

S-848

D 760/12



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



INDIA

12-30
25/01/12

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A 25 9062

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

Q NO. - 918/12

Adl. District Sub-Registrar
Sonarpur, South 24 Parganas

25 JAN 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 25th day of January

Two Thousand Twelve

BETWEEN

934

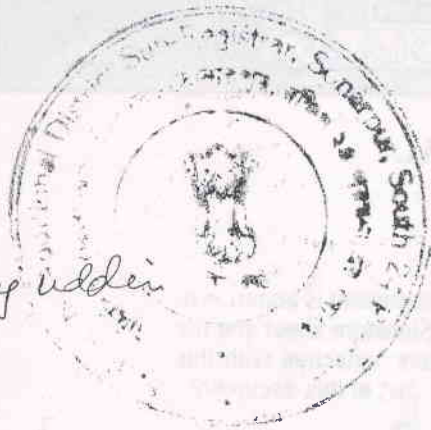
20/01/12

5000/-

Amit Thunjheemada

111 Pant Street. Kt 16

000931 20012



Sx. Saig Uddin



000931 20012
 000931 20012
 000931 20012
 000931 20012
 000931 20012

(2)

✓ (1) AKTAR HOSSIAN SARKAR, (2) SATTAR HOSSIAN SARKAR, (3) RAHAMAN HOSSIAN SARKAR, (4) MANNAN HOSSIAN SARKAR, all are sons of Late Daud Hossian Sarkar, (5) ANSARI BEWA, wife of Late Ensan Sardar, (6) ANOWARA BIBI, wife of Sahadat Gazi, (7) SANOWARA BIBI, wife of Ali Mondal, all are by faith- Muslim, by Nationality- Indian, by occupation- Business and Housewife, all are residing at 210, Ramkrishna Nagar, P.O. Laskarpur, P.S. Sonarpur, District South 24-Parganas, **all are represented by or acting through their Constituted Attorney SEIKH SIRAJUDDIN**, son of Seikh Abdul Hasem, by faith- Muslim, by occupation- Business, residing at Raghobpur, P.O. Dakshin Jagaddal, P.S. Sonarpur, District South 24-Parganas, by virtue of a General Power of Attorney which was registered on 12/04/2011 before the office of the Sub-Registrar at Sonarpur and recorded in its Book No. 4, CD. Volume No. 2, Pages from 780 to 790, Being No. 850 for the year 2011, hereinafter jointly called and referred to as the "VENDORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

M/S. SIMONE TRADELINK PVT. LTD. (PAN- AAPCS2080J), a Company registered under Companies registration Act, having its registered office at 109A, Park Street, Kolkata- 700 016, represented by AMIT JHUNJHUNWALA, son of Kedar Nath Jhunjunwala, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 111, Park Street, Kolkata- 700 016, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, administrators and assigns) of the OTHER PART.

IN THE MATTER OF THE ESTATE OF

MURRAY HARRIS (DECEASED) AND

IN THE MATTER OF THE ESTATE OF

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AND

IN THE MATTER OF THE ESTATE OF

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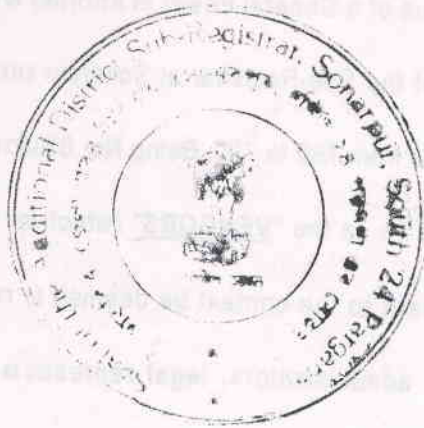
IN THE MATTER OF THE ESTATE OF

MURRAY HARRIS (DECEASED)

