

2 APR 2013



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Visit [www.treasury.gov.in](http://www.treasury.gov.in) Form No. 23B311

# T. R. Form No. 7

[See Sub-rule (2) (b) of T.R. 3.06]

Challan for Deposit of money in the account of GOVERNMENT OF WEST BENGAL

Addl. Dist. Sub-Registrar

Dumfries, Howrah

06 APR 2010

1. Name of the Bank & Branch : S.B.I. HOWRAH

2. (a) Name of the Treasury : HOWRAH

(b) Treasury Code : 

H	W	A
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3. Account Code : 

0	0	3	0	0	2	1	0	2	0	0	7	1	7
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(14 Digits must be filled up properly)

4. Detail Head of Account :

5. (a) Amount : Rs. 1,08,250/-

(c) In Words : Rupees One lac eight thousand two hundred fifty only.

6. By whom tendered - Name & Address : Sr. Santa  
Howrah (West)

7. Name, Designation & Address of the Departmental Officer on whose behalf / favour money is paid  
M/S. N.S. ENGINEERING PROJECTS PVT. LTD.  
20, MAHARSHI DEBENDRA ROAD.  
KOLKATA - 700007.

8. (a) Particulars and Authority of Deposit :

1. (b) T.V. No. & Date of A.C. Bill :

9. Accounts Officer by whom adjustable :

Accountant General (A & E), West Bengal

Verified

Sr. Santa

Signature of Departmental / Treasury Officer  
Depositor's Signature

SR. 012555-010

Date

Treasury Receipted Challan No.

Received payment

Bank Scroll Serial No.

Receipt by Bank / Treasury

Date

Signature with seal of the Bank

1. In case of Challan relating to refund of unspent amount of A.C. Bill.



De 1826/10

### DEED OF SALE

Mouza- Dakshin Jhapordah, P.S.- Domjur, Dist.- Howrah, Valued at Rs. 11,00,000/- (Rupees eleven lakh) only.

THIS INDENTURE OF CONVEYANCE made this 9th day of April, Two thousand ten A.D. BETWEEN 1. SRI RAM CHANDRA DAS, son of Late Nagendranath Das, 2. SRI ANANDA KUMAR DAS, son of Sri Ram Chandra Das, 3. SMT. ARATI DAS, wife of Late Ashok Kumar Das, 4. ARPITA DAS, daughter of Late Ashok Kumar Das, 5. SMT. MANTI DAS, wife of Sri Ram Chandra Das, all are residing at ~~Domjur~~ - Jhapordah, P.O. — ~~Domjur~~ — P.S. Domjur, Dist. Howrah, by occupation Business and House wife, by faith - Hindu, Nationality - Indian, hereinafter referred to as the VENDORS / SELLERS (Which expressions shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, successors, administrators, legal representatives and assigns) of the FIRST PART.



15th. 19th.

Y. E. T. G. NO - 761.

ਅੰਤਰੀ - ੫੪

V.C.T.O. NO - 782

12/15/2015

உதாரணம்: 1. 1000

V.C.T.G. No - 763

আমিও বুঝি

U.C.T.O.NO- 784

1944-1945

9/11/10

(2)

A - N - D

M/S N.S. ENGINEERING PROJECTS (P.) LTD., having its registered office at 20, Maharshi Debendra Road, 3<sup>rd</sup> Floor, Kolkata 700007, represented by one of its DIRECTORS 1. MR. MONOJ KUMAR KEDIA, son of Pushkar Lal Kedia, residing at 268, G. T. Road, Liluah, Howrah - 2. 2. MR. ANIL KUMAR GOEL, son of Pourushottam Das Goel, residing at 5/1, Munsî Jeler Rahim Lane, Nandibagan, Howrah, both by faith Hindu, Nationality - Indian, by occupation Business, hereinafter referred to as the PURCHASER / VENDEE (Which expressions shall unless excluded by or repugnant to the context be deemed to include its executors, administrators, legal representatives, successors in office and assigns) of the SECOND PART.

AND WHEREAS All That piece and parcel of Sali land measuring about 40.50 Satak / decimal out of 5 Acre 44 Satak / decimal of Sali land comprised in R.S. Dag No. 591, L.R. Dag No. 595, under old Khatian No. 2145, L.R. Khatian No. 248, 3381 and 370, situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, P.S. Domjur, Dist. Howrah, morefully described in the Schedule written hereunder, and also demarcated and delineated in the annexed Plan with Red Border, hereinafter referred to as the Property which is the Subject Matter of this present Deed of Sale.

AND WHEREAS All That 01 Acre 07 ½ Satak / decimal of Sali land comprised in R.S. Dag No. 591, under old Khatian No. 2145, situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, P.S. Domjur, Dist. Howrah, seized and possessed by and belonged to Sri Subal Chandra Laha and Sri Gopinath Laha alias Nanilal Laha, both are sons of Late Mahadeb Laha, who sold and transferred the same land to I. Sri Ram Chandra Das,

અલ્પી દામ  
ચ. મુજાલુ દામ

V.E.T. No - 760



મુજાલુ દામ  
વિભાગ - કૃષિ શાસ્ત્ર દામ,  
અથ - કૃષિ શાસ્ત્ર, ભાગ: પાલકાદ,  
આમ - પાલકાદ, ભાગ: કૃષિ,  
વિભાગ - અમર,

૧/૫/૧૦



(3)

son of Late Nagendranath Das, 2. Ashok Kumar Das, 3. Sri Shyamal Kumar Das, 4. Sri Ananda Kumar Das, 5. Sri Samir Kumar Das, all are sons of Sri Ram Chandra Das, by a registered Deed of Sale, registered at Domjur Sub Registry Office, vide Being No. 1267, for the year 1971.

AND WHEREAS said Samir Kumar Das died before married leaving only his three brothers and father namely Ashok Kumar Das, Shyamal Kumar Das, Ananda Kumar Das, the Vendor herein, and Ram Chandra Das, the Vendor herein, who got the share of the property by way of inheritance and they recorded their names in the recent settlement Record vide I.R. Khatian No. 248, 3689, 370 and 3381, in respect of their aforesaid property.

AND WHEREAS said Ashok Kumar Das died leaving only one daughter namely Arpita Das, wife namely Smt. Arati Das, and mother namely Smt. Manti Das, the Vendors herein, who got the share of the property by way of inheritance, in respect of her aforesaid property.

AND WHEREAS the Vendors have approached to the Purchaser herein to sell, convey, transfer, assign and assure All That more or less 40.50 decimal /Satak of landed property with all easement right, morefully described in the schedule written hereunder and also demarcated and delineated in a sketch plan annexed hereto.

AND WHEREAS the Purchaser has been on the look out for an appropriate land and has approached the Vendors for purchase the said land subject to the same being free from all encumbrances.

AND WHEREAS the Vendors have represented to the purchaser that the said land is free from all encumbrances that no other person except the Vendors have any interest in the said land or any portion thereof.

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AND WHEREAS the Vendors have further represented to the Purchaser, that no part of the said land is vested with the Government of West Bengal or with any Semi Government Authority, and the Vendors have not received any notices in connection therewith.

AND WHEREAS relying upon the said representations of the Vendors and believing the same to be true and correct, the Purchaser has agreed to purchase and the Vendors have agreed to sell ALL THAT about 40.50 Satak / decimal of land more fully described in the schedule hereunder written free from all encumbrances charges, liens, lispendenses, claims and demands whatsoever at or for a consideration of Rs. 11,00,000/- (Rupees eleven lakh) only and subject to the terms and conditions and stipulations as stated hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 11,00,000/- (Rupees eleven lakh) only paid by the Purchaser to the Vendors on or before the execution of these presents, (the receipt whereof the Vendors do hereby admit and acknowledge and discharge and release the said land and every part thereof) the Vendors do hereby convey, transfer, assign and assure unto the Purchaser ALL THAT about 40.50 decimal / Satak of land more fully described in the schedule written hereunder. HOWSOEVER OTHERWISE the said land or any part thereof now is or hereto before were or was situated, butted, bounded, described or distinguished TOGETHER WITH all issues, privileges easement commodities, appendages and appurtenances and other amenities whatsoever thereunto belonging to or in any wise appertaining thereto held used or occupied therewith or known as part and parcel or member thereof and the Reversion and Reversions, remainder and remainders yearly, monthly and other rents issues and profits thereof AND ALL estate right title interest claim and demand whatsoever of the Vendors

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into upon or in respect of the said land and every part thereof AND ALL deeds, pattahs, writings and muniments and evidences of title relating thereto or any part thereof which now is or may hereafter be in the possession or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action either at law or in equity. TO HAVE AND TO HOLD the same and all and singular the land hereby sold, conveyed, transferred unto and to the use of the Purchaser in fee simple in possession free from all encumbrances whatsoever absolutely and forever AND the Vendors do hereby covenant and agree with the Purchaser THAT NOT WITHSTANDING any act deed or thing done or committed or knowingly permitted or suffered to the contrary by the Vendors or any of their predecessors in title, and the Vendors have good right, full power and absolute authority to sell, grant, convey, transfer, assign and assure the said land unto and to the use of the Purchaser in the manner aforesaid AND THAT the Purchasers shall hold the said land free from and clear and freely and clearly and absolutely acquitted and forever released and discharged or otherwise by the Vendors, and well and sufficiently saved, defended kept harmless and indemnified of from and against all and manner former and other estate, right, title heirs and encumbrances charges whatsoever made done, occasioned, done or suffered by the Vendors or any of their predecessors in title from any persons or persons equitably or lawfully claiming through under or in trust for the Vendors AND FURTHER THAT the Vendors and all persons equitably or lawfully claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendors or from or under any of their predecessors in title, shall and will at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land or every part thereof unto

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(6)

and to the use of the Purchaser as may be reasonably required and the Vendors do hereby further covenant and assure the Purchaser that no part of the said land is vested with Government or any Semi Government Authority AND the Vendors have good right, full power and absolute authority to sell the same in the manner aforesaid AND FURTHER THAT the Vendors shall and will hand over all documents and relating papers to the Purchaser.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land 40.50 (Forty and half) Satak / decimal out of 05 Acre 44 Satak / decimal of Sali land comprised in R.S. Dag No. 591 (Five hundred ninety one), L.R. Dag No. 595 (Five hundred and ninety five), under old Khatian No. 2145 (Two thousand one hundred forty five), L.R. Khatian No. 248, 3381 and 370, situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, Additional Dist. Sub-Registry Office and Police Station- Domur in the District of Howrah, under Dakshin Jhapordah Gram Panchayet.

Assessed annual proportionate rent is payable to the Govt. of Bengal through B. L. & L. R. O. Domur, Howrah, with Rajat Dakshin Rishi.

That the Property herein sold and conveyed is shown in Deed Plan with RFD border and the same is a Part of this Deed.

The Photographs with finger impression of the Vendors & the Purchaser attached herewith is a Part of this Deed.

9/14/10

(7)

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs  
11,00,000/- (Rupees eleven lakh) only towards total consideration money as  
per memo below

<u>Cheque No</u>	<u>Date</u>	<u>Bank &amp; Branch</u>
562028	09-04-2010	Andhra Bank, Burrabazar Branch, Kolkata.
562029	09-04-2010	— do —
562030	09-04-2010	— do —
562031	09-04-2010	— do —

স্বাক্ষরিত  
৩১ নং পৃষ্ঠা

আবদুল হক  
আবদুল হক  
আবদুল হক  
আবদুল হক

SIGNATURE OF THE VENDORS

স্বাক্ষরিত  
৩৩ নং পৃষ্ঠা  
(৩১/৩/১০, ২০১০)

স্বাক্ষরিত  
৩৩ নং পৃষ্ঠা  
(৩১/৩/১০, ২০১০)

WITNESSES

A. J. H. Plant Sub-Registrar  
Dorchester, Dorset

9/4/10



(8)

IN WITNESSES WHEREOF the parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed, Sealed, and Delivered  
In the presence of

WITNESSES

- 1) ଅକ୍ଷୟ କୁମାର  
ଉତ୍ତର ମାଲକଟର  
ଭୋଗକୁଡ଼, ଯାଜପୁର.
- 2) ଅକ୍ଷୟ କୁମାର  
ଉତ୍ତର ମାଲକଟର  
ଭୋଗକୁଡ଼, ଯାଜପୁର.

ଅକ୍ଷୟ କୁମାର  
ଉତ୍ତର ମାଲକଟର  
ଭୋଗକୁଡ଼, ଯାଜପୁର  
ଅକ୍ଷୟ କୁମାର  
ଉତ୍ତର ମାଲକଟର  
ଭୋଗକୁଡ଼, ଯାଜପୁର  
ଅକ୍ଷୟ କୁମାର  
ଉତ୍ତର ମାଲକଟର  
ଭୋଗକୁଡ଼, ଯାଜପୁର

The contents of this Deed read over  
and explained to the Vendors by me

Arun P. R.

Typed by :-

Amit Das  
Computer Operator.

.....  
SIGNATURE OF THE VENDORS

Drafted and Prepared by me.

Rajesh Banerjee  
Rajesh Banerjee

License No. 32

Office Domjur.



Dist. Sub-Registrar  
Domjar, Howrah  
9/11/10

OF MOUZA DAKSHIN JHAPARDAH, J.L. NO. 15, P.S. DOMJUR,  
DIST.- HOWRAH, PART OF R.S. DAG NO. 591, L.R. DAG NO. 595,  
UNDER L.R. KHATIAN NO. 248, 3381 & 370.

**PURCHASER:- M/S N.S. ENGINEERING PROJECTS (P) LTD.**

NORTH



Traced By: ~~AKO~~  
Rampin Hovvax



Lodi Dist Sub-Registrar  
Domjar, Howrah  
9/6/10

7

Thumb fore finger middle finger ring finger small finger



Left  
Hand

For

Right ( ) Lid.  
Hand

Director

Name .....

Signature .....



Left  
Hand

For

Right  
Hand

Director

Name .....

Signature .....



Left  
Hand

Right  
Hand

Name .....

Signature .....



Left  
Hand

Right  
Hand

Name .....

Signature .....





2564 Dist Sub-Registrar  
Domjur, Howrah

9/4/10

Thumb fore finger middle finger ring finger small finger



Left Hand

Right Hand



Name .....

Signature .....



Left Hand

Right Hand



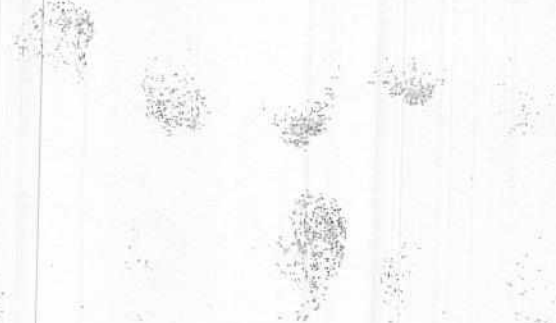
Name ... অনিতা দাস ...

Signature .....



Left Hand

Right Hand



মনি দাস

Name .....

স্ব: মনি দাস

Signature .....

Photo

Left Hand

Right Hand

Name .....

Signature .....



ՀՀ Սահմանադրության  
Ծանոթություն  
12 APR 2010  
9/6/10



Government Of West Bengal  
Office Of the A. D. S. R. DOMJUR  
District:-Howrah

Endorsement For Deed Number : I - 01826 of 2010  
(Serial No. 01718 of 2010)

On 09/04/2010

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

Presented for registration at 18.40 hrs on :09/04/2010. at the Private residence by Smt Arati Das one of the Executants.

( Gautam Ghosh )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

On 12/04/2010

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule I/A 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) = 23793/- ,E = 7/- on 12/04/2010

**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.-2163562/-

Certified that the required stamp duty of this document is Rs.- 108188 /- and the Stamp duty paid as Impressed and Adhesive Rs.- 0/-

**Stamp Paid By SABR**

1. Rs. 108250/- is paid, by the SABR number 539510, SABR Date 07/04/2010, Bank Name STATE BANK OF INDIA, Howrah, received on 12/04/2010, by M / S N .S . Engineering Projects Pvt. Ltd. 20 Maharshi Debendra Road Kolkata -700007

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

Execution is admitted on 12/04/2010 by

1. Smt Arati Das, wife of Late Ashok Kumar Das , Village:Uttar Jhapardah, Thana:-DOMJUR District:-Howrah, WEST BENGAL, India, P.O. :-Uttar Jhapardah , By Caste Hindu, By Profession : House wife
2. Sri Ram Chandra Das, son of Late Nagendranath Das , Village:Uttar Jhapardah, Thana:-DOMJUR District:-Howrah, WEST BENGAL, India, P.O. :-Uttar Jhapardah , By Caste Hindu, By Profession : Business



ADDITIONAL DISTRICT SUB-REGISTRAR  
Domjur, Howrah  
12 APR 2010  
( Gautam Ghosh )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

12/04/2010 18:01:00

Endorsement Page 1 of 2







Government Of West Bengal  
Office Of the A. D. S. R. DOMJUR  
District:-Howrah

Endorsement For Deed Number : I - 01826 of 2010

(Serial No. 01718 of 2010)

3. Sri Ananda Kumar Das, son of Sri Ramchandra Das , Village:Uttar Jhapardah, Thana:-DOMJUR  
District:-Howrah, WEST BENGAL, India, P.O. :-Uttar Jhapardah , By Caste Hindu, By Profession  
Business
4. Arpita Das, daughter of Late Ashok Kumar Das , Village:Uttar Jhapardah, Thana:-DOMJUR  
District:-Howrah, WEST BENGAL, India, P.O. :-Uttar Jhapardah , By Caste Hindu, By Profession  
House wife
5. Sint Manti Das, wife of Sri Ramchandra Das , Village:Uttar Jhapardah, Thana:-DOMJUR  
District:-Howrah, WEST BENGAL, India, P.O. :-Uttar Jhapardah , By Caste Hindu, By Profession  
House wife

Identified By Sushanta Das, son of Sri Ram Chandra Das, Village:Uttar Jhapardah  
Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Uttar Jhapardah , By Caste Hindu  
By Profession: Business.

( Gautam Ghosh )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR



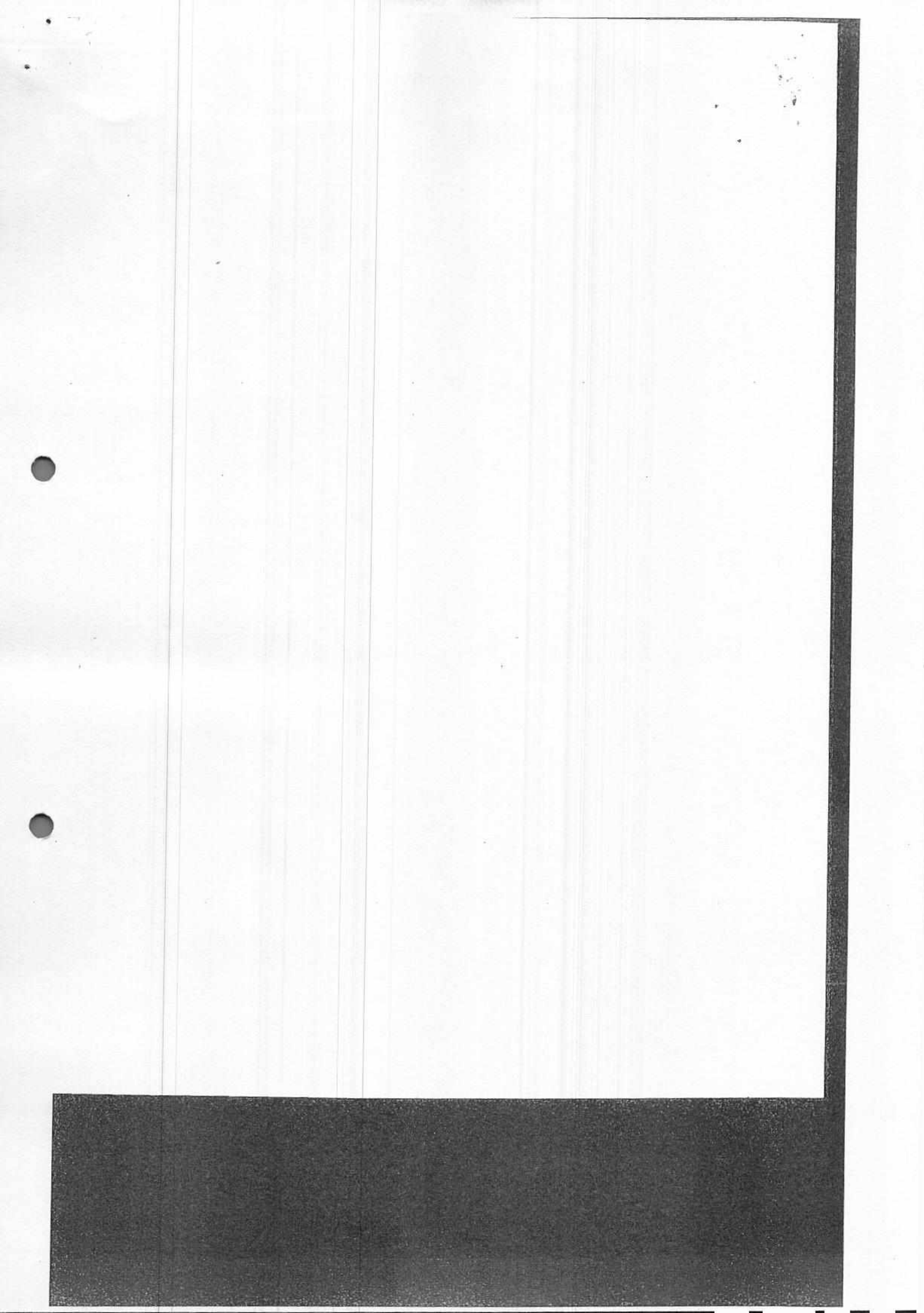
ADDITIONAL DISTRICT SUB-REGISTRAR  
Domjur, Howrah  
12 APR 2010

( Gautam Ghosh )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

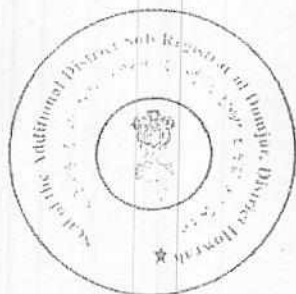
EndorsementPage 2 of 2

12/04/2010 18:01:00



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 6422 to 6440  
being No 01826 for the year 2010.



CRA

(Gautam Ghosh) 13-April-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR  
Office of the A. D. S. R. DOMJUR  
West Bengal

