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1582/2010



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

517318

6  
 v/c 285/10  
 A 2856/10  
 6-33

JKD A. 250.00  
 JYD N. 100.00  
 -----  
 Rs. 350.00  
 realized on 3/2/10

*[Signature]*  
 District Sub Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration ACT 1908  
 Bargaona, P.O. 24 Bargaona  
 4 MAR 2010

THIS INDENTURE made this 3rd day of March Two Thousand Ten

Notified that the documents to which the  
 Registrar under the registration act  
 the above-mentioned amounts attached  
 are the part of this document.

No. 29 Dt. 1-10-10  
Value of N. J. Stamp Rs. 500/-  
Name of Purchaser Arbindo Roy Advocate  
Address Alipore Police Court  
KOT 27

H. Mukherjee  
H. MUKHERJEE  
Stamp Vendor S.R.O. Budge Budge

SI No 29 - Rs. 500/-  
Rupees Five hundred only

G. D. Maheshwari



358

For AUNGKOR TRADING PVT. LTD.

G. D. Maheshwari  
Director



Sub Registrar - IV, South 24 Pgs. Alipore  
Registrar U/S 7 (2) of  
Registration ACT 1908  
Alipore, South 24 Parganas  
3 MAR 2010

Pijal 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**

**RAGHUVVEER COMMOTRADE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at premises No. 46/2, B.T. Road, Police Station Cossipore, Kolkata-700002, hereinafter referred to as **PURCHASER** (which 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 **OTHER PART** :

**WHEREAS :**

- A. By an Indenture of Conveyance dated the 14<sup>th</sup> day of December, 2007 made between Shibani Baidya 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.706-720, Being No.00416 for the year 2008, the said Vendor for the consideration therein mentioned granted transferred and conveyed unto and in favour of the said Purchaser

... company  
... registered under the Companies Act 1956 having its registered office at  
... Police Station - West Street, Bangalore - 560 001. Police  
Station - West Street, Bangalore - 560 001. Police Station - West Street, Bangalore - 560 001.  
... (which term is  
... by or repugnant to the subject or context be  
... of successors or successors-in-interest and  
... of the OTHER PART)

... company incorporated  
... office at Bangalore - 560 001.  
... Police Station - West Street, Bangalore - 560 001. Police Station - West Street, Bangalore - 560 001.  
... by or repugnant to the subject or context be  
... of successors or successors-in-interest and  
... of the OTHER PART)



**Registrar IV**  
**U/S 7 (2) of**  
**Registration ACT 1956**  
**South 24 Pergamam**  
- 3 MAR 2010

... day of December, 2010  
... as the Vendor of the  
... referred to as the  
... of the Other Part  
... and referred to  
... for the year  
... the said Vendor for the  
... of the said Vendor

absolutely and forever free from all encumbrances and liabilities whatsoever All That the piece and parcel of land containing an area of 15 Decimal in L R Dag No. 305 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 the said **ENTIRE LAND**..

- B. The said Aungkor Tradelink Pvt Ltd after purchasing the said entire land got its name recorded in the L.R. record-of-rights under L.R Khatian No. 1104.
- C. The Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the 15 decimal of land be the same a little more or less in L.R. Dag No.305 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.
- D. 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.305 free from all encumbrances, charges, liens, lispens, 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



absolutely and forever free from all encumbrances and liabilities  
whosoever. All that the piece and parcel of land containing an area of 15  
Decimals in L.R. Dag No. 305 be the same or less situate lying  
at Mouza Manpur, 11 No. 77, Police Station Gopabari, Pargana Masuria  
R.S. No. 258, Tezpur No. 412, in the District of South 24 Parganas.  
hereinafter referred to as the said ENTIRE LAND.

The said Aungkor Thabank Pvt. Ltd. after purchasing the said entire land  
its name recorded in the L.R. record of rights under L.R. Khata No.

The vendor herein thus became seized and possessed of entire  
otherwise was and sufficiently entitled to All that the 15 decimal of land be  
the same or less in L.R. Dag No. 305 situate lying at Mouza

in the District of South 24 Parganas.

**Sub Registrar-1/  
Sd/- Registrar U/S 7 (2)  
Registration ACT 1908  
South 24 Parganas  
- 3 MAR 2010**



NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 4,00,000/- (Rupees Four Lacs only) the legal heirs 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 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. 305, 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. 305 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**

of India well and truly paid by the purchaser to the Vendor at or before the  
execution of these presents the receipt whereat the Vendor doth hereby as also  
by the receipt hereunder which shall and acknowledged 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  
lying at Moha Manikpur J.L. No. 73 Police Station Sonapat Pargana Manikpur  
District - South 24 Parganas in R.S. No. 505 from No. 472 contained in part of  
Plan No. 305 in L.R. Khata No. 1102 be the same a little more or less  
more fully and particularly mentioned and described in the SCHEDULE  
herein written and such L.R. Dec. No. 505 as contained in the map or plan  
produced hereto and referred to above. Read therein OR HOWSOEVER



*[Handwritten signature]*

**Sub Registrar-i**  
**Sub Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**Manikpur, South 24 Parganas**  
**- 3 MAR 2010**



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 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

TO HOLD the said land hereby granted and conveyed or expressed or intended  
to be and every part thereof unto and to the use of the Purchaser  
absolutely and forever and the Vendor do hereby covenant with the Purchaser  
THAT NOTWITHSTANDING any act done or thing by the Vendor or his  
predecessor or predecessors-in-interest done or executed or knowingly  
suffered to be done, 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 right or condition, use, trust or other  
thing whatsoever to alter, defeat, counter or make void the same AND THAT  
NOTWITHSTANDING any act done 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



*[Handwritten signature]*

**Assistant Sub Registrar -  
S.O. Registrar U/S 7 (2)  
Registration ACT 1908  
District, South 24 Parganas  
- 3 MAR 2010**



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** the undivided piece and parcel of land containing an area of 10 decimal (out of total 15 decimal) be the same a little more or less out of the said Entire Land being part of L.R. Dag No.305 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.305 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. 304,

ON THE SOUTH :By R.S/L.R Dag No. 493 and 494

ON THE EAST :By R.S/L.R Dag No. 306

ON THE WEST :By R.S/L.R Dag No 304.

will from time to time and at all times thereafter at the request and costs of the  
Purchaser 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 the undivided piece and parcel of land containing an area of 10  
square feet (10/100 of an acre) for the same as the plot in and out of the said  
City - being part of L.R. No. 308 situated in the Village of Manikpur, U.P.  
No. 75 Police Station, District of South 24 Parganas, West Bengal, India, R.S.  
No. 226, Plot No. 412 in the District of South 24 Parganas, India, L.R. No. 1123  
No. 308 is delineated in the map of plan annexed hereto and bordered in colour  
Red thereon and titled and bounded as follows:



*[Signature]*  
**District Sub Registrar-I,  
Sd/- Registrar U/S 7 (2) of  
Registration ACT 1908  
District, South 24 Parganas  
- 3 MAR 2010**

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 :

For AUNGKOR TRADELINK PVT. LTD.

G. D. Meherwani  
Director

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





IN WITNESS WHEREOF the Vendor has hereunto set and subscribed  
his respective hands and seals on the day fourth and year first above written.

See Enclosure  
Director

SIGNED SEALED AND DELIVERED BY  
The within named Vendor at Kolkata in  
the presence of

*[Faint handwritten text, likely a signature or name]*



*[Handwritten signature]*

**District Sub Registrar-IV**  
**S. Registrar U/S 7 (2) of**  
**Registration ACT 1908**  
**Howrah, South 24 Parganas**  
- 3 MAR 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:-

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
18.02.2010	451376	HDFC Bank Ltd. Stephen House, 4, BBD Bag, Kolkata-700001.	Rs.4,00,000/-

For AUNGKOR TRADELINK PVT. LTD.

