

08547

200167

1



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Stamp of W.B.I.R. Act. 1988
 and under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 23
 Paid 10-80.

780752

55000
 12500

Stamp 24-Parganas
 29-11-06

291000
 206000
 8.1.08
 283207
 7/1/08

08 JAN 2008

Stamp duty of Rs. 7500/-
 has been realized on 30-11-06
 as per Banker's Cheque /
 Bank Draft No. 071964
 Date 30-11-06 of Mohagote

B. E. R. S.
 North 24 Parganas
 30-11-06

01/01
 25000/-
 A 2730-80
 A 28-80
 2771/-

DEED OF CONVEYANCE

THIS INDENTURE made on this 29th day of November. Two Thousand and Six

BETWEEN

1. PRADIP AGARWAL son of DAULAT RAM AGARWAL & 2. SANDHYA AGARWAL wife of PRADIP AGARWAL both residing at 132/F RAJA RAJENDRALAL MITRA ROAD, KOLKATA - 700 085 by faith Hindu by occupation Business & Housewife hereinafter called the 'VENDORS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the ONE PART.

Contd...2

Handwritten signatures and notes at the bottom of the page, including the number 2771 and other illegible scribbles.

Handwritten notes and numbers at the bottom right, including '200250', '2771', '465', and '1729'.

08547

P 00167



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Act 61 of W.B.L.R. Act. 1988
 and Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I, Pt. 2
 Stamp Paid.

780752

55000
 35000
 20000

291000
 206000
 8.1.08
 283207
 7/1/08

08 JAN 2008

Stamp duty of Rs. 7500/-
 has been realized on 30-11-06
 as per Banker's Cheque /
 Bank Draft No. 071964
 Date 30-11-06 of Mohisgate

B. E. R. H
 Mohisgate, North 24 Parganas
 30-11-06

01/01
 2750000/-
 273000
 28000
 2771000

DEED OF CONVEYANCE

THIS INDENTURE made on this 29th day of November, Two Thousand and Six

BETWEEN

1. PRADIP AGARWAL son of DAULAT RAM AGARWAL & 2. SANDIYA AGARWAL wife of PRADIP AGARWAL both residing at 132/F RAJA RAJENDRALAL MITRA ROAD, KOLKATA - 700 085 by faith Hindu by occupation Business & Housewife hereinafter called the 'VENDORS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the ONE PART.

Contd...2

4/5/08

291000
 25870
 21300
 2771000

200250
 227213
 465

8.1.08

8634

22/11/06

নং

স্বাক্ষরকারীর নাম... Bolyabon Roy

পাঠ

স্বাক্ষরের স্থান... 100/2 ... Adroca ... Aelfur ...

স্বাক্ষরকারীর নাম

বিধান নম্বর (স্বাক্ষর)

ও. ডি. এম. খার, খার

50000

স্বাক্ষরকারীর নাম

এক তেতার না থাকিবার বস্ত নিয় ছাড়া
কিছু প্রকাশ করিলাম।

17 NOV 2006

5634-3638



536000 ... 5634-3638 ...
I, the Registrar of Companies for West Bengal,
do hereby certify that the above is a true and correct copy
of the ... of the ...
Office at Barasat by Praclip W Aggarwal
Secretary of the Executors / Claimants

Praclip W Aggarwal

[Signature]



Registrar of Companies
North 24-Parganas

27/11/06

Praclip W Aggarwal



Praclip W Aggarwal
S/o Debatranjan Aggarwal
Sandhya Aggarwal
W/o Praclip W Aggarwal
Rajendra Jai Mitra &
Kot-85
[Signatures]

২২৬২১ ৩-১১-০৬

Dilip Sen

S/o Late Bipal Sen
Kairahali
District - Nadia
or Chota Barda, Madina/Chota Barda
Business

[Signature]

Registrar of Companies
North 24-Parganas

29/11/06

Dilip Sen
s/o Late Bipal Sen
Kairahali, Madina
Kot-136
Business



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

7807

: 2 :

AND

AAKANSHI AGENCY. PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at BIKANER BUILDING, 8/1 LAL BAZAR STREET 3rd FLOOR, ROOM NO. 9 KOLKATA- 700001 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS PRADIP AGARWAL, one of the vendor herein, is the recorded owner of agricultural land measuring an area of 04 satak out of 23 satak in R.S.DAG NO. 751 under L.R. Khatian No.- 1022 situated under at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N).

WHEREAS SANDHYA AGARWAL, another vendor herein, is the recorded owner of agricultural land measuring an area of 04 satak out of 23 satak in R.S.DAG NO. 751 under L.R. Khatian No.- 1021 situated under at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS PRADIP AGARWAL & OTHER, the vendors herein, are the absolute owners of the land measuring 08 Satak as mentioned in the schedule below and enjoy a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 08 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousands) only and on the terms and conditions hereunder.

Contd...3

3635

22/11/06

স্বাক্ষরকারীর নাম... Shyabari Roy.

পিতার নাম... Adraal

স্বাক্ষরের মূল্য... 1000/- টাকা মাত্র

স্বাক্ষর দেওয়ার তারিখ...

বিধান নম্বর (সিপিএস/নসি)

ও.ডি. এর তারিখ: ২০০৬

Adraal
Algeria
Cent.

[Handwritten signature]

চালান নং

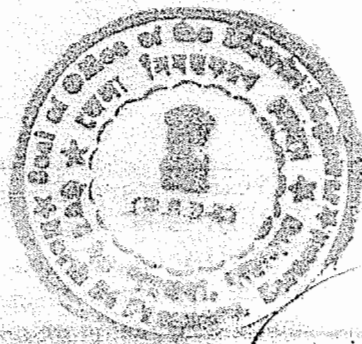
মোট স্বাক্ষর করার তারিখ... 17 NOV 2006

এই চালান নং-এ মোট কত টাকা

স্বাক্ষর করা হয়েছে 536000

টাকা বীর নাম— তাকসুর

স্বাক্ষর— মিতা কল



[Handwritten signature]

স্বাক্ষরকারীর নাম...
27-11-06



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

INDIA

अष्टिबन्गल पश्चिम बंगाल WEST BENGAL

78075

: 3 :

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousands) only paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does 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 hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person

Contd...4

2686

22/11/06

নং

কেন্দ্রীয় নং...

নাম

ব্যাংক নং...

ব্যাংক ডেপোজিটের নাম...

বিতান নং (সংক্ষেপ/সংখ্যা)

৫. ১৪. ৫৯. ৫৯. ৫৯

Rajaband Roy

Address
Allipur
C/O

Signature

চালান নং

মোট টাকার তারিখ...

17 NOV 2006

এই চালান নং-এ মোট কত টাকা

টাকার পরিমাণ লিখতে হবে

প্রেরণকারীর নাম...

536000

ডেপোজিট - মিতা



Signature

স্বাক্ষরিত (Signature)

29.11.06

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

भारत

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780755

lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the vendor shall and 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 or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of 08 satak in R.S.DAG NO. 751 under L.R. Khatian No.- 1021 & 1022 within the limit of Patharghata Panchayat under Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza - KALIKAPUR, J. L. No. 40, TOUZI NO. 10 in the district of 24 - Paraganas (north).

The Plot of land is bounded as under :-
R.S.DAG NO. 751 :

ON THE NORTH	:	R. S. DAG NO.
ON THE SOUTH	:	R. S. DAG NO.
ON THE EAST	:	PART OF R. S. DAG NO.
ON THE WEST	:	PART OF R. S. DAG NO.

Contd...5

2637

22/11/06

সং
 ডেপুটি নাম... *Bidyabati Roy*
 পদ... *Adroca*
 মোবাইল নম্বর... *10000* টাকা নং
 মোবাইল ডেপুটির নাম... *all gun*
ews

বিধান নম্বর (সেন্টেন্স/সিটি)
 এ. ডি. এল. নং: অফিস

[Handwritten signature]

চালান নং

মোট ইমপ্লিমেন্ট করা... 17 NOV 2006

এই চালান নং-এ মোট ভুট টাকার

ইমপ্লিমেন্ট করা উঠেছে

536000

প্রেক্ষার নাম... *স্বাক্ষর*

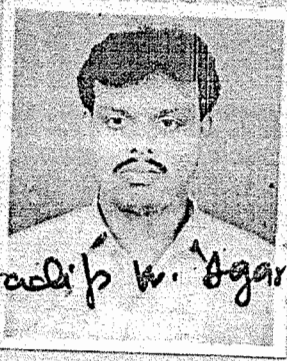
ডেপুটি - *মিতা দল*



[Handwritten signature]

স্বাক্ষরিত
 29.11.06

SPECIMEN FORM FOR TEN FINGERPRINTS



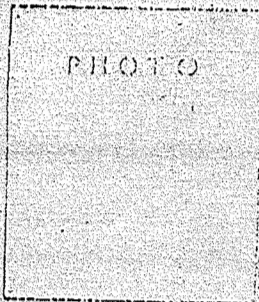
Pradip W. Agarwal

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

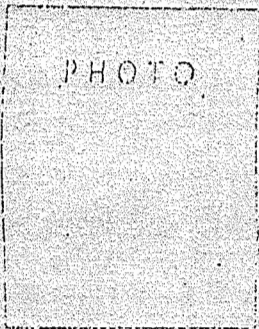


[Handwritten name]

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



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



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

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

780756

MEMO OF CONSIDERATION

Paid by AAKANSHI AGENCY PVT. LTD. by cash an amount of Rs. 2,50,000/-
(Rupees Two Lakhs Fifty Thousands Only)

WITNESSES :

1. Anon Mondal
in Kulkarni P.S. Kumbhari
col - 135
2. Nitai ch Das
1/28 B.B.C. Road
COL 28

Pradip B. Agarwal,

रु. २५०,०००/-

SIGNATURE OF THE VENDORS

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. Anon Mondal
2. Nitai ch Das

Pradip B. Agarwal,
रु. २५०,०००/-

SIGNATURE OF THE VENDORS

Savitri Poddar

3638

স্বাক্ষর নাম... *Rodryabari*

*RCF
Advocate
Mishra
CWS*

স্বাক্ষর মূল্য... *1000/-* টাকা মাত্র

স্বাক্ষর উদ্দেশ্যের আক্ষর -

বিবান নম্বর (সংক্রান্ত) *সিউ*
এ. বি. এল. খার. অফিস

স্বাক্ষর

চালান নং

মোট চালান কত টাকায়... *৩*

17 NOV 2006

এই চালান নং-এ মোট কত টাকায়

চালান স্বাক্ষর করা হয়েছে

উজারীর নাম - *স্বাক্ষর*

536000

উজারী - *স্বাক্ষর*



স্বাক্ষর

স্বাক্ষরিত *২৯/১১/০৬*
স্থান ২৪-পারগনা
২৯.১১.০৬

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3586 to 3598
being No 00167 for the year 2008.



(X) 31-March-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

