

08796 48 (20/2) 17 (241)

08406



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

173,38,385

A 212215
1000
B/D 575050

At: Under Rule 21, duty stamps.
Stamp Act, 1898
by W. Bengal
Stamp Act 1988
No. 2354
Fee Paid at Under



ADDITIONAL POST OFFICE
ASSURANCE ST. KOLKATA

C.T.T. Road
Kolkata

C.S.P. Chowringhee
002322, 21, 20, 19, 17, 18, 753719, 20,
23-7-08
Rs (82150X6) + 41075 + 41075
Paid on Definit Stamp Duty

94.10.000

THIS INDENTURE OF CONVEYANCE made this the 23rd day of July TWO THOUSAND AND EIGHT BETWEEN A. KONG TANNERY,

C.S.P. Chowringhee
Edw. No. 002904, 2905, 2906, 2907
2908, 2909
6-8-08
(69439X6)
Paid on Definit Stamp Duty

C.T.T. Road
753748, 47, 754188, 189
24-7-08
(41075 + 41075) 69439 + 694
Paid on Definit Stamp Duty

A-103389
E-14
9-53
10332
103487

873291
subsequently realized by
vide Receipt No

ale + Ape + Cont
94.10.000

11/7/08
15/7/08

SL. No. 5444 DATE 23 JUL 2008

NAME R. L. Poddar Ash

ADD b. old Post office st Kolkata

AMT 500/-

printed that a single stamp of the value 1000

2 x 500 = 1000/-
Sd, Antk

4/12 P.M.
23rd day of July 2008
Sajal Kumar Mitra
LICENCED STAMP VENDOR
CALCUTTA REGISTRATION OFFICE
23/7/08



2845

Sajal Kumar Mitra as director
for Par care Research and
Medical Pvt. Ltd.
P.L.O

Sd, Antk
Director

SAJAL KUMAR MITRA

P.L.O

Radhe Snyam Pancharia
80 Sri B.C. Pancharia
at 1/11, Arbinda Nagar
KA-32
Source

Radhe Snyam Pancharia
80 Sri B.C. Pancharia
1/11, Arbinda Nagar
KOLKATA-700032



Kolkata

23/7/08

Service

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A. 212216

represented by (1) TUNG KING LIU alias Liu Tung King son of Late Liu Kuo
Kuong (2) LIU TEK CHEN LIU daughter of Late Liu Kuo Kuong all presently

residing at 47, South Tangra Road, Kolkata – 700 046, Police Station - Tangra and all partners of A. Kong Tannery and entitled to partnership assets as well 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 the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners of the said partnership business of A. Kong Tannery and their respective heirs, legal representatives, executors, administrators, successor in office/interest and assigns) of the **FIRST PART**

AND

(1) **TUNG KING LIU** alias Liu Tung King son of Late Liu Kuo Kuong (2) **LIU TEK CHEN** daughter of Late Liu Kuo Kuong (3) **LIU KANG KING** son of Late Liu Kuo Kuong and (4) **FEE CHEN WONG** daughter of Late Liu Kuo Kuong all presently residing at 47, South Tangra Road, Kolkata – 700 046, Police Station - Tangra hereinafter collectively referred to as the **CONFIRMING PARTIES** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**

AND

(1) **PS GROUP REALTY LIMITED** a company within the meaning of the Companies Act 1956 having its registered office situated at No. 83 Topsia Road (South) Kolkata 700 046 having PAN AABCP 53906 (2) **ANGIRA SALES PVT. LTD.** having PAN AAFCA9336B (3) **BHUMI VINIMAY PVT LTD** having PAN AACCB9850C (4) **DEVKRIPA VANIJYA PVT LTD** having PAN AACCD4722H (5) **P.K.C. ASSOCIATES PVT LTD** having PAN AABCP4806B, (6) **SREOME BUILDERS PVT LTD.** having PAN AAECs4070M, all private limited companies within the meaning of the Companies Act 1956 having their respective

SIR [Redacted] PVT. LTD.

Wanwe
(BHABH SANKAR PRAMANIK)

Bhabh Sankar Pramanik,
as director for Sushruti
Tie-up Pvt. Ltd. - Sunil
Kumar Dugay as author-
ised signatory for Devkripa
Vanijya Pvt. Ltd, For Sreome
Builders Pvt. Ltd, For P.K.C
and Associates Pvt. Ltd, For
Bhumi Vinimay Pvt. Ltd.
as director for PS
group Realty Ltd.

P.T.O

For Devkripa Vanijya Pvt. Ltd.

[Handwritten Signature]

Authorised Signatory

THESE IMPRESSIONS
DISPENSED WITH

For Sreome Builders Pvt. Ltd.

[Handwritten Signature] P.T.O

Authorised Signatory

For P. K. C. & Associates Pvt. Ltd.

[Handwritten Signature]

Authorised Signatory

For Bhumi Vinimay Pvt. Ltd.

[Handwritten Signature]

Authorised Signatory

PS GROUP REALTY LIMITED

[Handwritten Signature]

Director



[Handwritten Signature]
Director

[Handwritten Signature]
Radhe Suyen Lancharia

registered offices situated at No.12C Chakraberia Road (North) Kolkata 700 020 (7) **SURSARITA TIE UP PVT LTD** also a company within the meaning of the Companies Act 1956 having its registered office situated at No. 114 Dr. Lal Mohan Bhattacharjee Road, Kolkata 700 014 having PAN AALCS0491B and (8) **PAR CARE RESEARCH & MEDICAL PVT LTD** also a company within the meaning of the Companies Act 1956 having its registered office situated at No.P-17A Ashutosh Chowdhury Avenue, Kolkata 700 019 having PAN AADCPO842K hereinafter collectively referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor and/or successors in their respective offices/interests and assigns) of the **THIRD PART**

WHEREAS:

- A) In pursuance of and by virtue of a registered Deed of Conveyance dated 21st day of June 1968 made between Shyam Bihari Dosad and Others therein referred to as the Vendors of the One Part and A. Kong Tannery then a sole proprietary business of Liu Kuo Kuang therein referred to as the Purchaser of the Other Part and registered at the office of the Sub Registrar, Alipore Sadar in Book No. I Volume No. 87 Pages 24 to 29 Being No. 4159 for the year 1968 the Vendor herein became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the various pieces and parcels of land containing by admeasurement an area of **24 Decimal** equivalent to **14 cottah 8 chittacks 14 Sq. ft.** (be the same a little more or less) comprised in **C.S. Plot No. 354**, corresponding to **Khatian No. 333 (Old) and 821 (New)** in Division 4 Sub Division L of Dihi Panchannagram, Touzi No. 1298/2833, J. L. No. 5 Holding No.



2853 ✓

- Liu Tek Chen
(LIU, TEK CHEN)



2854 ✓

FEE CHEN WONG
(FEE CHEN WONG)



2855 ✓

Liu Chin Ching

Liu Tek Chen A/O H.
Liu Kuo Kuong, Fee
Chen Wong A/O H. Liu
Kuo Kuong, Liu
Chin Chen A/O H. Liu
Kuo Kuong - all at 602
post office. KA-P.



Rodney Snyers Lanchairs

APR 19 1954
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

211 of 24 Parganas Collectorate in Mouza Tangra, under Police Station – Jadavpur (more fully and particularly mentioned and described in the SCHEDULE thereunder written and also in the SCHEDULE hereunder written and hereinafter referred to as the SCHEDULE PROPERTY)

- B) The said A. Kong Tannery was originally a sole proprietary business of Liu Kuo Kuang and the said Liu Kuo Kuang converted the said proprietary business into a partnership business which is now known as A. Kong Tannery which comprises of himself and Ms. Lieu Tek Chen as partners and the said Schedule Property was brought in and/or formed part of the assets and properties of the said partnership business of A. Kong Tannery and as such the said partnership business became entitled to the said Schedule Property
- C) The Vendor and/or its partners herein after acquiring the said Schedule Property made various constructions and structures thereon and the said lands comprised in the said Schedule Property together with all constructions and structures standing thereon are hereinafter for the sake of brevity referred to as the said **PROPERTY**.
- D) The partnership business of A. Kong Tannery was reconstituted from time to time and the last of such reconstitution is recorded in a Deed of Reconstitution of Partnership dated 6th April 1992 and upon ultimate reconstitution thereof the partners of the said partnership business were (1) Liu Kang King (2) Liu Tung King alias Tung King Liu (3) Fee Chen Wong and (4) Tek Chen Liu and upon such reconstitution the Confirming Parties being the only partners of A.



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Kong Tannery became entitled to the partnership business and/or all the assets including the said Property.

- E) By a Deed/Agreement dated 31st March 2001 (hereinafter referred to as the DEED OF DISSOLUTION) it was agreed between the partners of the said partnership business namely (1) Liu Kang King (2) Liu Tung King alias Tung King Liu (3) Fee Chen Wong and (4) Tek Chen Liu to dissolve the said partnership business and to sell and transfer the various assets and properties of the said partnership business including the said Schedule Property and thereafter to disburse the surplus funds amongst the partners in proportion to their respective share into or upon the said partnership business and by and under the said Deed of Dissolution two of the partners have been duly authorized to sign and execute the Deed of Sale and/or transfer in respect of the said property
- F) For the purpose of winding up the affairs of the said partnership business and as agreed upon in the said Deed/Agreement dated 31st March 2001 by an Agreement dated 10th April 2008 and made between the parties hereto the Vendor with the consent and concurrence of the other partners of the said partnership firm agreed to sell and transfer the said Schedule Property unto and in favour of the Purchasers or their nominee and/or nominees free from all encumbrances, charges, liens, lispens, attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said SALE AGREEMENT).



ASST. DIR. GENERAL OF
ARCHIVES & LIBRARIES
INDIA

- G) Under the Provisions of the Income Tax Act as amended upto date Tax Deductions at Source would be made and meanwhile u/s 195 (2) an application for issuance of Short deduction certificate has already been filed with the Income Tax department and on receipt of the same it shall be forward
- H) At or before execution of this Agreement the Vendor has assured and represented to the Purchasers as follows :
- i) THAT the said Vendor herein during his lifetime was the sole and absolutely owner of the said Property.
 - ii) THAT the Vendor has a marketable title in respect of the said PROPERTY.
 - iii) THAT the said Property is free from all encumbrances, charges, liens, lispens, attachments trusts whatsoever or howsoever.
 - iv) THAT the Vendor herein has never entered into any agreement for sale transfer lease and/or development nor have created any interest of any third party into or upon the said Property or any part or portion thereon.
 - v) THAT there is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act 1976 comprised in the said Property.
 - vi) THAT the said Property is not subject to any notice of acquisition and/or requisition nor there is any threat in respect thereof.



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- vii) THAT all municipal rates taxes and other outgoings payable in respect of the said Property has been paid and in any event shall be paid by the Vendor till the date of execution of the Deed of Conveyance.
 - viii) THAT there are several constructions and structures on the said property and the same have been existent on the said property for the last several years.
 - ix) THAT the Confirming Partners were the only partners of A. Kong Tannery and became entitled to all the properties of the said partnership business including the said Property and excepting the Confirming Parties nobody else has any right title interest claim or demand over and in respect of the said premises
 - x) THAT the Vendor is competent to sell and transfer the said Property.
- l) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchasers have agreed to purchase and acquire the said Property, free from all encumbrances, charges, liens, lispensens, attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing



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NOW THIS INDENTURE WITNESSETH and it is agreed and declared by and between the parties hereto as follows

I. **THAT** in pursuance of the said Sale Agreement dated 10th April 2008 **AND** in further consideration of a sum of Rs.. 94,00,000/- (Rupees Ninety four lakhs only) of the lawful money of the Union of India paid by the Purchasers to the partners of the Vendor namely the Confirming Parties at or before the execution these presents (the receipt hereunder written whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Vendor doth hereby acquit release and discharge the Purchasers as well as the said **PROPERTY** hereby intended to be sold transferred and conveyed) the Vendor and the Confirming Parties and each one of them doth hereby indefeasibly grant ,sell, transfer, convey, assign and assure unto the Purchasers **ALL THAT** the various pieces and parcels of land containing by admeasurement an area of **24 Decimal** equivalent to **14 cottah 8 chittacks 14 Sq. ft.** (be the same a little more or less) comprised in **C.S. Plot No. 354**, corresponding to **Khatian No. 333 (Old) and 821 (New)** in Division 4 Sub Division L of Dihi Panchannagram, Touzi No. 1298/2833, J. L. No. 5 Holding No. 211 of 24 Parganas Collectorate in Mouza Tangra, under Police Station – Jadavpur (more fully and particularly mentioned and described in the **SCHEDULE** thereunder written and also in the **SCHEDULE** hereunder written and hereinafter referred to as the **SCHEDULE PROPERTY** absolutely and forever, free from all encumbrances charges liens lispensens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions,



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31 1950
MAY 1950

easements and lispensens whatsoever **OR HOWSOEVER OTHERWISE** the said **PROPERTY** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **PROPERTY** or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **PROPERTY** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **PROPERTY** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendors can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers



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ASIAN SOCIETY OF CALCUTTA
CALCUTTA

absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispensens whatsoever.