G. A. Mukeshwari

Director

WITNESSES :

1. Jayanti Santra
2. Amit Kumar Pal

VENDOR

Prepared by :

Nijal Surya Sarkar  
Advocate

Alipore Police Court,  
Kolkata-700027

RECEIVED of and from the within  
The 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	481376	RDFC Bank Ltd. Stephen House, A, 88D Bag, Kolkata-700001	Rs.4,00,000/-

RE: PURCHASE DEED (1)  
of the property  
situated at

VENDOR

WITNESSES



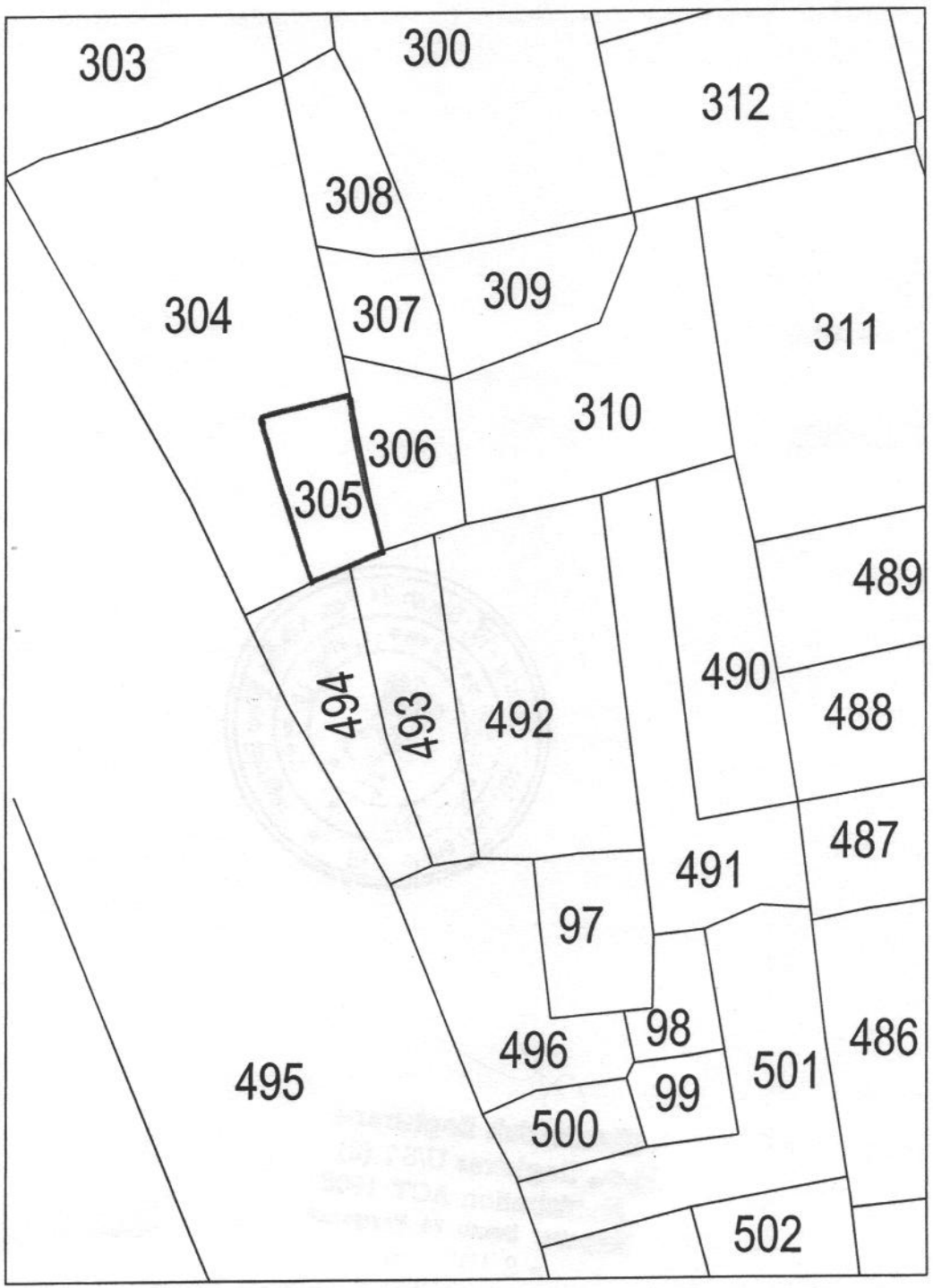
*[Handwritten signature]*

**Registrar of Mortgages**  
**S.O. Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**South 24 Parganas**  
- 3 MAR 2010

*[Faint handwritten notes]*

DEED PLAN OF THE L.R. PLOT-305, 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.

Gr. A. Maheshwari

Director

DEED PLAN OF THE L.R. PLOT-308, MOUZA-MANIKPUR, J.L. NO. 77  
POLICE STATION-SONARPUR, DIST-24 PARGANAS(SOUTH)

FOR INFORMATION OF THE REGISTRAR














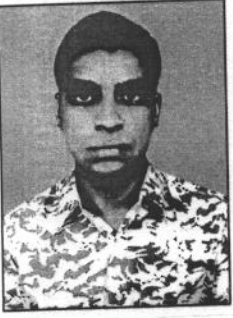










*[Signature]*  
**Assistant Sub Registrar-I**  
**Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**Alipore, South 24 Parganas**  
**3 MAR 2010**

THE HONGKONG & SHANGHAI BANKING CO. LTD.

100, Queen's Road, Hong Kong



SPECIMEN FORM FOR TEN FINGER PRINTS

 G. D. Maheshwari	G. D. Maheshwari	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Thumb	 Fore	 Middle	 Ring	 Little	
		(Right Hand)					
 Ashish Maheshwari	Ashish Maheshwari	 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)							

Thumb	Fore	Middle	Ring	Little	
Thumb	Fore	Middle	Ring	Little	
Thumb	Fore	Middle	Ring	Little	
Thumb	Fore	Middle	Ring	Little	
Thumb	Fore	Middle	Ring	Little	
Thumb	Fore	Middle	Ring	Little	
Thumb	Fore	Middle	Ring	Little	



*[Signature]*  
**Assistant Sub Registrar-I**  
**U.S. Registrar U/S 7 (2)**  
**Registration ACT 1908**  
**District, South 24 Parganas**  
**- 3 MAR 2010**



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

**Endorsement For Deed Number : I - 01582 of 2010**  
**(Serial No. 01406 of 2010)**

**On 03/03/2010**

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

Presented for registration at 18.33 hrs on :03/03/2010, at the Private residence by G.d Maheshwari ,Executant.

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

Execution is admitted on 03/03/2010 by

1. G.d Maheshwari  
Director, Aungkor Tradelink Pvt Ltd, Biplabi Trailakhya Maharaj Sarani, 21, Biplabi Trailakya Maharaj Road, KOLKATA MUNICIPAL CORPORATION, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001 .  
By Profession: Cultivation  
Identified By Ujjal Surya Sarkar, son of . , Alipore Police Court, , Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

**On 04/03/2010**

**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 : 23,4 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) = 8261/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 04/03/2010

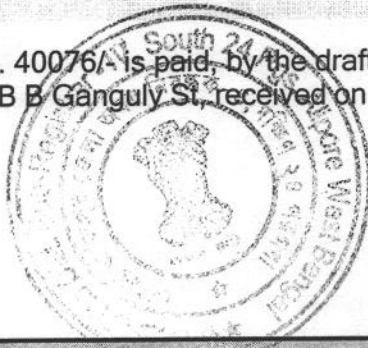
**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-751102/-

Certified that the required stamp duty of this document is Rs.- 45076 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 40076/- is paid, by the draft number 537073, Draft Date 02/03/2010, Bank Name State Bank Of India, B B Ganguly St, received on 04/03/2010



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

04/03/2010 17:19:00

EndorsementPage 1 of 2



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

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**Endorsement For Deed Number : I - 01582 of 2010**  
**(Serial No. 01406 of 2010)**

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( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

04/03/2010 17:19:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 6  
Page from 2162 to 2175  
being No 01582 for the year 2010.



(Dulal Chandra Saha) 10-March-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal