

SL-06326

I-05837/07



06AA 263335

7/5000
 21/9/07
 885000/-
 43120/-
 M.V.
 DL

Stamp = 10,000/-
 G.C. = 43,120/-
 Rs. = 53,120/-

Substantial & signature value
 which are parts of document are
 attached with this deed

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₹ 9724.5
 ₹ 9731
 ₹ 9738

21 SEP 2007

THIS DEED OF CONVEYANCE is made this 21st day of September in the year of PAN - AKAPS - 7031B
 Christ Two Thousand Seven **BETWEEN** 1. SRI PRASANTA SEN son of late PAN - AKAPS - 7030A,
 Lalmohan Sen 2. SMT. JAYA SEN w/o Sri Prasanta Sen, both are by faith
 Hindu, by Nationality Indian, by occupation Business residing at Dakshin
 Rajyadharpur Ghoshpara, P.O. Mallickpara, P.S. Serampore Dist Hooghly,
 herein after referred to as the **VENDORS** (which terms or expression shall
 unless excluded by or repugnant to the context be deemed to mean and
 include their heirs, executors, administrators and legal representatives and
 assigns) of the **FIRST PART**

Contd.....2

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SL. NO. 702 DATE 10/09/07

SERAMPORE TREASURY

NAME OF PURCHASER Debabrata Das, Advocate

ADDRESS Serampore Court

P.S. Serampore

DIST. Hooghly

12-09-2007

NO. 1 (One) NON JUDICIAL

STAMP NO. 702 OF TOTAL

VALUE RS. 10,000/-

Rupees Ten thousand Only



STAMP CLERK SERAMPORE TREASURY

STAMP CLERK SERAMPORE TREASURY

1005 932



Sub-Regional Serampore, Hooghly

21 SEP 2007

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the Additional District Sub Registrar, Serampore

Signature / LTI Sheet of Serial No 06326 / 2007



Document Number

I - 05837 , 2007

I . Signature of the Presentant

Name of the Presentant	Signature with date
Prasanta Sen	<i>Prasanta Sen</i> 21/9/07

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

LTI	SI No	Admission of Execution By	Status	Signature with Date
	1	Jaya Sen ps - Serampore Dakshin Rajyadharpur Ghoshpara, Mallickpara Hooghly(Pan No- Akaps 7030a)	Self	<i>Jaya Sen</i> 21/9
	2	Prasanta Sen ps - Serampore Dakshin Rajyadharpur Ghoshpara, Mallickpara Hooghly(Pan No- Akaps 7031b)	Self	<i>Prasanta Sen</i> 21/9

Name of Identifier of above Person(s)

Nirmal Chandra Gayen
Serampore Court Serampore Hooghly

Signature of Identifier with Date

Nirmal Chandra Gayen
21/9/07



AD
Add. Dist. Sub-Registrar
Serampore, Hooghly
21 SEP 2007

(Ashim kumar Ghosh)
ADSR Serampore

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51 SEP 2001
District Sub-Registrar
Kannur, Kerala



**Office of the ADSR Serampore
Serampore, Hooghly**
Endorsement For deed Number :I-05837 of :2007
(Serial No. 06326, 2007)

On 21/09/2007

Admissibility(Rule 43)

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) = 9724/- ,E = 14/- on:21/09/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 885000/-

Certified that the required stamp duty of this document is Rs 53120 /- and the Stamp duty paid as: Impressive Rs- 10000

Deficit stamp duty

Deficit stamp duty : Rs 43120/- is paid by the draft no. :091291, Draft date:19/09/2007, Bank name:State Bank Of India, Serampore, recieved on :21/09/2007.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.50 on :21/09/2007, at the Office of the ADSR Serampore by Prasanta Sen, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :21/09/2007 by

1. Prasanta Sen, son of Lt. Lalmohan Sen, Dakshin Rajyadharpur, Thana Serampore, By caste Hindu, by Profession :Business
2. Jaya Sen, wife of Prasanta Sen, Dakshin Rajyadharpur, Thana Serampore, By caste Hindu, by Profession :House wife

Identified By Nirmal Chandra Gayen, son of Lt. Satish Chandra Gayen Serampore Court Serampore Hooghly Thana: Serampore, by caste Hindu, By Profession :Law Clerk.