- II. **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said **PROPERTY** and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchasers that he has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **PROPERTY** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said **PROPERTY** or any part thereof in the manner as aforesaid.
- III. **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance 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 now



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has in himself good right full and absolute power to grant sell convey transfer assure and assign the said **PROPERTY** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid **AND THAT** the Vendor has duly made over possession of the said **PROPERTY** to the Purchasers herein and the Purchasers have received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the said **PROPERTY** or otherwise.

IV. **AND THAT** the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title **AND THAT** the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said **PROPERTY** by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or his



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predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **PROPERTY** upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and those relating to the period after the date of execution of these presents shall be payable by the Purchasers.

V. **AND THAT** the Vendor never held and does not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and the said Lands comprised in the said premises or any part thereof has not been affected or vested under the Urban Land (Ceiling & Regulation) Act, 1976 **AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting, has been served on the Vendor for the acquisition of the said **PROPERTY** or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or Rules made or framed there under and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **PROPERTY** or any part thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **PROPERTY** and/or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or Revenue Authority.

VI. **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **PROPERTY** or any part thereof from through under or in trust for the



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Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **PROPERTY** and every part thereof unto and to the use of the Purchasers.

THE SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY)

ALL THAT the various pieces and parcels of land containing by admeasurement an area of **24 Decimal** equivalent to **14 cottah 8 chittacks 14 Sq. ft.** (be the same a little more or less) togetherwith structures standing thereon comprised in **C.S. Plot No. 354**, corresponding to **Khatian No. 333 (Old) and 821 (New)** in Division 4 Sub Division L of Dihi Panchannagram, Touzi No. 1298/2833, J. L. No. 5 Holding No. 211 of 24 Parganas Collectorate in Mouza Tangra, under Police Station – Jadavpur (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon) and butted and bounded as follows:-

ON THE NORTH	-	By C.S. Dag No. 355
ON THE SOUTH	-	By C.S. Dag No. 352 and E.M. Bypass
ON THE EAST	-	By C.S. Dag No. 353
ON THE WEST	-	By C.S. Dag No. 355



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED BY

THE VENDOR At Kolkata in

the presence of

① Radhe Suyam Bancharia
1/1, Arbinda Nagar
Kolkata-700032

M. K. Choudhary
Dir. Tech. Chem.

Radhe Suyam Bancharia
(Att. N. Nagar)

Dir. Chem. Choudhary
Jee Chem. Work

SIGNED AND DELIVERED BY

THE CONFIRMING PARTIES At Kolkata in

the presence of

① Radhe Suyam Bancharia

M. K. Choudhary
Dir. Tech. Chem.

Radhe Suyam Bancharia
(Att. N. Nagar)

PS GROUP REALTY LIMITED
Jee Chem Work
Director

SIGNED AND DELIVERED BY

THE PURCHASERS At Kolkata

in the presence of

Radhe Suyam Bancharia

Radhe Suyam Bancharia
(Att. N. Nagar)

SURSARITA TIE UP PVT. LTD.

Radhe Suyam Bancharia
Director

For P. K. C. & Associates Pvt. Ltd.

Radhe Suyam Bancharia
Director

For Bhumil Vinimay Pvt. Ltd.
Jee Chem Work
Authorised Signatory

For P. K. C. & Associates Pvt. Ltd.
Jee Chem Work
Authorised Signatory

For Sreome Builders Pvt. Ltd.
Jee Chem Work



Handwritten mark or signature.

RECEIVED of and from the within-named
PURCHASERS the within-mentioned sums
of Rs. 94,00,000/- (Rupees Ninety four
lakhs only) Being the consideration money
payable under these presents as per memo
below:

**MEMO OF CONSIDERATION
IN FAVOUR OF LIU TUNG KING**

Name of the Company	Cheque No.	Bank	Dated	Cheque Amt.	TDS	Total consideration
PS Group Realty Ltd	083379	HDFC Bank, Central Plaza	10/04/08	91841.00	26909.00	118750.00
Sreome Builders Pvt. Ltd	029090	Indian Bank, Sarat Bose Road Br.	10/04/08	91841.00	26909.00	118750.00
Devkripa Vanijya Pvt. Ltd.	005392	Indian Bank, Sarat Bose Road Br.	10/04/08	91841.00	26909.00	118750.00
Bhumi Vinimay Pvt Ltd.	005197	Indian Bank, Sarat Bose Road Br.	10/04/08	91841.00	26909.00	118750.00
Angira Sales Pvt. Ltd.	210004	Indian Bank, Sarat Bose Road Br.	10/04/08	91841.00	26909.00	118750.00
P.K.C. & Associates Pvt. Ltd	173228	Indian Bank, Sarat Bose Road Br.	10/04/08	91841.00	26909.00	118750.00
Par Care Research & Medical Pvt. Ltd.	480853	Vijaya Bank, Garihath Rd. Br.	10/04/08	91841.00	26909.00	118750.00
Sursanita Tie-Up Pvt. Ltd	375402	Vijaya Bank, Garihath Rd. Br.	10/04/08	91841.00	26909.00	118750.00
				734728.00	215272.00	950000.00

ASIT MISHRA

Liu Tung King
Li Tung King

SIGNATURE OF THE VENDOR

IN FAVOUR OF LIU TUNG KING

Name of the Company	Cheque No.	Bank	Dated	Cheque Amt.	TDS	Total consideration
PS Group Realty Ltd.	002286	SBI, Kolkata	22/07/08	135345.00	39655.00	175000.00
Sreome Builders Pvt. Ltd.	088659	Indian Bank, Sarat Bose Road Br	22/07/08	135345.00	39655.00	175000.00
Devkripa Vanijya Pvt. Ltd.	088672	Indian Bank, Sarat Bose Road Br	22/07/08	135345.00	39655.00	175000.00
Bhumi Vinimay Pvt Ltd.	088676	Indian Bank, Sarat Bose Road Br	22/07/08	135345.00	39655.00	175000.00
Angira Sales Pvt. Ltd.	088668	Indian Bank, Sarat Bose Road Br	22/07/08	135345.00	39655.00	175000.00
P.K.C. & Associates Pvt. Ltd.	088664	Indian Bank, Sarat Bose Road Br	22/07/08	135345.00	39655.00	175000.00
Par Care Research & Medical Pvt. Ltd.	208037	Vijaya Bank, Gariahat Br.	23/07/2008	135345.00	39655.00	175000.00
Sursanita Tie-Up Pvt. Ltd.	208030	Vijaya Bank, Gariahat Br.	23/07/2008	135345.00	39655.00	175000.00
Total Rs.				10,82,760.00	3,17,240.00	14,00,000.00

Liu Tung King
Director

Handwritten signature/initials

SIGNATURE OF THE VENDOR



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IN FAVOUR OF LIU KANG KING

Name of the Company	Cheque No.	Bank	Dated	Cheque Amt.	TDS	Total consideration
PS Group Realty Ltd.	002289	SBI, Sr. Br., Kolkata	22/07/2008	227186.00	66564.00	2,93750.00
Sreome Builders Pvt. Ltd.	088659	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	2,93750.00
Devkripa Vanijya Pvt. Ltd.	088671	Indian Bank, Sarat Bose Road Br	22/07/2008	2,27186.00	66564.00	293750.00
Bhumi Vinimay Pvt Ltd.	088675	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	293750.00
Angira Sales Pvt. Ltd.	088667	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	293750.00
P.K.C. & Associates Pvt. Ltd.	088663	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	293750.00
Par Care Research & Medical Pvt. Ltd.	208040	Vijaya Bank, Gariahat Br.	23/07/2008	227186.00	66564.00	293750.00
Sursanita Tie-Up Pvt. Ltd.	208032	Vijaya Bank, Gariahat Br.	23/07/2008	227186.00	66564.00	293750.00
Total				18,17,488.00	5,32,512.00	23,50,000.00

K. K. King
Asst. Manager

Liu Kang King
Gen. Tel. Chen

 SIGNATURE OF THE VENDOR



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IN FAVOUR OF FEE CHEN WONG

Name of the Company	Cheque No.	Bank	Dated	Cheque Amt.	TDS	Total consideration
PS Group Realty Ltd.	0022887	SBI, Kolkata	22/07/2008	227186.00	66564.00	293750.00
Sreome Builders Pvt. Ltd.	088661	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	293750.00
Devkripa Vanijya Pvt. Ltd.	088673	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	293750.00
Bhumi Vinimay Pvt Ltd.	088677	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	293750.00
Angira Sales Pvt. Ltd.	088669	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	293750.00
P.K.C. & Associates Pvt. Ltd.	088665	Indian Bank, Sarat Bose Road Br	22/07/2008	227186.00	66564.00	293750.00
Par Care Research & Medical Pvt. Ltd.	208038	Vijaya Bank, Gariahat Br.	23/07/2008	227186.00	66564.00	293750.00
Sursanita Tie-Up Pvt. Ltd.	208043	Vijaya Bank, Gariahat Br.	23/07/2008	227186.00	66564.00	293750.00
Total				1817488.00	532512.00	2350000.00

Handwritten signature and stamp

Handwritten signature: Fee Chen Wong

SIGNATURE OF THE VENDOR



9

IN FAVOUR OF LIU TEK CHEN

Name of the Company	Cheque No.	Bank	Dated	Cheque Amt.	TDS	Total consideration
PS Group Realty Ltd.	002288	SBI, Kolkata	22/07/2008	2,27,186.00	66,564.00	2,93,750.00
Sreome Builders Pvt. Ltd.	088662	Indian Bank, Sarat Bose Road Br	22/07/2008	2,27,186.00	66,564.00	2,93,750.00
Devkripa Vanijya Pvt. Ltd.	088674	Indian Bank, Sarat Bose Road Br	22/07/2008	2,27,186.00	66,564.00	2,93,750.00
Bhumi Vinimay Pvt Ltd.	088678	Indian Bank, Sarat Bose Road Br	22/07/2008	2,27,186.00	66,564.00	2,93,750.00
Angira Sales Pvt. Ltd.	088670	Indian Bank, Sarat Bose Road Br	22/07/2008	2,27,186.00	66,564.00	2,93,750.00
P.K.C. & Associates Pvt. Ltd.	088666	Indian Bank, Sarat Bose Road Br	22/07/2008	2,27,186.00	66,564.00	2,93,750.00
Par Care Research & Medical Pvt. Ltd.	208039	Vijaya Bank, Gariahat Br,	23/07/2008	2,27,186.00	66,564.00	2,93,750.00
Sursanita Tie-Up Pvt. Ltd.	208044	Vijaya Bank, Gariahat Br,	23/07/2008	2,27,186.00	66,564.00	2,93,750.00
Total				18,17,488.00	5,32,512.00	23,50,000.00

Liu Tek Chen

SIGNATURE OF THE VENDOR

Witnesses:

1) *Radhika Suman Banerjee*

2) *(Signature)*



D

..... 27

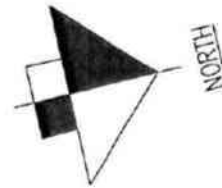
SURSARITA TIE UP PVT. LTD.

*Leam*⁶⁰
Director

PS Group Realty & Medical (P) Ltd

Lee Kien Ong
Director

SITE PLAN OF
C.S. PLOT NO.354, KHATIAN NO.333(OLD) & 821(NEW)
TOUZI NO. 1298/2833, J.L.NO. 5 MOUZA TANGRA
P.S. TANGRA, DIST. 24 PARGANAS



SCALE :- N.T.S

AREA -24 DECIMALS =971.230 SQM = 14K 8 CH. 14 SFT.

PS GROUP REALTY LIMITED

Lee Kien Ong

Director

For P. K. C. & Associates Pvt. Ltd.

Lee Kien Ong

Authorised Signatory

GARDEN LAND
DAG NO-355

For Sreome Builders Pvt. Ltd.

Lee Kien Ong

Authorised Signatory

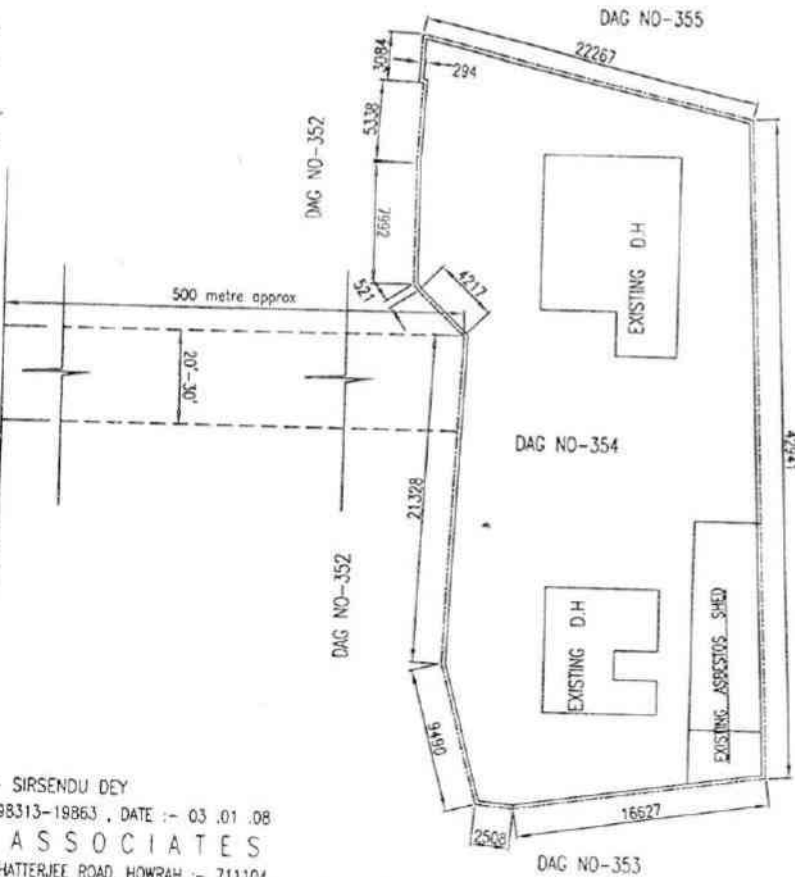
For Devkripa Vanijya Pvt. Ltd.

Lee Kien Ong

Authorised Signatory

NOTE :-

1. ALL DIMENSIONS ARE IN MM



- SIRSENDU DEY
98313-19863, DATE :- 03.01.08
ASSOCIATES
CHATTERJEE ROAD, HOWRAH - 711104

Lee Kien Ong

Lee Chen Long
Lee Chin Ching

For Bhumi Vinimay Pvt. Ltd.

Lee Kien Ong

Authorised Signatory



SECTION 9
AGREEMENT

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature *[Handwritten Signature]*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name

Signature *Lin Tek Chen*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name *Joe Chen 1209*

Signature

	Thumb	1st finger	middle finger	ring-finger	small finger
left hand					
right hand					

Name

Signature *Sam Chin Chin*

x
x
x












28

10
11
12














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UNIVERSITY OF CALIFORNIA
LIBRARY

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					







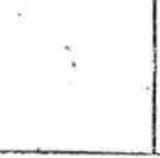
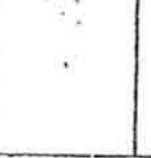


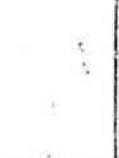
Name *James*

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name *L. H. White*

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

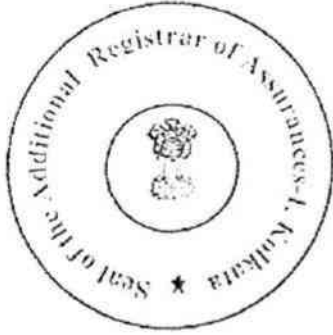
Signature



9
RECEIVED
JAN 10 1964

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 78
Page from 6650 to 6678
being No 08406 for the year 2008.



(Dines Kumar Mukhopadhyay) 31-October-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal





DATED THIS 23rd DAY OF July 2008

Registered in
No. 1008
of 1958
at Kolkata

BETWEEN

A. KONG TANNERY

..... VENDOR

- AND -

TUNG KING LIU alias Liu Tung King & Ors

.... CONFIRMING PARTIES

- AND -

PS GROUP REALTY LTD & ORS

.....
PURCHASERS

CONVEYANCE

R. L. GAGGAR

SOLICITOR & ADVOCATE

6 OLD POST OFFICE STREET

KOLKATA 700 001



REGISTRAR OF COMPANIES
KOLKATA



REGISTRAR OF COMPANIES
KOLKATA