

SL-06329

I-05839/07



06AA 263336

1/50000
 21/9/2007
 8-9575/2
 M.V. 866021
 BE - 419821

10000/-
 R/c 419821/-
 519821/-

Notarization & Signature stamp
 which are parts of document are
 attached with this deed

[Signature]
 Notary Public
 Serampore

21 SEP 2007

THIS DEED OF CONVEYANCE is made this 21st day of September in the year of Christ Two Thousand Seven BETWEEN 1. SRI PRASANTA SEN son of late PAN-AKAPS-7031B, 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

[Handwritten signatures and notes]
 Jeevan
 21/9/07
 M.V. 866021

SL. NO. 703 DATE 10.9.07
SERAMPORE TREASURY

NAME OF PURCHASER
Debabrata Das, Advocate
ADDRESS Serampore Court
P.S. Serampore
DIST. Hooghly



STAMP CLERK
SERAMPORE TREASURY

ISSUED ON 12.09.2007
NO. 1 (One) NEW JUDICIAL
STAMP SL. No. 703 OF TOTAL
VALUE Rs. 10,000/-
Rupees Ten thousand Only

STAMP CLERK
SERAMPORE TREASURY



Dist. Sub-Registrar
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 **06329 / 2007**



Document Number

I - 05839 , 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 Mallickpara, Ghoshpara Hooghly(pan No- Akaps 7031a)	Self	<i>Jaya Sen</i> 21/9
	2	Prasanta Sen ps - Serampore Dakshin Rajyadharpur Mallickpara, Ghoshpara 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



(Signature)
Add. Dist. Sub-Registrar
Serampore, Hooghly
21 SEP 2007

(Ashim kumar Ghosh)
ADSR Serampore

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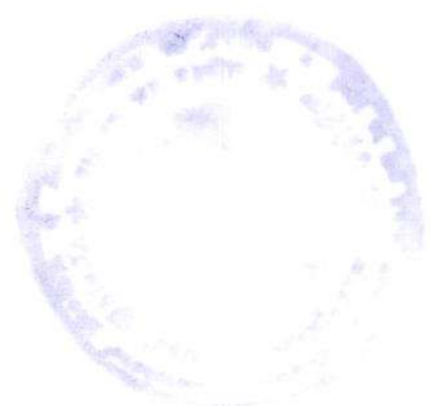
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21 SEP 1964
U.S. AIR FORCE
HARRISBURG, PENNSYLVANIA



Office of the ADSR Serampore
Serampore, Hooghly
Endorsement For deed Number :I-05839 of :2007
(Serial No. 06329, 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) = 9526/- ,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- 866021/-

Certified that the required stamp duty of this document is Rs 51981 /- and the Stamp duty paid as: Impressive Rs- 10000

Deficit stamp duty

Deficit stamp duty : Rs 41982/- is paid by the draft no. :091299, Draft date:20/09/2007, 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

Add. Dist. Sub-Registrar
Serampore, Hooghly

21 SEP 2007



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Adm. Dist. 2 & Region
Barrington, Illinois

SEP 2001



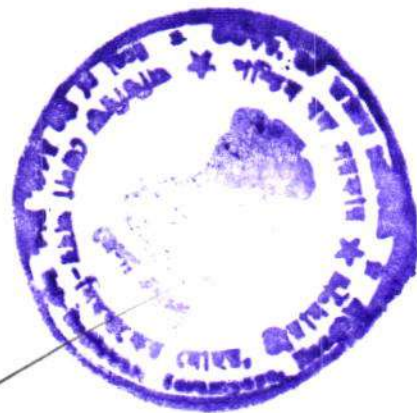
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A N D

M/S MAINAK 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 AAECM2868F, 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 44 (Forty Four) Sq. Ft. together with existing 100 Sq. Ft. Tile Shed thereon out of which land measuring 07 Chattak 44 Sq. Ft. Comprised in R.S. Plot No. 88, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, and land measuring an area of 04 Cottah 12 Chattak Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 78, 80, both 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



Dist. Sub-Registrar
Barangola, 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.



Sub-Regional Office
Sargodha, Honorary

21 SEP 2007

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.

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 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



श्री. ए. ए. ए. ए. ए.
सरकारी, कोशी

21 SEP 2007

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.

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 owners 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 Four) Sq. Ft. together with existing 100 Sq. Ft. Tile Shed thereon out of which land measuring 07 Chattak 44 Sq. Ft. Comprised in R.S. Plot No. 88, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, and land



Dist. Sub-Registrar
Bhagalpur, Hooghly

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measuring an area of 04 Cottah 12 Chattak Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 78, 80, both 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 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 Vendors 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 Vendors doth hereby covenant with the purchaser that notwithstanding any Act Deed or thing by the Vendors 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

Contd.....7



[Signature]
Add. Dist. Sub-Registrar
Berhampore, Hooghly

21 SEP 2007

=7=

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 Vendor 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 property hereditament and premises or any of them 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 Four) Sq. Ft. together with existing 100 Sq. Ft. Tile Shed thereon out

Contd.....8



Sub-Registrar
Serampore, Hooghly

21 SEP 2007

of which land measuring 07 Chattak 44 Sq. Ft. Comprised in R.S. Plot No. 88, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 83 and 78, and land measuring an area of 04 Cottah 12 Chattak Comprised in R.S. Plot No. 85, appertaining to R.S. Khatian No. 25, under L.R. Plot No. 78, 80, both 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 in the annexed Map or Plan and thus Bordered Red thereon along with all right of easement thereto.

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

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 Gayen*
Serampore Court

Ananta Sen
Jaya Sen

SIGNATURE OF THE VENDORS

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



[Handwritten signature]
C. A. D. Sub-Registrar
Baranpore, 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 Mainak Vinimay Pvt. Ltd.
Prasanta Sen	058006	19.09.2007	2,33,010.50	Mainak Vinimay Pvt. Ltd.
Jaya Sen	486902	20.07.2007	2,00,000.00	Aster Traders Pvt. Ltd. on behalf of Mainak Vinimay Pvt. Ltd.
Jaya Sen	058007	19.09.2007	2,33,010.50	Mainak Vinimay Pvt. Ltd.

Jaya Sen
Prasanta Sen
SIGNATURE OF THE VENDORS

WITNESSES :

1. *Nirmal Chandra Gayen*
Serampore Court

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

Drafted by me :-

Debabrata Das
DEBABRATA DAS

Advocate.

Serampore Court.

Typed by :- *S. Uj...*



[Signature]
Dist. Sub-Registrar
Barrackpore, Hooghly

21 SEP 2007

FINGER PRINTS OF BOTH HANDS

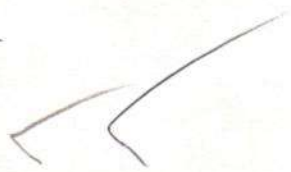


THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.
H.
F.
P.

R.
H.
F.
P.

Prasanta Sen

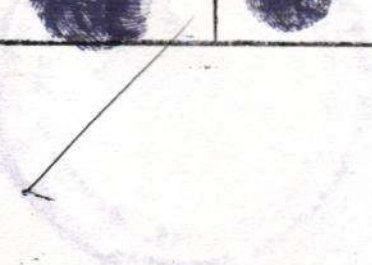


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L.
H.
F.
P.

R.
H.
F.
P.

Jaya Sen



Fingerprint Laboratory



Sub-Registrar
Serampore, 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.

Ra- Kar Kellia.

Photo

THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.
H.
F.
P.

R.
H.
F.
P.





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

SALE DEED PLAN SHOWING THE LAND OF R.S.DAG NOS.-85(P) & 88(P) IN KHATIAN NO.- 25 & L.R.DAG NOS.-78,83,80 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

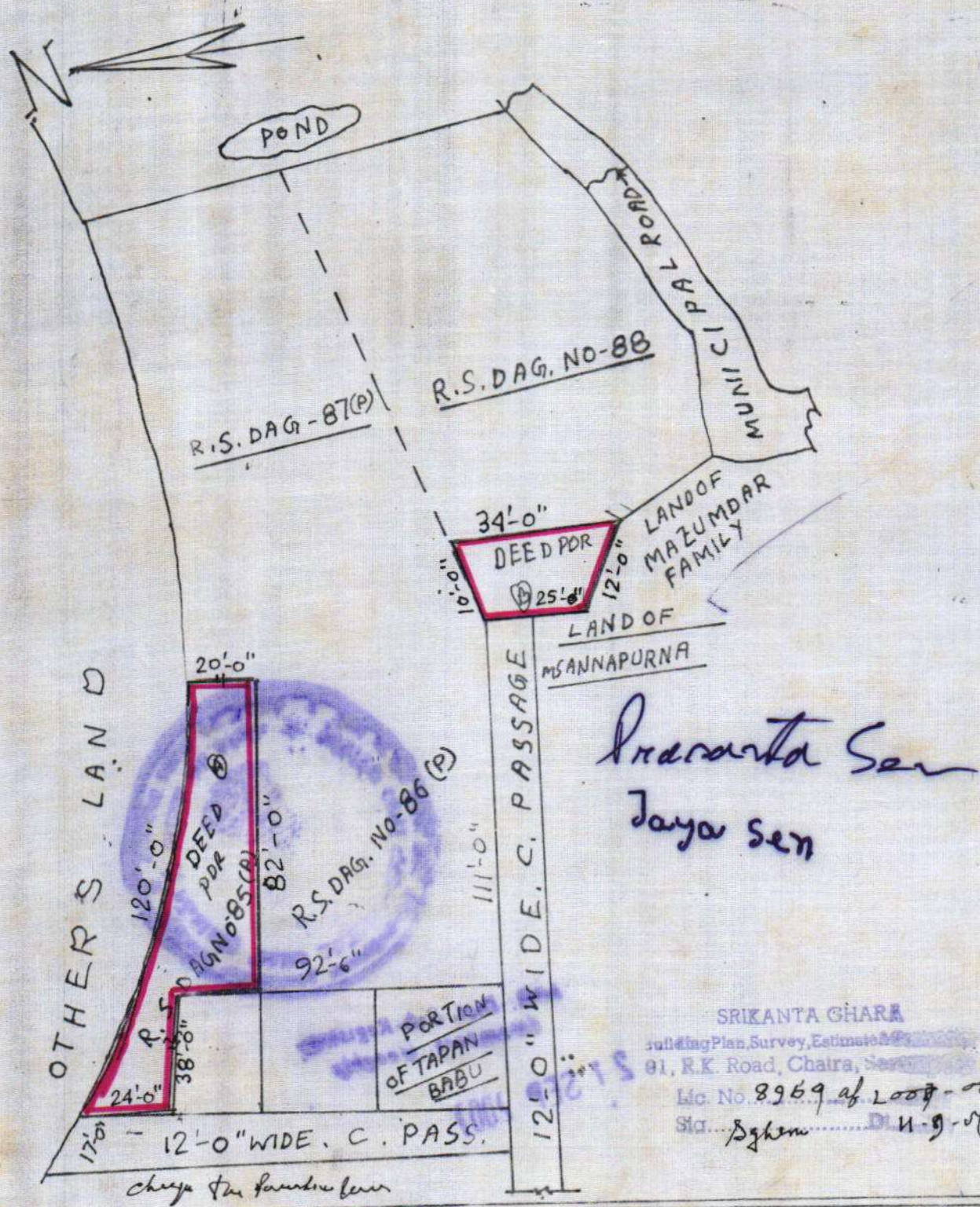
AREA OF DAG NO.85(P) 4KA.12CH.00 SFT. (A)

AREA OF DAG NO.88(P) 00 KA.07 CH.44 SFT. (B)

TOTAL AREA OF LAND 05 KA.03CH.44 SFT.DEED PORTION SHOWN BY RED BORDER LINE

NAME OF PURCHASER. -MAINAK VINIMAY PVT.LTD.

SCALE ~ 1" = 40'-0"



SRIKANTA GHARA
 Sulating Plan, Survey, Estimate & ...
 81, R.K. Road, Chitra, ...
 Lic. No. 8969 of 2007-08
 Sta. Dghem 11-9-07

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1636 to 1651
being No 05839 for the year 2007.



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


Addl. Dist. Sub-Registrar
Serampore, Hooghly

25 SEP 2007



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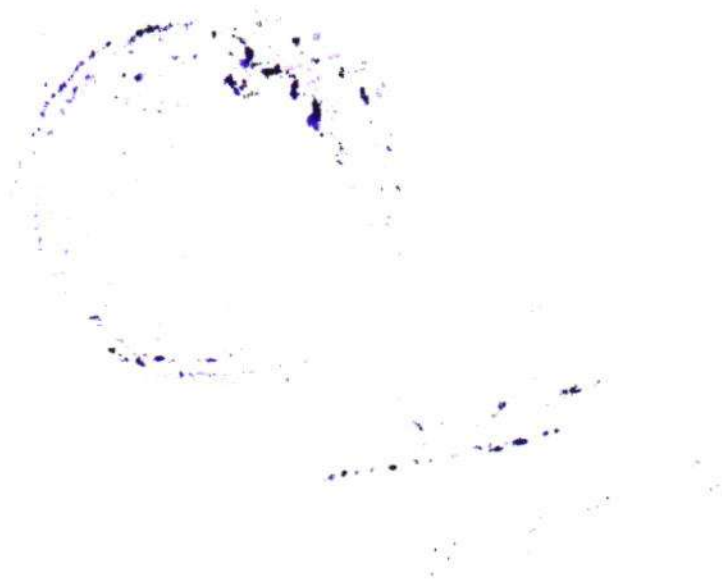
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DATED THIS DAY OF SEPTEMBER 2007

DEED OF SALE

BETWEEN

SRI PRASANTA SEN AND OTHERS

VENDOR

AND

M/S MAINAK 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- 85 (P) & 88 (P). APPERTAINING TO R.S KHATIAN NO- 25. UNDER L.R DAG NO - 78, 83 & 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.

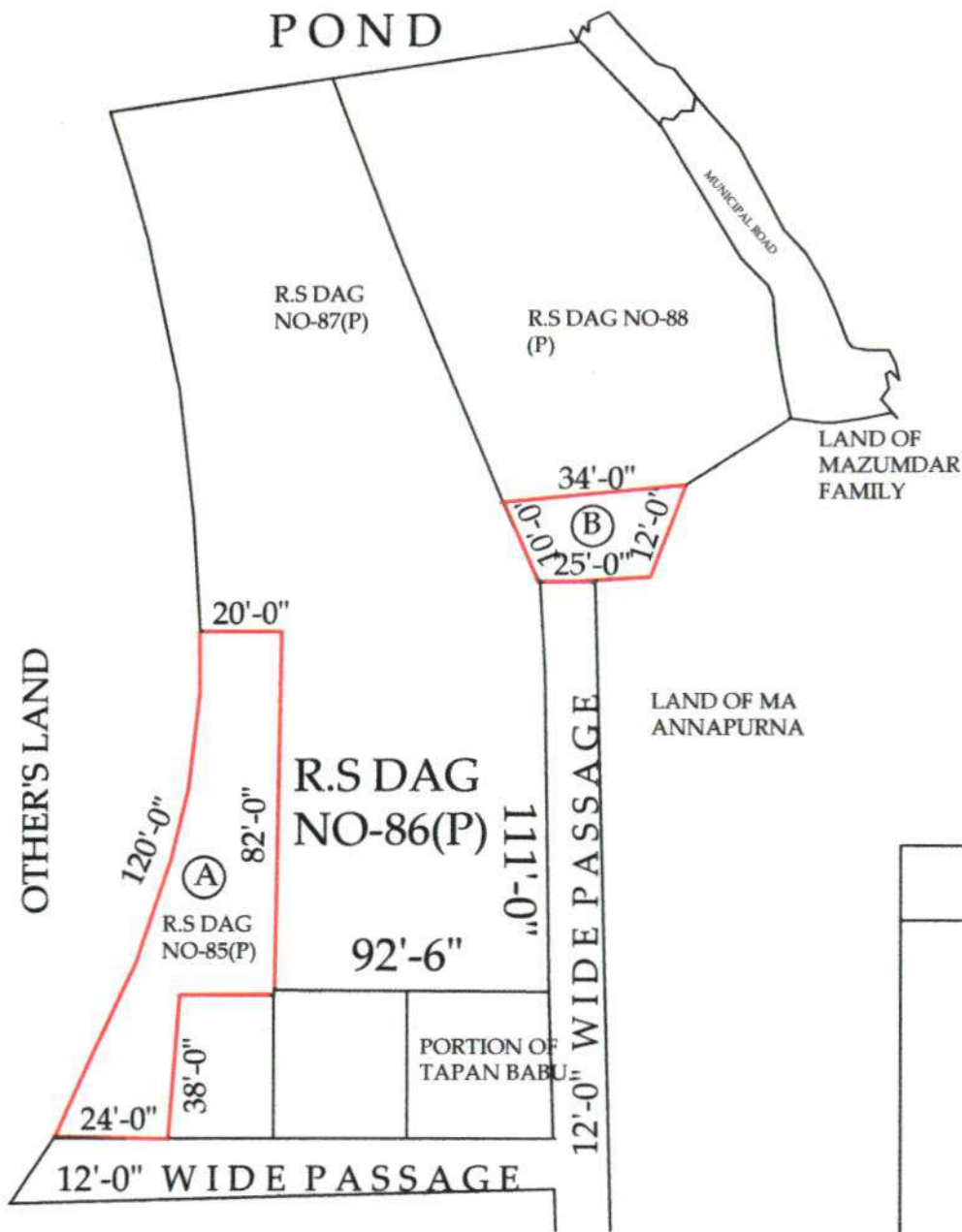
AREA IN DEED OF LAND IN DEED PORTION, SHOWN IN RED BOUNDARY

IN DAG NO. '85' - 04 K. 12 CH. 00 SFT.

PURCHASER- MAINAK VINIMAY PVT. LTD.

IN DAG NO. '88' - 00 K. 07 CH. 44 SFT.

TOTAL - 05 K. 03 CH. 44 SFT.



SCALE-1:400

Parthapornim Chatterjee

DRAWN BY

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

SIGNATURE OF VENDOR-