[Ashim kumar Ghosh]

A. D. S. R

Office of the Additional District Sub Registrar, Serampore
Govt. of West Bengal

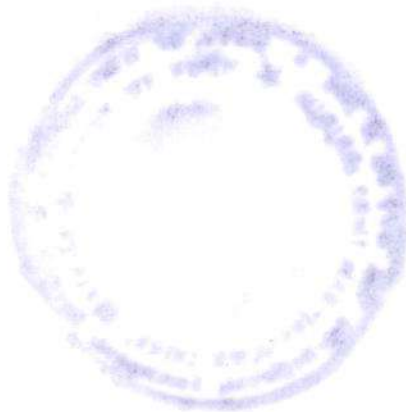
Ashim Kumar Ghosh
Addl. Dist. Sub-Registrar
Serampore, Hooghly

21 SEP 2007



Mr. Paul S. Register
Savannah, Georgia

21 SEP 1954



=2=

A N D

M/S SAGUN VINIMAY PRIVATE LIMITED A Company Registered under the provision of Indian Companies Act 1956, having its Registered Office at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025, having its PAN AAICS7016D, represented by its Director SRI RAM KUMAR KEDIA, Son of Late Nagarmal Kedia, by faith Hindu, by occupation Business, residing at 50, Suburban School Road, P.S. Kalighat, Kolkata-700025. hereinafter referred to as the PURCHASER (which terms or expression shall mean unless excluded by or repugnant subject to the context be deemed to mean and includes its successor and successor-in-office and/or assigns) of the SECOND PART.

WHEREAS ALL THAT piece and parcel of VITI land measuring an area of 05 (Five) Cottah 03 (Three) Chattak 43 (Forty Three) Sq. Ft. together with existing 100 Sq. Ft. Tile Shed thereon Comprised in R.S. Plot No. 88, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78 G.T. Road, Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly ; more fully and particularly described in the schedule "A" hereinafter written "together with total 7.15 Acres of land was originally owned and possessed by Raja Bijoy Singh Dudhoria of Azimganj and he died in 1933 leaving him surviving his 2 sons namely Kumar Chandra Singh Dudhoria and Kumar Padam Singh Dudhoria his wife and 2 daughters being governed by the Mitakshara school of Hindu Law, said two sons of said Raja Bijoy Singh Dudhoria succeeded to the estate left by Raja Kumar Chandra Singh Dudhoria and Kumar Padam Singh Dudhoria who were in joint khas possession of the said total property.

Contd.....3



Addl. Dist. Sub-Registrar
Kamarkhanda, Hooghly

21 SEP 2007

AND WHEREAS Kumar Padam Singh Dudhoria died on 5/5/1968 leaving behind his legal heirs namely Rani Aloka Dudhoria and her seven daughters Smt. Sheela Jain, Smt. Asha Pant, Smt. Sima Dudhoria, Smt. Leena Agarwal, Smt. Anita Jain, Smt. Natasha Jain and Miss Amita Dudhoria as his only legal heirs and representatives as such all his right title and interest in respect of his total property was devolved upon his aforesaid legal heirs equally 1/8th share each.

AND WHEREAS Rani Aloka Dudhoria and her seven daughters filed a partition and administration suit before the Hon'ble High Court at Calcutta being Suit No. 384/1977 Rani Aloka Dudhoria and ors vs. Kumar Chandra Singh Dudhoria & ors said 7.15 Acres was a subject matter of the said suit. And in the said suit a preliminary decree was passed on 20th July 1978 and by further order dated 1st September 1982 and 5th July 1983, the Hon'ble court appointed joint commissioners of Partition to divide the immovable properties amongst the parties.

AND WHEREAS the joint commissioners of partition vide the minutes of their meeting held on 30th July 1983 allotted the immovable properties mentioned in Lot "A" to the Defendants namely the group of Kumar Chandra Singh Dudhoria.

AND WHEREAS by an order dated 11th June 1984 the Hon'ble Court confirmed the allotment made by the joint commissioners and out of the said property measuring 7.15 Acres at Serampore Dist. Hooghly, W. Bengal a demarcated area of 3.21 Acres was included in lot 'B' allotted to Rani Aloka Dudhoria and her nine daughters .

AND WHEREAS BY aforesaid process said Rani Aloka Dudhoria and her seven daughters became the joint owners of the said property together with other properties.

AND WHEREAS by a Deed of sale dated 24th day of December 2000, registered in Book No. I, Vol. No. 18, pages at 285 to 298, Being No. 753 for the year 2001 of Serampore A.D.S.R. Office said Rani Aloka Dudhoria and ors. Jointly sold transferred and delivered possession of the said property together with other properties in favour of Sri Prosanta Sen, Smt. Jaya Sen, Sri Tapan Bakshi and Smt. Anjana Bakshi.

AND WHEREAS by aforesaid purchase said Sri Prosanta Sen, Smt. Jaya Sen, Sri Tapan Bakshi and Smt. Anjana Bakshi became the joint owners of the schedule property and were in joint khass possession by exercising their joint right, title and interest free from all encumbrances.



[Handwritten Signature]
Addl. Dist. Sub-Registrar
Banswara, Hooghly

21 SEP 2007

AND WHEREAS by a Deed of sale dated 27th day of July 2007, registered in Book No. I, C D Vol. No. 6, pages from 281 to 294, Being No. 04714 for the year 2007 of Serampore A.D.S.R. Office said Sri Tapan Bakshi and Smt. Anjana Bakshi Jointly sold transferred and delivered possession of their undivided eight anna share out of the said total property in favour of Sri Prosanta Sen and Smt. Jaya Sen, the present Vendors herein.

AND WHEREAS by aforesaid purchase said Sri Prosanta Sen and Smt. Jaya Sen, the present Vendors herein become the joint owners of the schedule property together with more others properties and now in joint khass possession by exercising their joint right, title and interest free from all encumbrances.

AND WHEREAS the Vendors herein have decided and agreed to sell the schedule property" and were in search of prospective buyer who could purchase the said property.

AND WHEREAS the purchaser herein approached the Vendors and made a proposal to purchase the said property and offered to pay a sum of Rs. 8,66,021/- (Rupees Eight Lac Sixty Six Thousand Twenty Two) only.

AND WHEREAS the vendors considering the quantum of consideration money fair, reasonable and inconformity with the existing market price, accepted the offer.

AND WHEREAS the Vendors are absolutely and fully seized and or otherwise well and sufficiently entitled to the said "B" schedule property as absolute owners in fee simple in possession having free clear and marketable title thereto.

AND WHEREAS the aforesaid Vendors have made representation to the purchasers that the property described in the "B" Schedule hereunder is free from all encumbrances and the Vendors are competent and lawfully entitled to sell and transfer the said "B" schedule undivided property to the purchasers and there is no claim lien or attachment over the said property and the Vendors also represented to the purchasers that the said property is not affected with any road alignment or Govt. Scheme or acquisition or requisition proceedings and if it is found that the said property is affected by any road alignment or any Govt. Scheme or acquisition or requisition proceedings then the Vendors shall pay damages to the purchasers entire consideration money together with interest cost and damages.



[Handwritten signature]
Addl. Dist. Sub-Registrar
Bansura, Hooghly

21 SEP 2007

AND WHEREAS the Vendors covenants with the purchasers that in case the purchasers are deprived of the whole or any part of the property hereby sold by reasons of any defect found in the title of the Vendors or any encumbrances or charges and alignment or any Govt. Scheme or acquisition or requisition proceedings on the same in that event the Vendors shall pay to the purchasers at a time by way of damages the whole amount of the sale price with interest from the date of payment of sale price together with cost, expenses, damages and mesne profits.

NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of a sum of Rs. 8,66, 021/- (Rupees Eight Lac Sixty Six Thousand Twenty Two) only, paid by the purchaser to the Vendors paid at or before the execution hereof the Vendors doth (the receipt whereof hereby as well as by the memo hereunder written admit and acknowledge) and the Vendors as absolute owner doth hereby convey, transfer, assign and assure unto the purchaser **ALL THAT** piece and parcel of VITI land measuring an area of 05 (Five) Cottah 03 (Three) Chattak 44 (Forty Three) Sq. Ft. together with existing 100 Sq. Ft. Tile Shed thereon Comprised in R.S. Plot No. 88, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78 G.T. Road, Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly and hereinafter called the " said property " OR HOWSOEVER OTHERWISE the said property hereditament and premises or any part thereof now are or inhereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all and signature the intangible asset, edifices, fixture, courtyard, compound walls, swears, drains water, courses, right, ways, paths, passages fences, hedges, ditches, trees water benefit liberties, easements and privileges belonging or in anywise appertaining or usually held or enjoyed therewith



[Signature]
Asst. Dist. Sub-Registrar
Comptore, Hooghly

21 SEP 2007

or reputed to belong or to be appurtenant thereto and all reversion or reversions reminder or reminders and the Rents issues and profits thereof and all and every part thereof and the estate right, title, interest claim and demand whatsoever of the Vendor into upon the said property or any part thereof TO HAVE AND TO HOLD the said property or hereditament and premises hereby granted sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser forever free from all encumbrances and the Vendor doth hereby covenant with the purchaser that notwithstanding any Act Deed or thing by the Vendor or executed or knowingly suffered to the contrary the Vendors are lawfully and sufficiently entitled to the said property hereditament and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defect or encumber or make void the said and that notwithstanding any such Act Deed or thing as aforesaid the Vendors have good, right, full power, absolute authority and perfect title to sell the said property hereditament and premises hereby granted, sold, conveyed and transferred or expressed 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 hold use possess and enjoy the said property hereditament and premises and receive the Rents issues and profits thereof without any lawfully or eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitable claiming through under or is trust for them or from or under any of his ancestor or predecessors in title AND that free from all encumbrances whatsoever made or suffered by the Vendors or any of his ancestor or predecessor-in-title or any person lawfully or equitably claiming as aforesaid and further that the Vendors and all persons having lawfully or equitably claiming any estate or interest in the said