AND

IN THE MATTER OF THE ESTATE OF

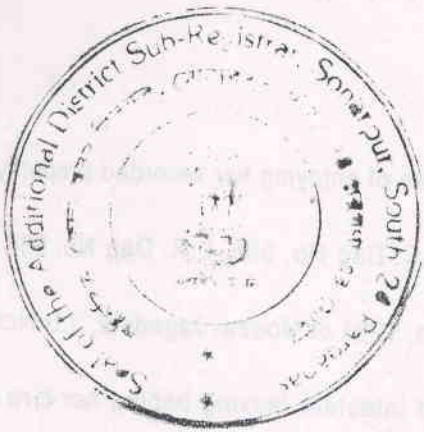
MURRAY HARRIS (DECEASED)



WHEREAS one Ramena Bibi was the sole and absolute owner of ALL THAT piece and parcel of Danga land measuring more or less 11 decimals comprised in R.S. Dag No. 568, L.R. Dag No. 584, appertaining to R.S. Khatian No. 248, L.R. Khatian No. 1291 of Mouza- Jagaddal, J.L. No. 71, P.S. Sonarpur, District-South 24-Parganas, as per L.R. Settlement records of rights and she had been paying Govt. rent thereof and enjoying every right, title and interest over the said property without any interruption, claim and demand whatsoever.

AND WHEREAS said Ramena Bibi in the course of enjoying her recorded property measuring more or less 11 decimals comprised in R.S. Dag No. 568, L.R. Dag No. 584, appertaining to R.S. Khatian No. 248, L.R. Khatian No. 1291 of Mouza- Jagaddal, J.L. No. 71, P.S. Sonarpur, District South 24-Parganas, died intestate leaving behind her three daughters namely Fuljan Bibi, Khatena Bewa and Sakina Bewa as her legal heirs and successors and each having undivided 1/3rd share of the aforesaid property left by said Late Ramena Bibi.

AND WHEREAS said Fuljan Bibi while had been enjoying her inherited 1/3rd share i.e. 3.67 decimals out of 11 decimals comprised in R.S. Dag No. 568, L.R. Dag No. 584, appertaining to R.S. Khatian No. 248, L.R. Khatian No. 1291 of Mouza- Jagaddal, J.L. No. 71, P.S. Sonarpur, District South 24-Parganas, she died intestate leaving behind her four sons namely Aktar Hossian Sarkar (Vendor No. 1 herein), Sattar Hossian Sarkar (Vendor No. 2 herein), Rahaman Hossian Sarkar (Vendor No. 3 herein) and Mannan Hossian Sarkar (Vendor No. 4 herein) and three daughters namely Ansari Bewa (Vendor No. 5 herein), Anowara Bibi (Vendor No. 6 herein) and Sanowara Bibi (Vendor No. 7 herein) as her legal heirs and successors.





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SEIKH SIRAJUDDIN
SIGNATURE *Se. Siraj uddin*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - AMITJHUWSHUN WALA
SIGNATURE *Amitjhuwshun Wala*
Simons Tradelink Pvt. Ltd. Director
Authorized Signatory/Director

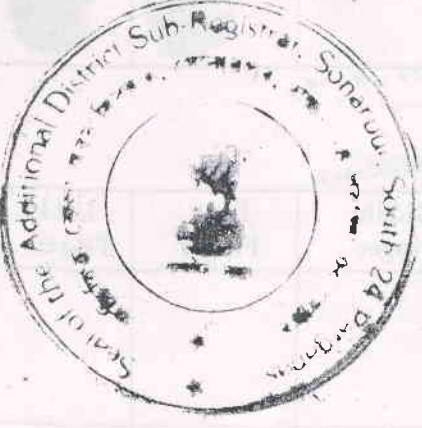
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -
SIGNATURE

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME -
SIGNATURE

NAME: _____
 SIGNATURE: _____



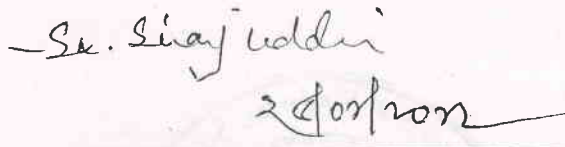
NAME: _____
 SIGNATURE: _____



NAME: _____
 SIGNATURE: _____

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00848 / 2012, Deed No. (Book - I , 00760/2012)

Signature of the Presentant

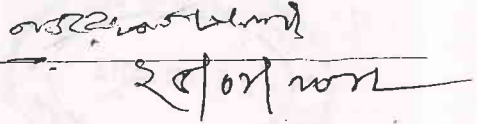
Name of the Presentant	Signature with date
Seikh Sirajuddin	

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Seikh Sirajuddin Address -Raghabpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- :-Dakshin Jagaddal	Attorney		 LTI	
			25/01/2012	25/01/2012	
2	Amit Jhunjunwala Address -109a, Park Street, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016	Self		 LTI	 Simone Tradelink Private Lim Authorized Signatory/Direc
			25/01/2012	25/01/2012	

Name of Identifier of above Person(s)
 Nazrul Dhali
 Sarmastapur, Thana:-Sonarpur, District:-South
 24-Parganas, WEST BENGAL, India, P.O. :-

Signature of Identifier with Date



Government of India
 Department of Revenue (Income Tax), Directorate of Registration and Stamp Revenue
 Office of the A. D. & Additional District Registrar, South 2A Paraganas
 District, 173 Street of Gariahat, PO-700048, Kolkata-700048 (W.B.)

Name of the Registrant	Signature and Date



Signature of the Registrant (to be affixed in duplicate in blue ink)
 No. of entries to be registered by _____

Date of registration _____
 Name of the Registrant _____
 Address of the Registrant _____
 Nature of the property _____
 Value of the property _____

Name of the Registrar _____
 Name of the Additional District Registrar _____
 Name of the Deputy Registrar _____
 Name of the Assistant Registrar _____
 Name of the Sub-Registrar _____



Name of the Registrar of the District _____
 Name of the Additional District Registrar _____
 Name of the Deputy Registrar _____
 Name of the Assistant Registrar _____
 Name of the Sub-Registrar _____



Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00760 of 2012
(Serial No. 00848 of 2012)

On

Payment of Fees:

On 25/01/2012

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:

Amount By Cash

Rs. 2390/-, on 25/01/2012

(Under Article : A(1) = 2376/- ,E = 14/- on 25/01/2012)

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.-216278/-

Certified that the required stamp duty of this document is Rs.- 12997 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 8000/- is paid, by the draft number 352025, Draft Date 20/01/2012, Bank Name State Bank Of India, SONARPUR, received on 25/01/2012

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

Presented for registration at 13.45 hrs on :25/01/2012, at the Office of the A. D. S. R. SONARPUR by
Seikh Sirajuddin ,Executant.

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

Execution is admitted on 25/01/2012 by

1. Amit Jhunjunwala
Representative, M/s. Simone Tradelink Pvt. Ltd., 109a, Park Street, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
, By Profession : Business

Identified By Nazrul Dhali, son of Sultan Dhali, Sarmastapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Cultivation.

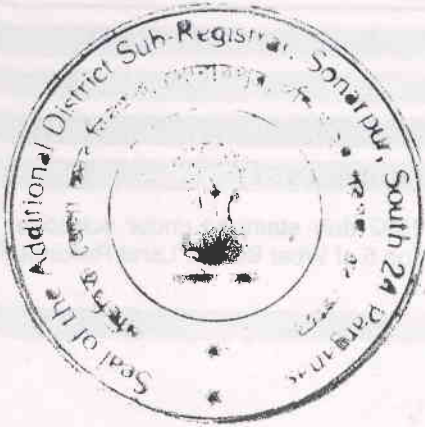
(Biswajit Deb)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

25/01/2012 16:24:00

Government Of West Bengal
Office Of the A. S. R. BONGALPUR
District South 24 Parganas

Endorsed for Total Member - 1 - 30780 of 2012
Serial No- 0288 of 2012





Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 00760 of 2012
(Serial No. 00848 of 2012)

Executed by Attorney

Execution by

1. **Seikh Sirajuddin**, son of **Seikh Abdul Hasem** , **Raghabpur**, **Thana:-Sonarpur**, **District:-South 24-Parganas**, **WEST BENGAL**, **India**, **P.O. :-Dakshin Jagaddal** **By Caste Muslim** **By Profession: Business**,as the constituted attorney of **1. Aktar Hossain Sarkar** **2. Sattar Hossian Sarkar** **3. Rahaman Hossian Sarkar** **4. Mannan Hossian Sarkar** **5. Ansari Bewa** **6. Anowara Bibi** **7. Sanowara Bibi** is admitted by him.

Identified By **Nazrul Dhali**, son of **Sultan Dhali**, **Sarmastapur**, **Thana:-Sonarpur**, **District:-South 24-Parganas**, **WEST BENGAL**, **India**, **P.O. :-** , **By Caste: Muslim**, **By Profession: Cultivation**.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

Government of West Bengal
Office of the A.D. S. N. EDGAR
District - South 24 Parganas

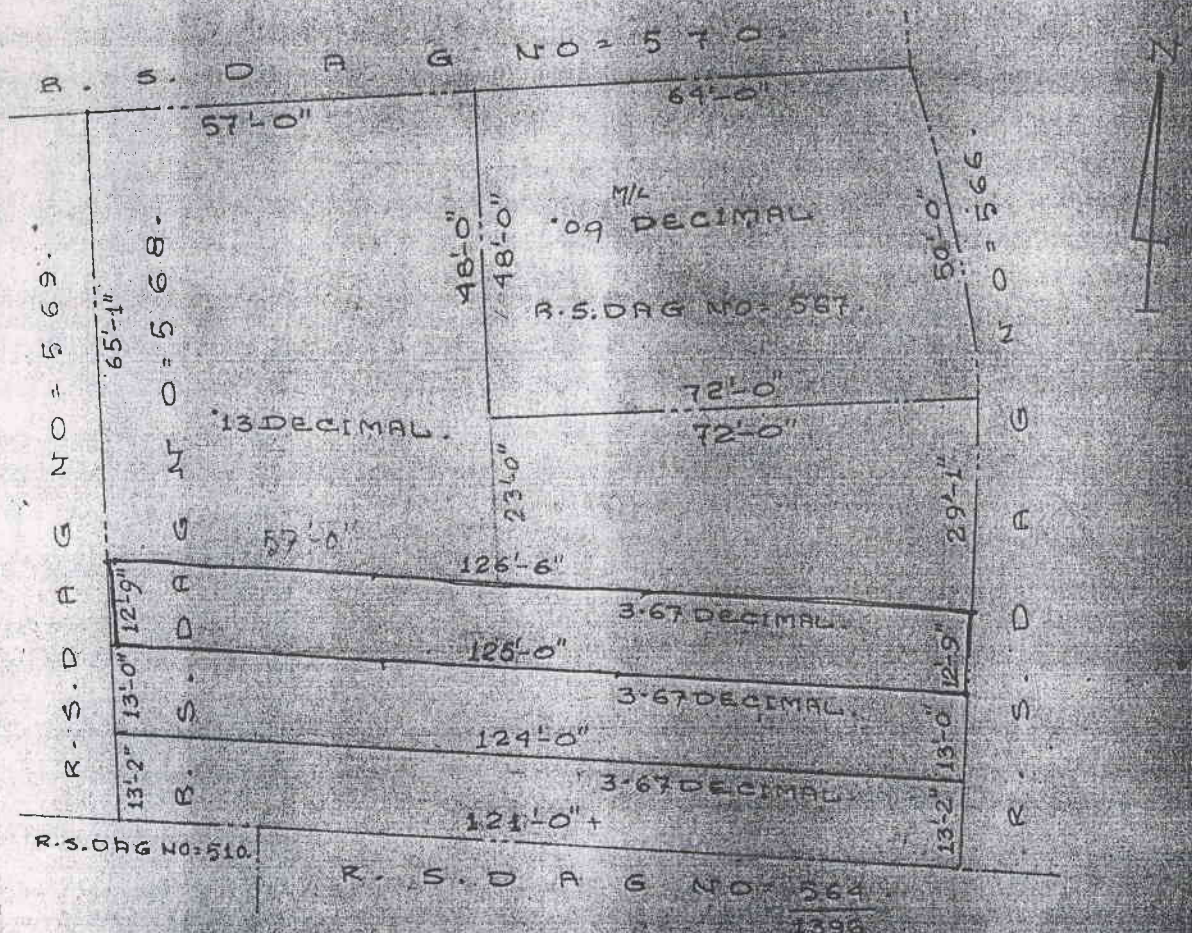
Endowment For Debt Number: 1 - 00780 of 2012
[Batal No. 00885 of 2012]



SITE PLAN OF LAND FOR SALE AT
MOUZA-JAGADDAL. J.L. NO-71, R.S.DAG NO-
567 & 568. R.S. KHATIAN NO- P.S.
SONARPUR. DIST-24 PGS (S).

SCALE = 1" = 25'-0"

SOLD AREA OF LAND IS SHOWN IN RED BORDER

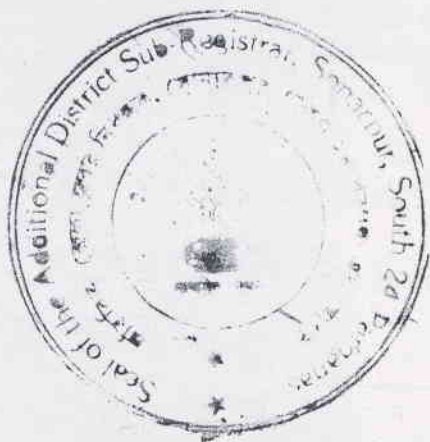


St. Sujal Udder
 with-consulted Attorney for Atlar Hossain, Kar
 Sultar Hossain Sarkar, Rahaman Hossain, S. (P)
 Mannan Hossain Sarkar, Anwarul Beus, Anwarul
 Sanowara Bete, Simone Tradelink Private Limited

Authorized Signatory/Director

Drawn by
 S. Das.
 Vill + Post Hajpur
 Sahapur Cane

16-5-11



5



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 5467 to 5482
being No 00760 for the year 2012.



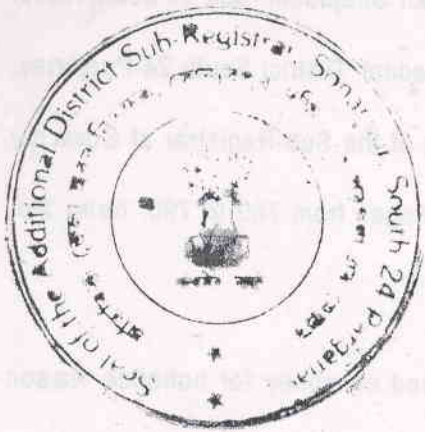
BP
(Biswajit Dey) 27-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal

AND WHEREAS the Vendors herein became the joint owners of the said land measuring more or less 3.67 decimals comprised in R.S. Dag No. 568, L.R. Dag No. 584, appertaining to R.S. Khatian No. 248, L.R. Khatian No. 1291 of Mouza- Jagaddal, J.L. No. 71, P.S. Sonarpur, District South 24-Parganas and enjoying the same free from all encumbrances by paying rents and taxes regularly to the authority concerned without any interruption, claim and demand whatsoever and they executed and registered a General Power of Attorney unto and in favour of Seikh Sirajuddin, son of Seikh Abdul Hasem of Raghampur, P.S. Sonarpur, P.O. Dakshin Jagaddal, District South 24-Parganas, which was registered on 12/04/2011 before the office of the Sub-Registrar at Sonarpur and recorded in its Book No. IV, CD. Volume No. 2, Pages from 780 to 790, being No. 850 for the year 2011.

AND WHEREAS the Vendors are in urgent need of money for bonafide reason jointly decided to dispose of the land measuring 3.67 decimals fully described in the Schedule hereunder written and made public announcement to this effect.

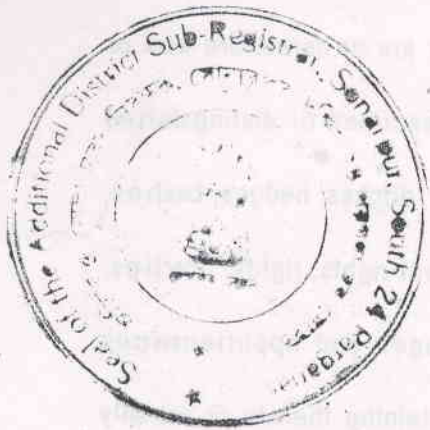
AND WHEREAS the purchaser herein having come to know of such announcement, offered a consolidated value of the land measuring more or less 3.67 decimals fully described in the Schedule hereunder written for Rs. 2,00,000/- (Rupees Two Lakh) only in lump sum and the Vendors have accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 2,00,000/- (Rupees Two Lakh) only.

NOW THIS DEED WITNESSETH as follows :- that in consideration of the said sum of Rs. 2,00,000/- (Rupees Two Lakh) only paid to the Vendors by the Purchaser on or before the execution of these present (the receipt whereof the Vendors doth hereby and by receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and discharge forever the Purchaser as also the said land),



the Vendors doth hereby indivisibly sell, grant, transfer, convey, assign and assure unto the Purchaser free from all encumbrances whatsoever ALL THAT piece and parcel of Danga land measuring more or less 3.67 decimals lying and situate at Mouza- Jagaddal, J.L. No. 71, comprised in R.S. Dag No. 568 corresponding to L.R. Dag No. 584, appertaining to R.S. Khatian No. 248, L.R. Khatian No. 1291 now within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District South 24-Parganas, more fully and specifically described in the Schedule hereunder, written OR HOWSOEVER OTHERWISE the said property and hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water courses and all other former and ancient-rights, rights, liberties, privileges, benefits, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents issues and profits thereof AND all estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said property and every part thereof TOGETHER WITH all deeds, paths, muniments, writings and all other evidences of title whatsoever relating to or concerning the said property and every part thereof and all estate rights, title interest user property claims and demand whatsoever of the Vendors doth at law and equity into upon the said property or any part thereof TO HAVE AND TO HOLD the said land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever free from all encumbrances.

...the Registrar shall not be bound to register any instrument which is not in conformity with the provisions of this Act and the rules made thereunder. ...



...OTHERWISE the said property and the instrument relating thereto shall be void. ... TOGETHER WITH all other documents and papers relating thereto. ...



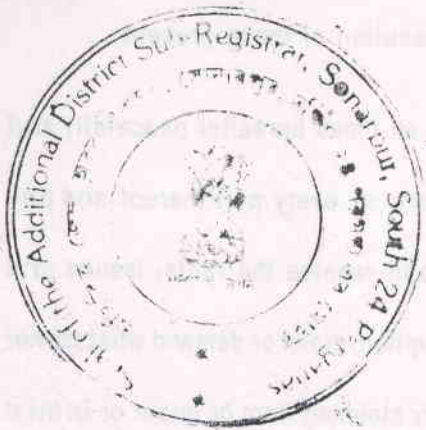
...TOGETHER WITH all other documents and papers relating thereto. ... and the Registrar shall not be bound to register any instrument which is not in conformity with the provisions of this Act and the rules made thereunder. ...

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER

- a) THAT notwithstanding any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the VENDORS now have full power, indefeasible and absolute authority in law, in fee simple in possession or an estate equivalent thereto in the said property to grant, transfer, convey, sell the said property hereby sold or expressed or intended so to be unto and to the use of the said PURCHASER in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these present.
- b) AND THAT the PURCHASER shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said property or every part thereof and pay rents and taxes to the appropriate authority and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from any person or persons lawfully or equitably claiming from or under or in trust for the VENDORS.
- c) AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged and keep the PURCHASER harmless and indemnified of from and against all charges, claims, liens, debts, attachments and encumbrances whatsoever made done or suffered by the Vendors all persons claiming from under or in trust for the Vendors.
- d) FURTHER THAT the Vendors and all persons claiming from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and requests of the Purchaser do or execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said property to the use of the PURCHASER as shall or may reasonably be required.

THE VENDORS WITH HERBY GOVERNMENT WITH THE PURCHASER

AND THAT THE PURCHASER shall and may at any time and from time to time cause to be registered in the name of the PURCHASER in appropriate books and delivered vacant and possession of the said property with the necessary stamp duty and fees to the satisfaction of the Additional District Sub-Registrar, South 24 P. Districts.



AND THAT the said deed shall be registered and the necessary stamp duty and fees shall be paid by the PURCHASER and the Vendor shall be responsible for the same. The Vendor shall also be responsible for the payment of the stamp duty and fees on the deed and the necessary stamp duty and fees on the deed and the necessary stamp duty and fees on the deed.

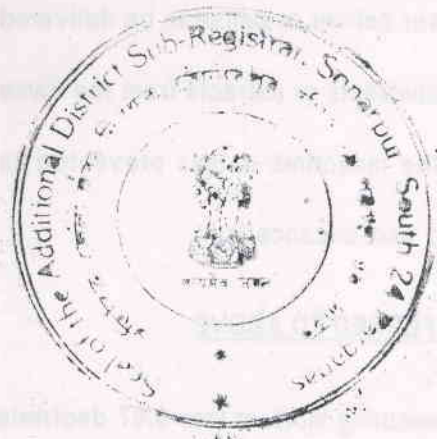
- e) AND THAT the Vendors doth hereby covenant with the Purchaser that they shall and will unless prevented by any inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the PURCHASER produce or cause to be produced at any trial hearing, commission or examination or otherwise as occasions shall require all documents of title of the said property for the purpose of showing their title to the said land AND ALSO at the request and cost of the Purchaser deliver or cause to be delivered unto the Purchaser such attested copies or abstracts or extracts from the same as may be required AND shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Danga land measuring more or less **3.67 decimals** situated and lying at **Mouza- Jagaddal**, J.L. No. 71, R.S. No. 232, Touzi No.15, Pargana- Magura, P.S. & A.D.S.R. office at Sonarpur, comprising in **R.S. Dag No. 568** corresponding to L.R. Dag No. 584, appertaining to **R.S. Khatian No. 248**, L.R. Khatian Nos. 1291, Ward No. of Rajpur-Sonarpur Municipality together with all easement rights attached thereto. The annual rent of 388 decimals in R.S. Khatian No. 248 is Rs. 25.50/- and the annual proportionate rent of 3.67 decimals is as per present rate which is payable to the collectorate South 24-Parganas, Alipore, who is to receive it on behalf of the Govt. of West Bengal, District-South 24-Parganas. The sold property is shown in the map or plan annexed hereto by RED border, the said map or plan is part and parcel of this document.

BUTTED AND BOUNDED BY :-

ON THE NORTH : Part of Dag NO-568
ON THE SOUTH : Part of Dag NO-568,
ON THE EAST : Part of Dag NO-566,
ON THE WEST : Part of Dag NO-569



ON THE NORTH
ON THE SOUTH
ON THE EAST
ON THE WEST

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

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1.

E. K. Sarkar
Sattar Hossian Sarkar

2. *Sattar Hossian Sarkar*

Rahaman Hossian Sarkar
Mannan Hossian Sarkar

Sk. Saig Uddin

SIGNATURE OF THE VENDORS

Being represented by the Constituted Attorney on behalf of the Vendors- AKTAR HOSSIAN SARKAR, SATTAR HOSSIAN SARKAR, RAHAMAN HOSSIAN SARKAR, MANNAN HOSSIAN SARKAR, ANSARI, BEWA, ANOWARA BIBI, SANOWARA BIBI

Simone Tradelink Private Limited

[Signature]
Authorised Signatory/Director

SIGNATURE OF THE PURCHASER

IN WITNESS WHEREOF, the vendor hereunto set and affixed his

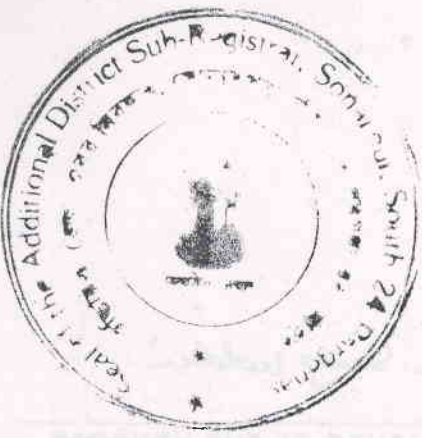
hand and seal this 25th day of January, 2012.

SIGNED, BEARD AND DELIVERED

in presence of
WITNESSES

[Handwritten signature]
[Handwritten name]

[Handwritten signature]
[Handwritten name]



SIGNATURE OF THE VENDOR

[Faint, illegible text]



SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lakh) only being the full consideration money paid by the following manner :-

<u>CHEQUE No.</u>	<u>DATE</u>	<u>BANK</u>	<u>AMOUNT</u>
By cash	25.01.2012	-	2,00,000/- (Rs Two Lakh)

WITNESSES :-

1. *[Signature]*
[Signature]

2. *[Signature]*
[Signature]

[Signature]

SIGNATURE OF THE VENDORS

Being represented by the Constituted Attorney on behalf of the Vendors- AKTAR HOSSIAN SARKAR, SATTAR HOSSIAN SARKAR, RAHAMAN HOSSIAN SARKAR, MANNAN HOSSIAN SARKAR, ANSARI BEWA, ANOWARA BIBI, SANOWARA BIBI

Prepared and Drafted by :-

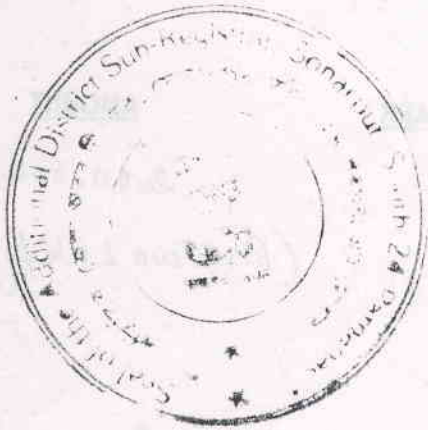
Prabin Kumar Roy
Advocate
Alipore civil court.
W. B. 828/81

Printed by :-

Pradip Baidya
(PRADIP BAIDYA)
Sonarpur.

MEMO OF CONSIDERATION

RECEIVED of and from the above named persons the within mentioned sum of \$200,000.00 (Two Hundred Thousand Dollars) only being the full satisfaction money paid by the



CHECK NO. _____
DATE _____

SIGNATURE OF THE VENDOR
I hereby certify that the within mentioned sum is the full satisfaction of the debt of the above named persons to the County of San Diego in the amount of \$200,000.00 (Two Hundred Thousand Dollars) only.

County of San Diego
Registrar-Recorder/County Clerk

Received and paid by
[Signature]
[Signature]
[Signature]