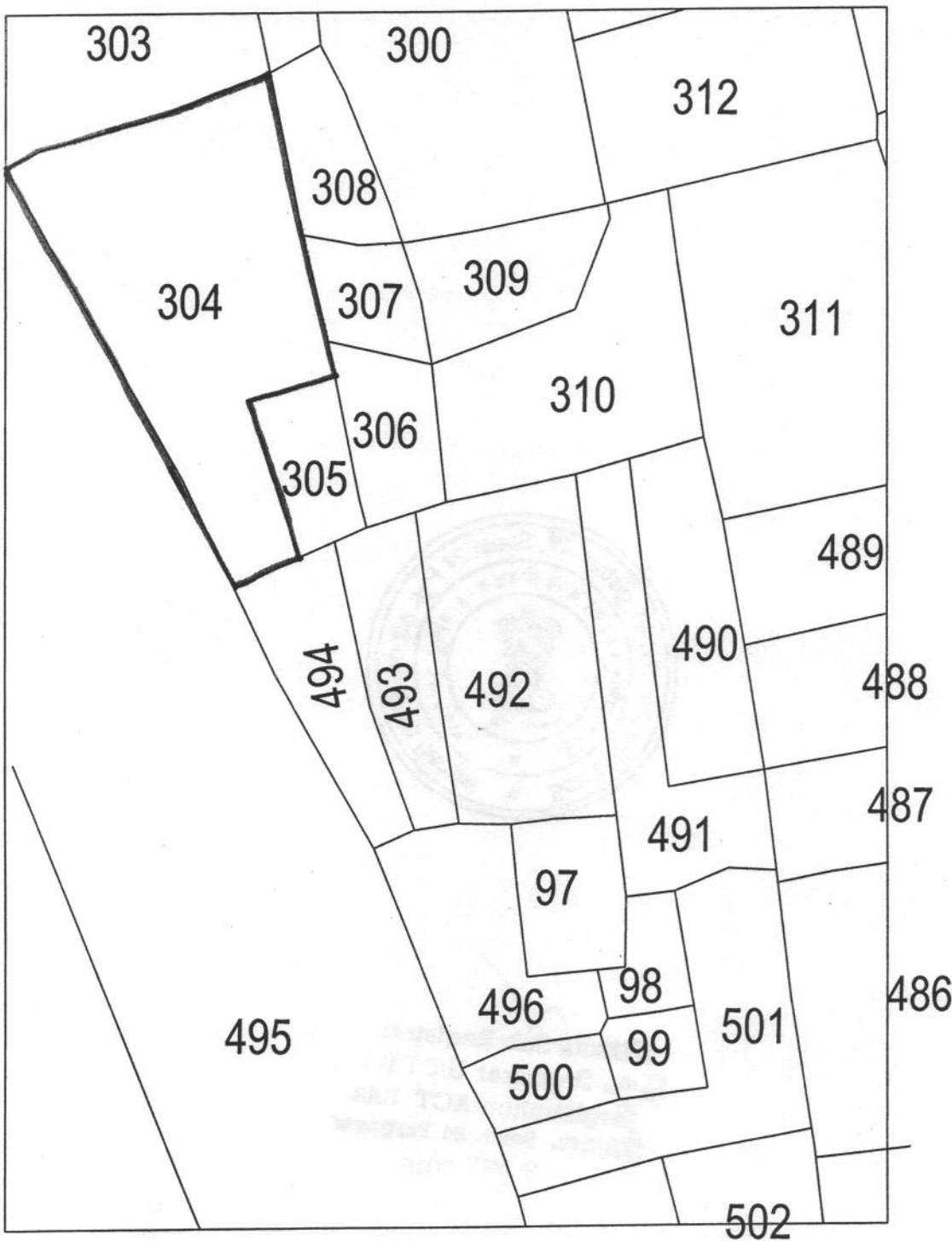


WITNESSES

[Signature]
District Sub Registrar-I
Registrar U/S 7 (2)
Registration ACT 1908
Eschere, South 24 Parganas
- 3 MAR 2010

DEED PLAN OF THE L.R. PLOT-304, MOUZA MANIKPUR, J.L. NO-77
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED
SHOWN IN RED BORDER

























For AUNGKOR TRADING CO. LTD
G. D. Mukherjee

Director

9/62

SPECIMEN FORM FOR TEN FINGER PRINTS

 G. D. Mukesh Dary	G. D. Mukesh Dary	 Little	 Ring	 Middle	 Fore	 Thumb			
		(Left Hand)							
 Thumb	 Fore	 Middle	 Ring	 Little	(Right Hand)				
 Hemant Kumar Agarwal	Hemant Kumar Agarwal	 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)							



[Signature]
Special Sub Registrar-I
S. Registrar U/S 7 (2)
Registration ACT 1908
South 24 Parganas
3 MAR 2010



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

Endorsement For Deed Number : I - 01588 of 2010
(Serial No. 01404 of 2010)

On 03/03/2010

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

Presented for registration at 18.31 hrs on :03/03/2010, at the Private residence by G.d Maheshwari ,Executant.

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

Execution is admitted on 03/03/2010 by

1. G.d Maheshwari
Director, Aungkor Tradelink Pvt Ltd, Biplabi Trailakhya Maharaj Sarani, Biplabi Trailakhya Maharaj Road, KOLKATA MUNICIPAL CORPORATION, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .
By Profession: Others

Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, , Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 04/03/2010

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) = 3300/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/03/2010

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.-300441/-

Certified that the required stamp duty of this document is Rs.- 18036 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 13036/- is paid, by the draft number 537075, Draft Date 02/03/2010, Bank Name State Bank Of India, B B Ganguly St, received on 04/03/2010



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV


04/03/2010 17:21:00

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 2241 to 2253
being No 01588 for the year 2010.




(Dulal Chandra Saha) 10-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal