01309

I/1454/2010

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL 509539

N/C 25/2/10 22/2/10 6.5

Sub Registrar-I
O.C. Registrar U/S 7 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
1 MAR 2010

F(1) Rs. 250.00
F(2) Rs. 100.00
Rs. 350.00
realised on 26/2/10

THIS INDENTURE made this 26th day of February Two Thousand Ten

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are part of the document.

01.3.10

Sub Registrar-I
O.C. Registrar U/S 7 (2) of
Registration ACT 1908
Alipore, South 24 Parganas
1 MAR 2010

No. 447 Dt. 22.02.10

Value of H. J. Stamp Rs. 5000/-

Name of Purchaser Arobinda Roy Advocate

Address Alipore Police Court WB 27

H. MUTHERJEE

Stamp Vendor S/R/O. Budge Budge

SL NO 447 – Rs. 5000/-
Rupees Five thousand only

G. D. Maheshwari

For AUNGKOR TRADELINK PVT. LTD.

G. D. Maheshwari

Director

Sub-Registrar - IV, South 24 Pgs. Alipore
Seal of the Dist. Sub-Registrar
West Bengal

Alipore Sub Registrar
Ex. Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

Nijal Surya Sarkar
Advocate
Alipore Police Court
Kolkata - 700027

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

BIJAY KUMAR AGARWAL , son of Late Ram Prasad Agarwal, residing at 35A, Ballygunge Park, 8th Floor, Kolkata-700019, Police Station- Karaya, hereinafter referred to as **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor or successors-in-interest and assigns) of the **OTHER PART** :

W H E R E A S :

A. By an Indenture of Conveyance dated the 14th day of December, 2007 made between Karim Mistry, Rahim Mistry, Hamid Mistry, Chamed Mistry, Bapi Mistry,Rashida Bibi, Sajida Bibi, Majida Bibi, Putul Bibi, Banu Bibi, Bishnupada Baidya and Shibani Baidya all jointly 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. 693-705, Being No.00415 for the year 2008, the said Vendor for the consideration therein mentioned

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Office of the Dist. Sub-Registrar
West Bengal

Assistant Sub Registrar
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granted transferred and conveyed unto and in favour of the said Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 28 Decimal out of total area of 39 decimal in L R Dag No. 501 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 **LOT-A**.

B. By another Indenture of Conveyance dated the 14th day of December, 2007 made between Karim Mistry, Rahim Mistry, Hamid Mistry, Chamed Mistry, Bapi Mistry,Rashida Bibi, Sajida Bibi, Majida Bibi, Putul Bibi, Banu Bibi, Bishnupada Baidya and Shibani Baidya all jointly 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.721-732, Being No.00417 for the year 2008, the said Vendor for the consideration therein mentioned granted transferred and conveyed unto and in favour of the said Purchaser absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 11 Decimal out of total area of 39 decimal in L R Dag No. 501 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 **LOT-B**.

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C. The said Aungkor Tradelink Pvt Ltd after purchasing the said Lot A and Lot B land got its name recorded in the L.R. record-of-rights under L.R Khatian No. 1104, hereinafter referred to as the said **Entire Land**

D. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the 39 decimal of land be the same a little more or less in Dag No.501 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..

E. The Vendor has agreed to sell and the Purchaser has agreed to purchase 10 decimal of land out of the said Entire Land in L.R. Dag No.501 free from all encumbrances, charges, liens, lispendens, acquisition, requisition, attachments, trust of whatsoever nature at and for the consideration of Rs.4,00,000/- (Rupees Four 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.4, 00,000/- (Rupees Four Lac only) of the lawful money of the Union 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 10 decimal be the same a little more or less situate

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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. 501, 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. 501 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 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

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West Bengal

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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 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.

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Govt. of West Bengal

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THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the undivided piece and parcel of land containing an area of 10 decimal (out of total 39 decimal) be the same a little more or less out of the said Entire Land being part of L.R. Dag No.501 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 501 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. 491,

ON THE SOUTH :By R.S/L.R Dag No. 502 and 503

ON THE EAST :By R.S/L.R Dag Nos. 486 and 487

ON THE WEST :By R.S/L.R Dag Nos. 495,498 and 499.

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

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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. Amit Kumar Pal,
36/1A, Elgin Road,
Kolkata- 700020.
2. Sayanti Santra
36/1A, Elgin Road,
Kolkata - 700020.

For AUNGKOR TRADELINK PVT. LTD.

G. D. Mehrishwari

Director

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore, West Bengal

Additional Sub Registrar
i.e., Registrar U/S 7 (2)
Registration ACT 1908
Sonarpur, South 24 Parganas
26 FEB 2010

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs.4,00,000/- (Rupees Four Lac only) being the full consideration money as per Memo below:-

DATE	CHEQUE NO.	NAME OF BANK	AMOUNT
18.02.2010	836847	HDFC Bank Ltd. Stephen House, 4, B.B.D Bag Kolkata-700001.	Rs.4,00,000/-

For AUNGKOR TRADELINK PVT. LTD.
G. D. Maheshwari
Director

WITNESSES :

1. Amit Kumar Pal
2. Sayanta Santra

VENDOR

Prepared by me:
Ujjal Surya Sarkar
Advocate
Alipore Police Court
Kolkata - 700027

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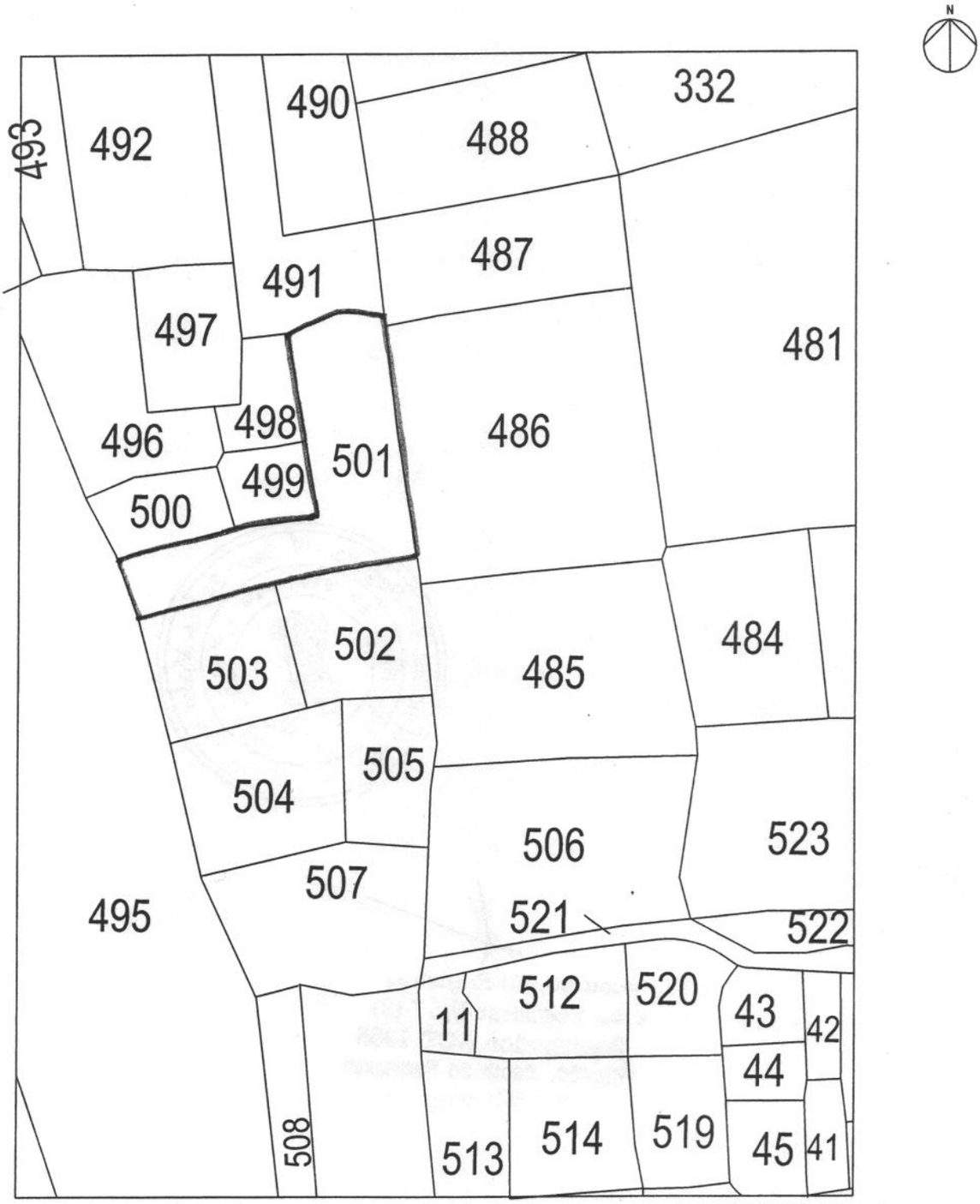
DEED PLAN OF THE L.R. PLOT-501, MOUZA MANIKPUR, J.L. NO-77
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

PORTION TO BE CONVEYED
SHOWN IN RED BORDER



For AUNGKOR TRADELINK PVT. LTD

G. D. Maheshwari

Director

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore & West Bengal

জেলা অবর নিবন্ধক - ৪, দক্ষিণ ২৪ পরগনা
আলিপুর, পশ্চিমবঙ্গ

District Sub Registrar-
IV, Registrar U/S 7 (2)
Registration ACT 1908
Alipore, South 24 Parganas
26 FEB 2010

SPECIMEN FORM FOR TEN FINGER PRINTS

G. D. Mahashani

G. D. Mahashani

Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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26 FEB 2010

Government Of West Bengal

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

Endorsement For Deed Number : I - 01454 of 2010
(Serial No. 01309 of 2010)

On 26/02/2010

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

Presented for registration at 18.50 hrs on :26/02/2010, at the Private residence by G.d Maheshwari ,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 26/02/2010 by

1. G.d Maheshwari
   Director, Aungkor Tradelink Pvt Ltd, .
   By Profession: Others

   Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, , , P.S.:Alipore, PINCODE:700027, By Caste: Hindu, By Profession: Advocate.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 01/03/2010

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 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) = 5280/- ,H = 28/- ,M(b) = 4/- on 01/03/2010

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.-480700/-

Certified that the required stamp duty of this document is Rs.- 28842 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 23852/- is paid, by the draft number 536969, Draft Date 26/02/2010, Bank Name State Bank Of India, B B Ganguly, received on 01/03/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

(Dulal ChandraSaha)
DISTRICT SUB-REGISTRAR-IV

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 15 to 28
being No 01454 for the year 2010.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Dulal ChandraSaha) 08-March-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal