

D. S. R-IV Alifore - I - Dec of no. 00408 for 2008

5/1/08



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

17AA 989647

796  
 330  
 466  
 31.1.08



Stamp	2.00
Registration Fee	2.00
Stamp	4.50
Stamp	6.00
Stamp	20.00
Stamp	5.00
Total	10.00
Dis	10.00

District Sub-Registrar IV Alifore  
 District Parganas (South.)

31.01.2008

NO. 2107 25.7.08.

Name

Address

to

SRANNA SHARMA, A.M.S.  
Alipore Police Comm  
Kolkata-92

Alipore

Alipore

Alipore

Al



05832

100408/08



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 360358

Bank Draft No. 19850  
 Branch Calcutta  
 No. 078.078 dt. 15/12/07  
 Through S. Agarwala

19850  
 11/1  
 19850

Stamp  
 25/12/07  
 3845

Rem-866 dt  
 141177  
 21/ 250  
 211 50  
 300  
 232 me  
 141177

Accepted

25/12/07

THIS DEED OF CONVEYANCE made this 14th day of December, 2007

3-46.52  
 A 3806  
 3845  
 P-10



**BETWEEN BISHNUPADA BAIDYA**, son of Late Bihari Lal Baidya by religion - Hindu, Citizenship - Indian, by occupation Business, village - Manikpur, P.O. Harinavi, P.S. Sonarpur, Dist. South 24 Parganas, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND AUNGKOR TRADELINK PVT. LTD.**, a company incorporated under the Companies Act, 1956, having their registered office at premises No. 21 Biplabi Trailakhya Maharaj Sarani, Kolkata - 700 001, a company incorporated under the Companies Act, 1956 hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor or successors-in-interest and/or assigns) of the **OTHER PART** :

**WHEREAS** :

A) One Duljan Bibi widow of The Late Chonuroddin Sheikh was the recorded owner and was seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of land containing an area of 40 Satak be the same a little more or less situate lying at Mouza Manikpur, the then P.S. Magura ( now Sonarpur ) Sub Registry office Sonarpur, R.S. No. 226 , J.L. No. 77, Touji No. 412, Khatian No.135, Dag Nos. 496 (31 satak) and 498 ( 9 satak ) in the District of the then 24-Parganas (now South 24 Parganas) hereinafter referred to as the "said entire land")

B) By a Bengali Kobala dated the 7<sup>th</sup> day of February 1964 made between the said Duljan Bibi therein referred to as the Vendor of the One Part and Radha Rani Roy therein referred to as the Purchaser of the

Other Part and registered with the Sub Registrar, Alipore in Book No. 1, Volume No. 24, Being No. 278 for the year 1964 the said Duljan Bibi for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Radha Rani Roy inter alia All That piece and parcel of land containing an area of 9 satak (hereinafter referred to as "the said land") out of the "said entire land" more fully and particularly described in the Schedule thereunder written absolutely and forever.

E) By a Bengali Kobala dated the 11<sup>th</sup> day of March 1978 made between the said Radha Rani Roy therein referred to as the Vendor of the One Part and Bishnupada Baidya therein referred to as the Purchaser of the Other Part and ~~registered with the Sub Registrar, Alipore in Book No. 1, Volume No. 45, Being No. 1269 for the year 1978~~ the said Radha Rani Roy for the consideration therein mentioned granted transferred conveyed assigned and assured unto and in favour of the said Bishnupada Baidya inter alia All That piece and parcel of "the said land" absolutely and forever.

F) The said Radha Rani Roy died intestate leaving her surviving her only son Shibashish Roy as ~~his sole heir and legal representative who~~ upon her death became entitled to the "**said Entire Land**".

G) By a Bengali Kobala dated the 2<sup>nd</sup> day of July 1986 made between the said Shibashish Roy therein referred to as the ~~Vendor of the One Part~~ and Bishnupada Baidya therein referred to as the Purchaser of the Other Part and registered with the Sub Registrar, Alipore in Book No. 1 Being No. 11812 for the year 1986 the said Shibashish Roy rectified the

typographical error in the earlier Bengali Kobala dated the 11<sup>th</sup> day of 1978, wherein Dag No. 498 was erroneously mentioned as "Dag No. 98.

H) The Vendor thus became seized and possessed of and/or otherwise well and sufficiently entitled to ~~All That the piece and parcel~~ of the land containing an area of 9 satak be the same a little more or less situate lying at Mouza Manikpur, the then P.S. Magura ( now Sonarpur ) Sub Registry office Sonarpur, R.S. No. 226 , J.L. No. 77, Touji No. 412, Khatian No.135, Dag No.498 in the District of South 24-Parganas, (hereinafter referred to as the "**said land**") free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature.

K) The Vendor has ~~agreed to sell~~ and the Purchaser has agreed to purchase all that the piece and parcel of the "**said land**" ~~more fully and~~ particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments, trusts of whatsoever nature All That the said land at and for the consideration of a sum of Rs 3,46,500/- (Rupees ~~Three Lac Forty Six Thousand Five Hundred~~ only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of 3,46,500/- (Rupees ~~Three Lac Forty Six Thousand Five Hundred~~ 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) the Vendor doth hereby grant transfer convey assign and assure in favour of

the Purchaser All That the piece and parcel of the land containing an area of 9 satak be the same a little more or less situate lying at Mouza Manikpur, the then P.S. Magura ( now Sonarpur ) Sub Registry office Sonarpur, R.S. No. 226 , J.L. No. 77, Touji No. 412, Khatian No.135, Dag No.498 in the District of South 24-Parganas, in the District of South 24 Parganas more fully and particularly described in the Schedule hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the "said land") **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 she 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 her~~ 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 herself 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 her **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 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.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** All That the piece and parcel of the land containing an area of 9 satak be the same a little more or less situate lying at Mouza

Manikpur, the then P.S. Magura ( now Sonarpur ) Sub Registry office Sonarpur, R.S. No. 226 , J.L. No. 77, Touji No. 412, Khatian No.135, Dag No.498 in the District of South 24-Parganas in the District of South 24 Parganas and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon and Khajana is payable to the Collector, South 24 Parganas through the B.L & L.R.O., Sonarpur.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seal the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the **VENDOR** at Kolkata in the presence of :

*[Handwritten signature]*

- 1. *Sanjay Kumar Biswas*  
Village Moucha P.S. (Dankhapur)  
Post Haripur  
29.8.91 @ Col 148

- 2. *Sanjay Kumar Biswas*

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata in the presence of :

**FOR AUNGKOR TRADELINK PVT. LTD.**  
*Sameer Aggarwal*  
**Director**

- 1. *Sanjay Kumar Biswas*

- 2. *Sanjay Kumar Biswas*

*Prapankaj Kumar*  
*Prapankaj Kumar*  
Aizawl police station  
12/27

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs3,46,500/- (Rupees Three Lac Forty Six Thousand Five Hundred only) being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
13.12.2007	745340	ABN AMRO BANK	Rs. 3,46,500.00

**(RUPEES THREE LAC FORTY SIX THOUSAND FIVE HUNDRED ONLY)**

**WITNESSES :**

*[Handwritten Signature]*  
(VENDOR)



1. *Sanyal Kumar Das*

2. *Sanyal Anwar Ram*  
*Alipore - Police Const*  
*Kot. 27*

**CERTIFIED TO BE A TRUE COPY**

**CHECKED BY**

*[Handwritten Signature]*

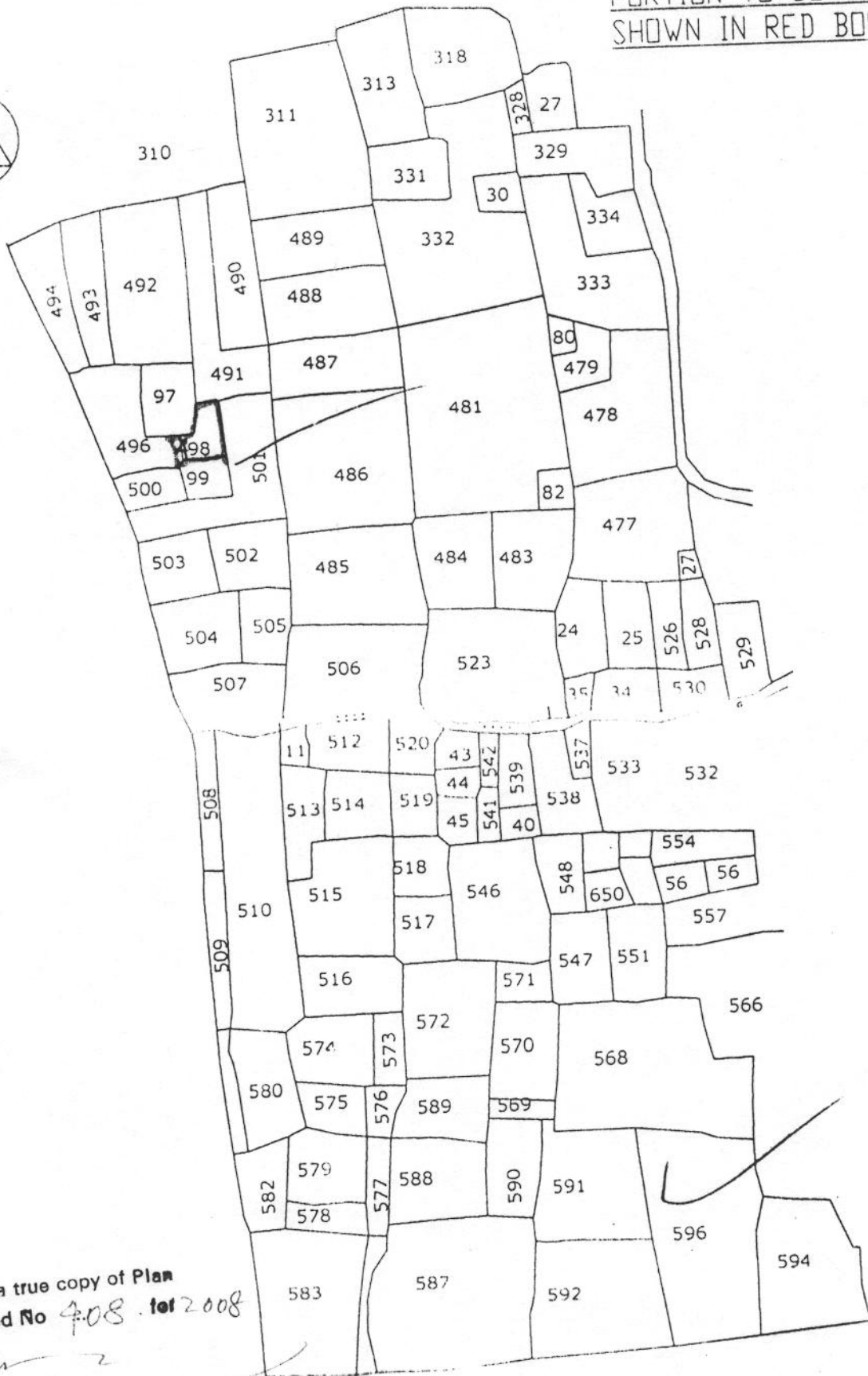
31.01.2008.

**Sub-Registrar IV Alipore**  
**24. Parganas (South)**

31.01.2008.

SITE PLAN OF THE PLOTS AT MOUZA.MANIKPUR,  
POLICE STATION-SONARPUR,24-PARGANAS(S)

PORTION TO BE CONVEYED  
SHOWN IN RED BORDER.



Certified to be a true copy of Plan  
 Attached to Deed No 408 of 2008

Md. Shajahan. Date 31-1-08

FOR AND ON BEHALF OF TRAVELLERS PVT. LTD

Suman Aggarwal






















Director

*[Handwritten signature]*

Sub-Registrar IV Alpa  
 24-Parganas (South.)

31. 07. 2008

SPECIMEN FORM FOR TEN FINGER PRINTS

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)						
	<i>James Agnew</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>James Agnew</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						