[Handwritten signature]
Dist. Sub-Registrar
Baranpore, Hooghly

21 SEP 2007

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property hereditament and premises or any of them or any part thereof from under or in trust for them the Vendors or from or under any of his ancestor or predecessor-in-interest shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such Act Deeds and things whatsoever for further and more perfectly assuring the said property hereditament 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 piece and parcel of VITI land measuring an area of 05 (Five) Cottah 03 (Three) Chattak 44 (Forty Three) Sq. Ft. together with existing 100 Sq. Ft. Tile Shed thereon Comprised in R.S. Plot No. 88, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, corresponding to L.R. Khatian No. 2955 and 2956, lying and situated at Mouza Serampore, J.L. No. 13, Municipal Holding No. 78 G.T. Road, Serampore, under Serampore Municipality, P. S. and A D S R Office at Serampore, Dist. Hooghly as shown and delineated in the annexed Map and Bordered Red thereon along with al right of easement thereto and the property is Butted and Bounded by :-

ON THE NORTH :- LAND OF VENDORS.

ON THE SOUTH :- MUNICIPAL ROAD.

ON THE EAST :- TANK OF OTHERS.

ON THE WEST :- LAND OF R.S. DAG 87.

The annual rent of Total Rs. 2/- is payable to the Govt. of West Bengal.

Contd.....8



REGISTRAR OF COMPANIES
BANGALORE, HOOGHLY

21 SEP 2007

=8=

IN WITNESSES WHEREOF the Vendors put each of their signature the day, month and the year First Above written.

SIGNED AND DELIVERED BY

IN PRESENCE OF :-

1. *Nirmal Chandra Grayen*
(*Sesampore Cant*)

Prananta Sen
Jaya Sen

SIGNATURE OF THE VENDORS

2.

V. Modi
VIKASH MODI
69E, N.S. Rd.
Richra Hooghly

RECEIVED of and from the within
Named purchaser the with in mentioned
sum of Rs. 8,66,021/- (Rupees Eight Lac
Sixty Six Thousand Twenty Two) only, being the
consideration in full as per Memo below :-

Rs. 8,66,021/-

Contd...9



৯৯৯ Mst. Sub-Registrar
কলকাতা, Hooghly

21 SEP 2007

MEMO OF CONSIDERATION

RECEIVED of and from the within Named purchaser the with in mentioned sum of Rs. 8,66, 021/- (Rupees Eight Lac Sixty Six Thousand Twenty Two) only, being the consideration in full from the Purchaser in the following manner :-

<u>Party</u>	<u>Cheque No.</u>	<u>Dated</u>	<u>Amount</u>	<u>paid by</u>
Prasanta Sen	486903	20.07.2007	2,00,000.00	Aster Traders Pvt. Ltd. on behalf of Sagun Vinimay Pvt. Ltd.
Prasanta Sen	053655	19.09.2007	2,33,010.50	Sagun Vinimay Pvt. Ltd.
Jaya Sen	486902	20.07.2007	2,00,000.00	Aster Traders Pvt. Ltd. on behalf of Sagun Vinimay Pvt. Ltd.
Jaya Sen	053656	19.09.2007	2,33,010.50	Sagun Vinimay Pvt. Ltd.

WITNESSES :

1. *Najmal Chandra Gayen*
Serampore Court

2. *V. Modi*
VIKASH MODI
69E, N. S. Rd
Richra Hooghly

Prasanta Sen

Jaya Sen

SIGNATURE OF THE VENDORS

Drafted by me :-

Debabrata Das

DEBABRATA DAS

Advocate.

Serampore Court.

Typed by :- *S. M. Jha*

Serampore Court.



[Handwritten Signature]
Sub-Registrar
Barangore, Hooghly

21 SEP 2007

FINGER PRINTS OF BOTH HANDS



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.

Pranabha Sen



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
					L. H. F. P.
					R. H. F. P.

Jaya sen

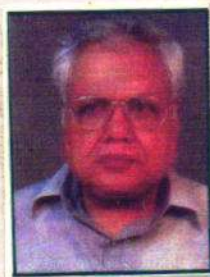


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Add. Dist. Sub-Registrar
Barampore, Hooghly

21 SEP 2007

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FINGER PRINTS OF BOTH HANDS



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.
H.
F.
P.

R.
H.
F.
P.

Ra - K-or Kediq.

Photo

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.
H.
F.
P.


