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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 N/C 288/10  
 A 2854/10  
 6-37

JCO A. 250.00  
 JCO. 100.00  
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 R. 350.00  
 verified on 31/3/10

*[Signature]*  
 District Sub Registrar,  
 Registrar U/S 7 (2) of  
 Registration ACT 1908  
 District. South 24 Parganas  
 4 MAR 2010

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

*[Faint, illegible text]*

Certified that the document is referred to  
 Registrar. The signature is correct and  
 the amount mentioned therein is correct and  
 the amount are the price of this document.

1303. 22-02-10  
Name: Arubinda Roy  
Address: Advocate  
5000/- Alipore Police Court  
Kal-27

Pijush Kanti Chakrabarty  
Licensed Stamp Vendor  
Alipore Cr Court  
Calcutta

1303 = 5000/-  
Rs (Five thousand only)

G. A. Maheshwari

*[Handwritten signature]*



359

FOR AUNGKOR TRADELINK PVT. LTD.

G. A. Maheshwari  
Director



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

Pooja 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**

**CONQUEST COMMERCIAL COMPANY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at premises No. 14, Netaji Subhash Road, Police Station Hare Street, Kolkata-700001, 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 14<sup>th</sup> day of December, 2007 made between Shibani 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.I, Volume No.- 4, page no. 706-720, Being No.00416 for the year 2008, the said Vendor for the consideration therein mentioned granted transferred and conveyed unto and in favour of the said Purchaser

BETWEEN AUMKOR TRADLINK PRIVATE LIMITED a company  
incorporated under the Companies Act, 1956 having its registered office at  
Plot No. 21, Bypass, Indira Park, Sector - 2, Gurgaon - 122 001, Haryana  
and the first defendant 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

CONQUEST COMMERCIAL COMPANY PRIVATE LIMITED, a company  
incorporated under the Companies Act, 1956 having its registered office at  
Plot No. 12, West, Subhash Road, Police Station, Hare Street, Kolkata -  
700 001, West Bengal 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



*[Handwritten Signature]*  
**District Sub Registrar-1**  
**No. Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**South 24 Parganas**  
**- 3 MAR 2010**



absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 15 Decimal in L R Dag No. 305 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 15 decimal of land be the same a little more or less in L.R. Dag No.305 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 05 decimal of land out of the said Entire Land in L.R. Dag No.305 free from all encumbrances, charges, liens, lispens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs.2,00,000/- (Rupees Two Lac 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.2,00,000/- (Rupees Two Lac only) of the lawful money of the Union

absolutely and forever free from all encumbrances and liabilities  
whenever. As that the piece and parcel of land containing an area of 15  
Decimals in L.R. Dag No. 305 be the same or like more or less situate lying  
at Mouza Manikpur, J.L. No. 77, Police Station Sonpur, Pargana Magura, R.S. No.  
R.S. No. 328, Taluk No. 112, in the District of South 24 Parganas.

The said Aungkor Tadebink has after purchasing the said entire land  
got its name recorded in the L.R. record-Office under L.R. No. 305  
1104

The Vendor herein has become seized and possessed of and  
possess well and sufficiently entitled to all that the 15 decimal of land be  
the same or like more or less in L.R. Dag No. 305 situate lying at Mouza  
Manikpur, J.L. No. 77, Police Station Sonpur, Pargana Magura, R.S. No.



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



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 05 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. 305, 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. 305 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**

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 05 decimal be the same a little more or less situate  
lying at Mohua Market, J.L. No-77, Police Station Sonapur, Pargana Hargra,  
District - South 24 Parganas in R.S. No-205, Topi No 412 comprised in part of  
L.R. Dag No. 305 in L.R. Khatta No. 4104 be the same a little more or less  
more fully and particularly mentioned and described in the SCHEDULE  
herein written and such L.R. Dag No. 305 is delineated in the map or plan  
marked hereon and bordered in colour Red whereon OR HOWSOEVER  
OTHERWISE the said land or any part thereof now is or hereafter was situated,  
bounded, bounded called, known, numbered, described and distinguished  
TOGETHER WITH all the rights, titles, claims, demands whatsoever and  
privileges, easements, advantages and appurtenances and or any part thereof, belonging to or  
otherwise appurtenant thereto and enjoyed or reputed known as  
part parcel of the said land and all the estate, right,  
the interest, property, claim and demand whatsoever both at law or in equity of  
the Vendor into and upon the said land or any part thereof Together with all  
rights, titles, claims, demands, appurtenances, advantages, easements, privileges,  
and interest which now or hereafter shall or may be in the  
possession, power or control of any other person or persons  
from whom it may, accrue the same without any action or suit TO HAVE AND



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



**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 in trust for it the Vendor shall and

TO HOLD the said land hereby granted and conveyed or expressed or intended 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 to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to give effect, execution 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 to be unto and to the use of the Purchaser in manner aforesaid AND the Vendor shall and may at all times hereafter peaceably and quietly possess the said land and receive the rents, issues and profits thereof and shall not be troubled, interrupted, claim or demand from or by the Vendor or any person lawfully or equitably claiming from under or in the said land and clear and freely and cleanly absolutely acquired, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manner of claims, charges, liens, mortgages, encumbrances and encumbrances whatsoever made or suffered by any person or persons lawfully or equitably claiming as against the Vendor and all persons having or lawfully or equitably or otherwise any estate or interest whatsoever in the said land or any part thereof from under or in that for if the Vendor shall and



✓  
**Special Sub Registrar - I**  
**S. O. Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**Baruwa, South 24 Parganas**  
- 3 MAR 2010



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 05 decimal (out of total 15 decimal) be the same a little more or less out of the said Entire Land being part of L.R. Dag No.305 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.305 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. 304,  
 ON THE SOUTH :By R.S/L.R Dag No. 493 and 494  
 ON THE EAST :By R.S/L.R Dag No. 306  
 ON THE WEST :By R.S/L.R Dag No 304.

will bear time to time and at all times (whether 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 35  
square feet of (total 15 decimal) or the same or little more or less out of the said  
entire land being part of L.R. Dag No. 305 situated at Modia Manikpur, P.S.  
No. 77, Police Station, Baranagar, Parganas, District No. 1104, West  
Bengal, India, in the District of South 24 Parganas and also L.R. Dag  
No. 305 is delineated in the map or plan annexed hereto and bounded in colour  
red (green and blue) as follows:



↓

**District Sub Registrar -**  
**O. Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**Baranagar, South 24 Parganas**  
**- 3 MAR 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.

Gr. D. Mahaswari  
Director

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

Get APPROVED TRADELINE PVT. LTD

Dr. D. M. Das  
Director

SIGNED SEALED AND DELIVERED BY

the within-named Vendor at Kolkata in

presence of

1. Mr. ...  
20/11A, Elgin Road,  
Kolkata - 700020

2. Mr. ...  
20/11A, Elgin Road,  
Kolkata - 700020



✓  
**Sub Registrar-I**  
**Registrar U/S 7 (2) of**  
**Registration ACT 1956**  
**Offices, South 24 Parganas**  
**- 3 MAR 2010**

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.2,00,000/- (Rupees Two Lac only) being the full consideration money as per Memo below:-

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
18.02.2010	139876	HDFC Bank Ltd. Stephen House, 4, B.B.D. Bag-East Kolkata - 700001	Rs. 2,00,000/- For AUNGKOR TRADELINK PVT. LTD. G. D. Mukherjee Director

WITNESSES:

1. Sayanti Santra
2. Amit Kumar Pal

VENDOR

Prepared by:

Nijal Surya Sarkar  
Advocate

Alipore Police Court,  
Kolkata - 700027

RECEIVED of and from the within  
named Purposer the within-mentioned  
sum of Rs. 2,00,000/- Rupees Two Lacs  
only being the full consideration  
money as per Memo below.

DATE	CHEQUE NO.	NAME OF BANK	AMOUNT
12-03-2010	10474	HDFC Bank Ltd.	Rs. 2,00,000/-

Dr. A. ...  
Director

WITNESSES  
...  
...



*[Handwritten signature]*

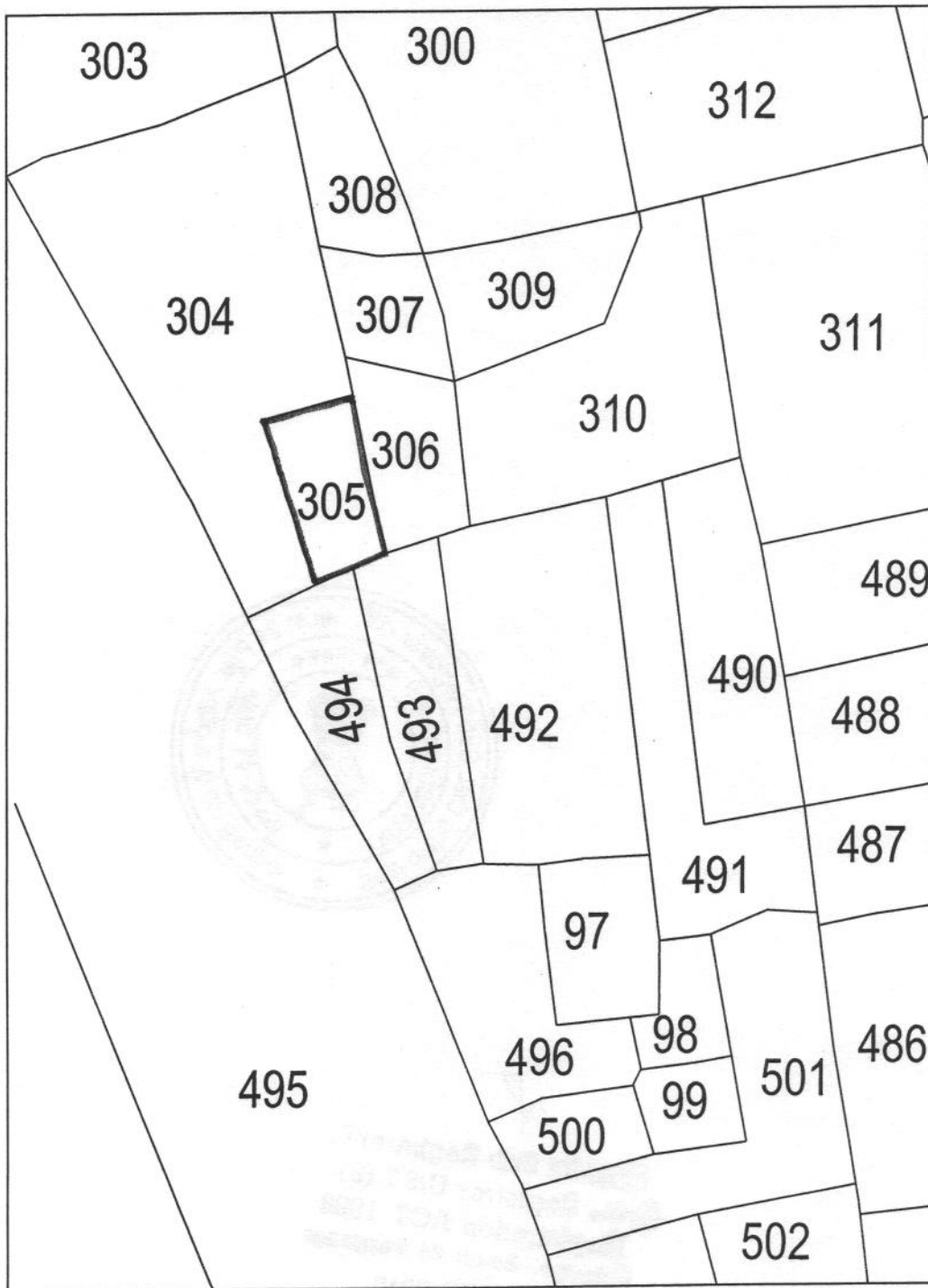
**District Sub Registrar.**  
**Sd. Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**Office, South 24 Parganas**  
**3 MAR 2010**

*[Faint handwritten notes]*



DEED PLAN OF THE L.R. PLOT-305, MOUZA MANIKPUR, J.L. NO-77  
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED  
SHOWN IN RED BORDER



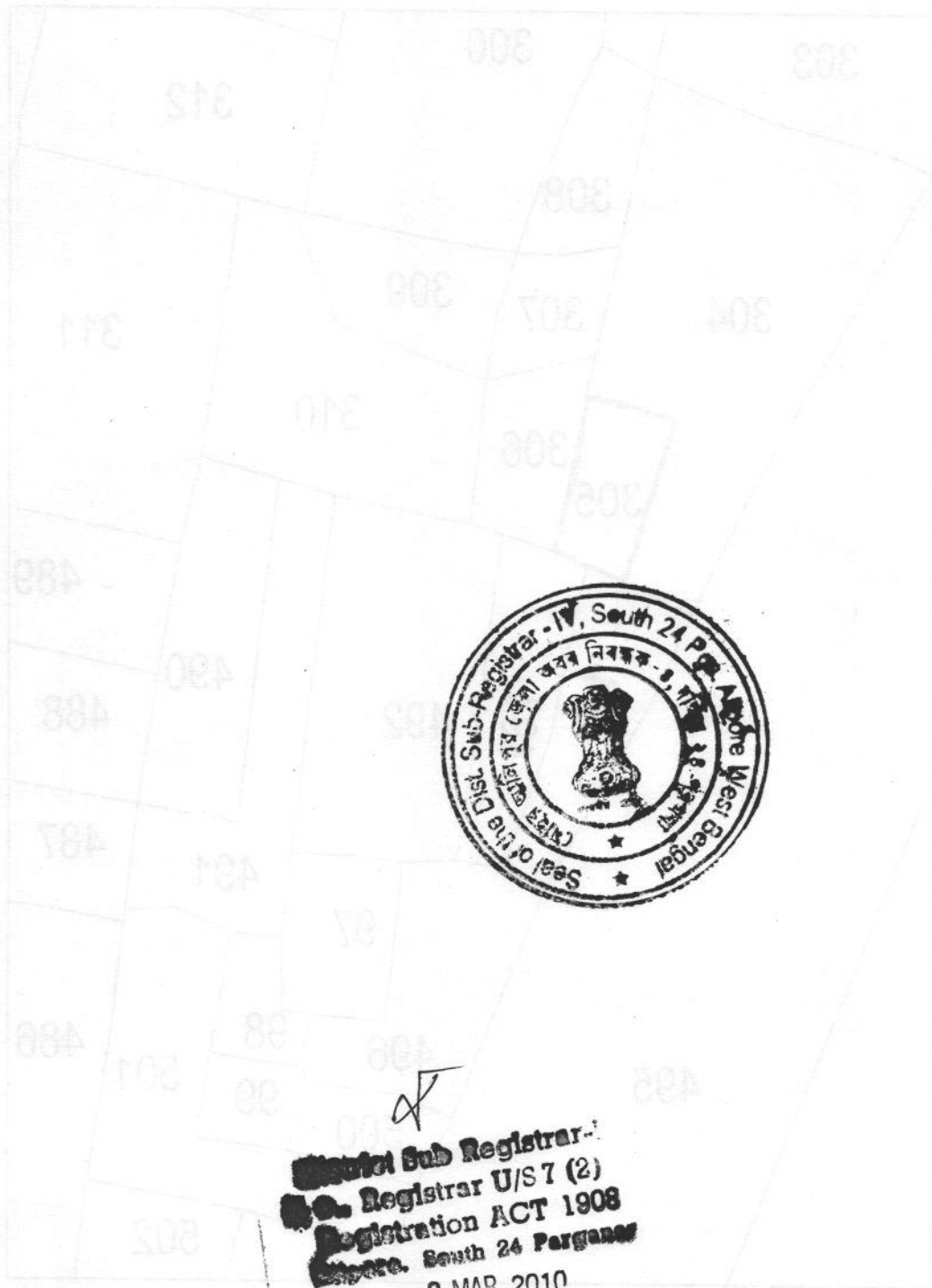
For AUNGKOR TRADELINK PVT. LTD

Gr. A. Maheshwari

Director

DEED PLAN OF THE L.R. PLOT-308, MOUZA MANIKPUR, J.L. NO-77  
POLICE STATION - SONARPUR, DIST-24 PARGANAS(SOUTH)

REVENUE DEPARTMENT  
GOVERNMENT OF WEST BENGAL

























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

REVENUE DEPARTMENT  
GOVERNMENT OF WEST BENGAL

2010

SPECIMEN FORM FOR TEN FINGER PRINTS

 G. A. Matheshwari	 G. A. Matheshwari	 Ring	 Middle	 Fore	 Thumb	
						(Left Hand)
		 Thumb	 Fore	 Middle	 Ring	 Little
 G. A. Matheshwari	 G. A. Matheshwari	 Ring	 Middle	 Fore	 Thumb	
						(Left Hand)
		 Thumb	 Fore	 Middle	 Ring	 Little
PHOTO		Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little
PHOTO		Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle	Ring	Little

সূচী অনুযায়ী ফোটা ফর ফিঙ্গার প্রিন্ট

Left Hand	Thumb	Index	Ring	Middle	Fore
Right Hand	Thumb	Index	Ring	Middle	Fore
Left Hand	Thumb	Index	Ring	Middle	Fore
Right Hand	Thumb	Index	Ring	Middle	Fore
Left Hand	Thumb	Index	Ring	Middle	Fore
Right Hand	Thumb	Index	Ring	Middle	Fore
Left Hand	Thumb	Index	Ring	Middle	Fore
Right Hand	Thumb	Index	Ring	Middle	Fore
Left Hand	Thumb	Index	Ring	Middle	Fore
Right Hand	Thumb	Index	Ring	Middle	Fore
Left Hand	Thumb	Index	Ring	Middle	Fore
Right Hand	Thumb	Index	Ring	Middle	Fore



*[Signature]*  
**Sub Registrar-I**  
**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 - 01587 of 2010**  
**(Serial No. 01409 of 2010)**

**On 03/03/2010**

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

Presented for registration at 18.37 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, 21, Biplabi Trailakya 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. :- Pin :-700027 , 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) = 4125/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/03/2010

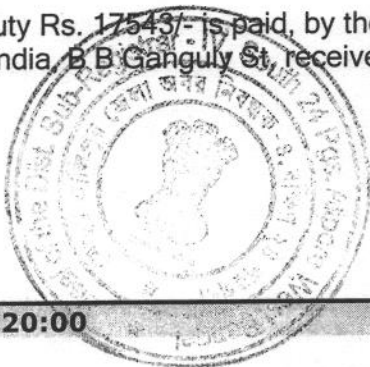
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-375551/-

Certified that the required stamp duty of this document is Rs.- 22543 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 17543/- is paid, by the draft number 537074, 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

04/03/2010 17:20:00

EndorsementPage 1 of 2



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

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**Endorsement For Deed Number : I - 01587 of 2010**  
**(Serial No. 01409 of 2010)**

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( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal ChandraSaha )  
DISTRICT SUB-REGISTRAR-IV


04/03/2010 17:20:00

EndorsementPage 2 of 2

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

Registered in Book - I  
CD Volume number 6  
Page from 2227 to 2240  
being No 01587 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