R.
H.
F.
P.

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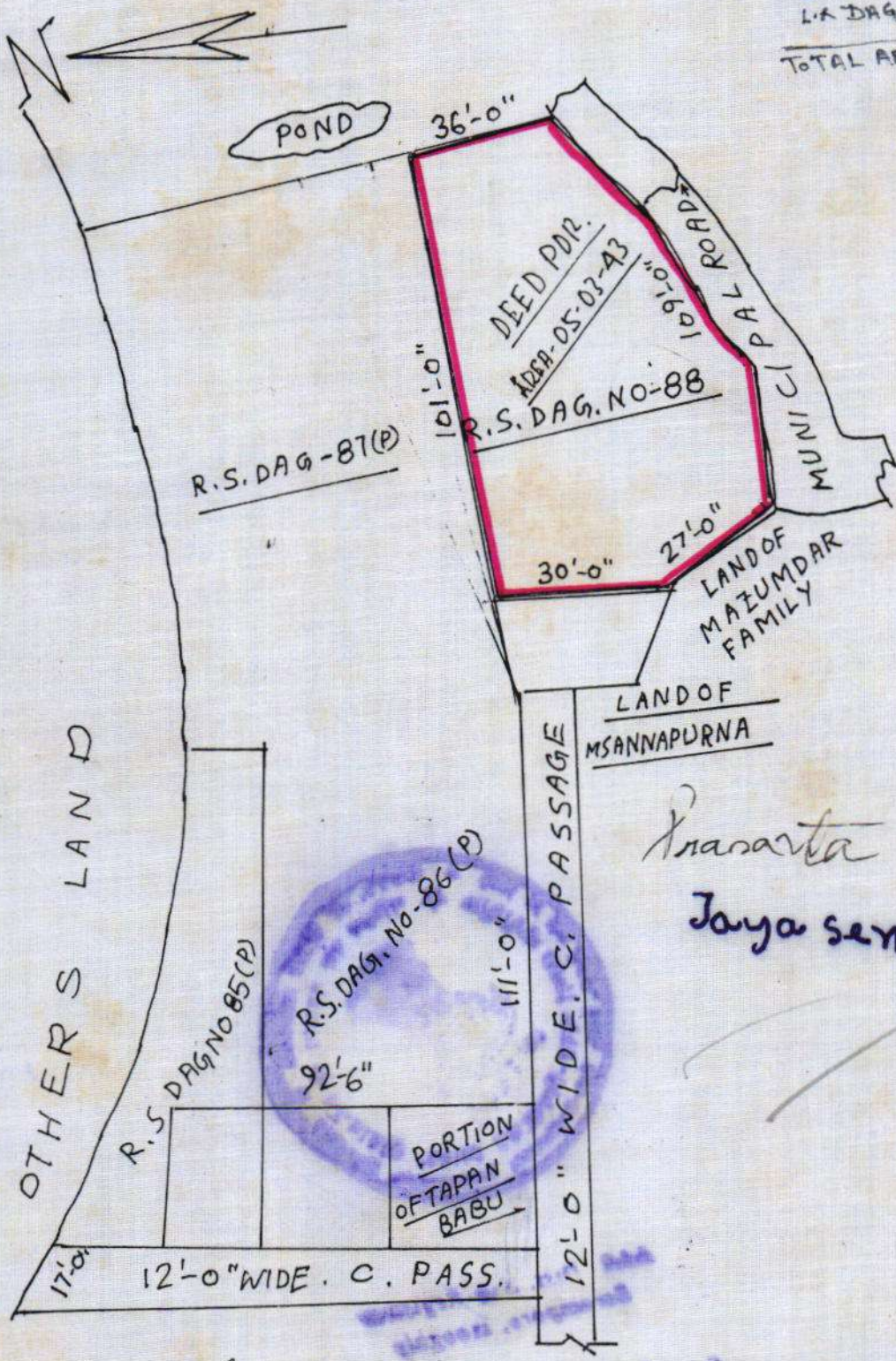


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Sub-Registrar
Serampore, Hooghly

21 SEP 2007

SALE DEED PLAN SHOWING THE LAND OF R.S.DAG NOS.-88(P) 88
IN KHATIAN NO.- 25 & L.R.DAG NOS.-7,80 IN KHATIAN NO.-2955
&2956 UNDER MOUZA-SERAMPORE,J.L.NO.-13. THE
LAND AT HOLDING NO.-78,G.T.ROAD (EAST) UNDER SERAMPORE
MUNICIPALITY,P.S.-SERAMPORE,DIST.-HOOGHLY
TOTAL AREA OF LAND 05 KA.03CH.43 SFT.DEED PORTION
SHOWN BY RED BORDER LINE 
NAME OF PURCHASER. - SAGUN VINI MOY. PVT,LTD **SCALE ~ 1"=40'-0"**

FROM L.R DAG NO-78 - AREA 5 KAT-0000
 L.R DAG NO-83 - 0 Kat-300-4450
 TOTAL AREA - 5 KAT-300-4450



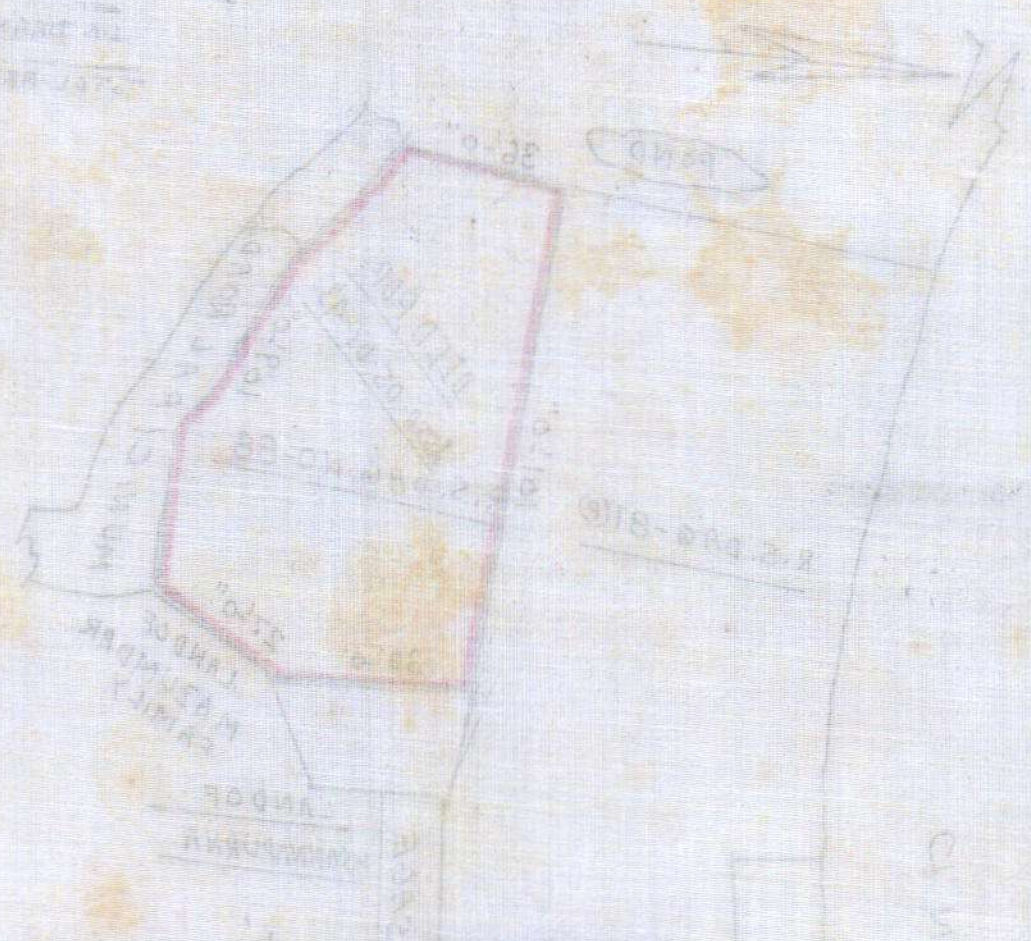
Kananta Sen
Jaya sen

Change the Rectangular land

1005 972 / S

STATE BOUNDARY SHOWING THE LIMIT OF R.S. D.A.C. NO. 100
BY PLAN NO. 25 & 1000 OF 2002 (MILITARY) NO. 100
UNDER THE SURVEY OF 1000
LAND HOLDING NO. 1000 (R.S. D.A.C. NO. 100)
MILITARY R.S. SURVEY OF 1000
TOTAL AREA OF LAND IN PLAN IS SET OUT BELOW
SHOWING RED BORDER LINE
NAME OF PURCHASER: SACUN YIN WY. PVT. LTD. SCALE: 1:100

From 1000-1000-1000
1000-1000-1000
1000-1000-1000



1000-1000-1000



Dist. Sub-Registrar
Srirangapatna, Hooghly

21 SEP 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1605 to 1620
being No 05837 for the year 2007.



(Ashim kumar Ghosh) 25-September-2007
A. D. S. R
Office of the Additional District Sub Registrar, Serampore
West Bengal

[Signature]
Addl. Dist. Sub-Registrar
Serampore, Hooghly

25 SEP 2007

SECRET

CONFIDENTIAL



CONFIDENTIAL

CONFIDENTIAL

SEP 2 1951

DATED THIS _____ DAY OF SEPTEMBER 2007

DEED OF SALE

BETWEEN

SRI PRASANTA SEN AND OTHERS

VENDOR

AND

M/S SAGUN VINIMAY PRIVATE LIMITED

PURCHASER

Area : 05 COTTAH 03 CHATTAK 44 SFT.

Prepared by :-

Debabrata Das, Advocate,

Serampore Court.

Phone/Fax- 033-26224284

Mob- 9831066785

Email- advddas@yahoo.co.in

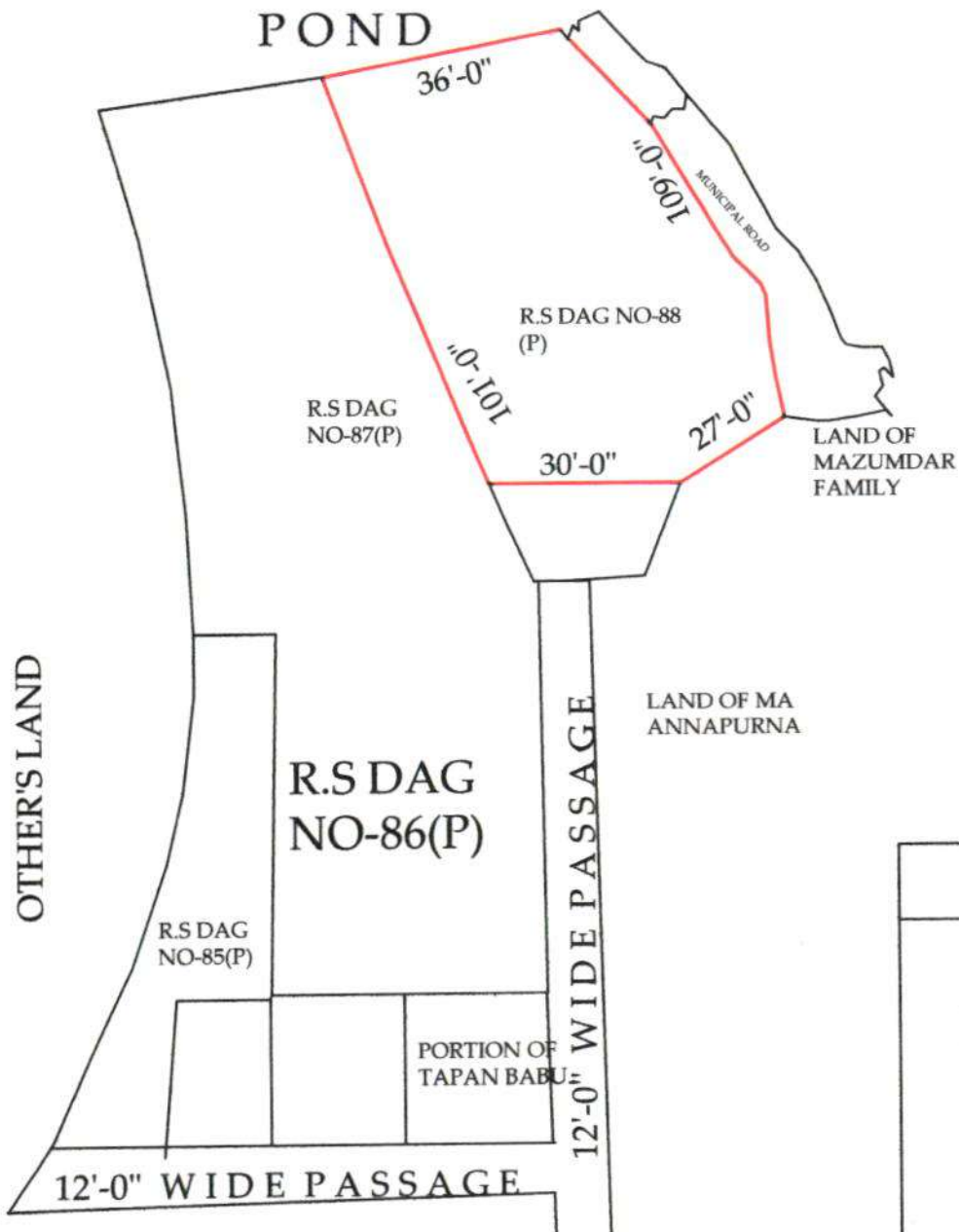
SALE DEED PLAN FOR LAND.

AT HOLDING NO-78, G.T. ROAD (W). IN R.S DAG NO- 88 (P)
. APPERTAINING TO R.S KHATIAN NO- 25. UNDER L.R DAG
NO - 78 & 80. APPERTAINING TO L.R KHATIAN NO- 2955. & 2956
IN MOUZA-. SERAMPORE. J.L NO-13. UNDER SERAMPORE
MUNICIPAL AREA. P.S-SERAMPORE. DIST-HOOGHLY.

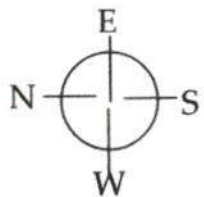
AREA IN DEED OF LAND IN DEED PORTION,
SHOWN IN RED BOUNDARY

- 05 K. 03 CH. 43 SFT.

PURCHASER- SAGUN VINIMOY PRIVATE LIMITED.



SCALE-1:400

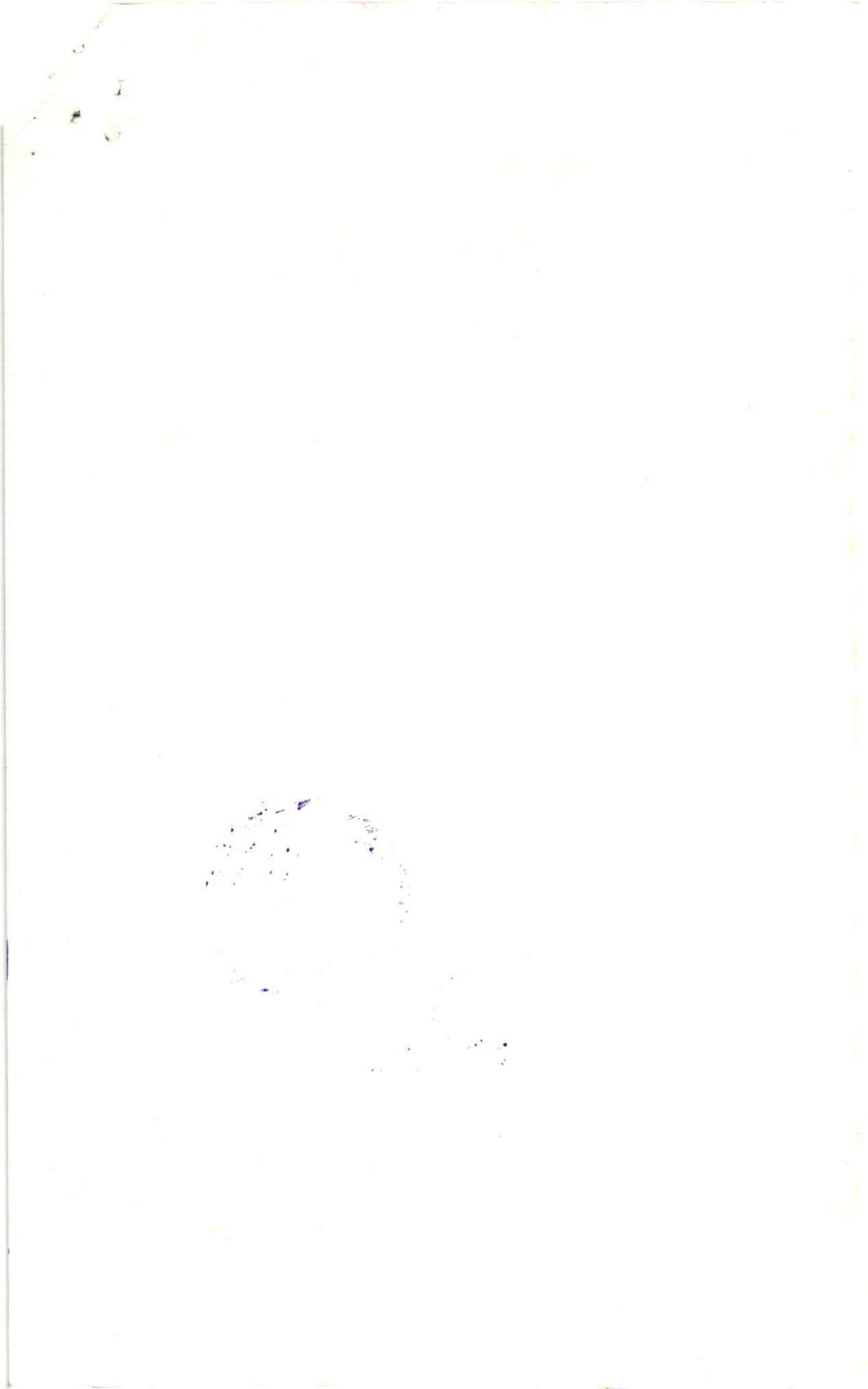


Panchajanya Chatterjee,

DRAWN BY

NOTE- THE DRAWING HAS BEEN DRAWN
ACCORDING TO A PREVIOUSLY MADE PLAN.

SIGNATURE OF VENDOR-



MADE THIS DAY OF SEPTEMBER 2007

DEED OF CONVEYANCE

BETWEEN

PRATAP SEN AND OTHERS.

VENDOR

A

N

D

SUNRISE ENCLAVE PVT. LTD.

PURCHASER

AREA- 07 Cottha 37 Sft.

Prepared by:-

Debabrata Das

Advocate Serampore Court

9831066785

PHONE/FAX-26224284