05534/10 SERIALISED AUTHENTICATED BANK RECEIPT STATE BANK OF INDIA / 6.5559/10 SABR No : 013453 Branch Name: Branch Code: Date: Certified that a sum of (Rupecs tole sin tront 1 Kongo Rs. 1, 28 065) has been paid towards Stamp Duty by Sri/Smt MS. N.S. EAGINEERING TROJECTS (P) KTR) residing at 26 MAHAR SH DEBENDRA For Credit to the Account of the Govt. of West Bengal. Not over Rs. 1. 20066 Signature of authorized Officer Signature of authorized Officer A. WEINTER (S. S. Number. (S. S. Number: SUBRATA SARA S-18765 (Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more) Dr. li 24 ES ES 124 ALM sent diam to awanth ! white ! tare the 1333 L.



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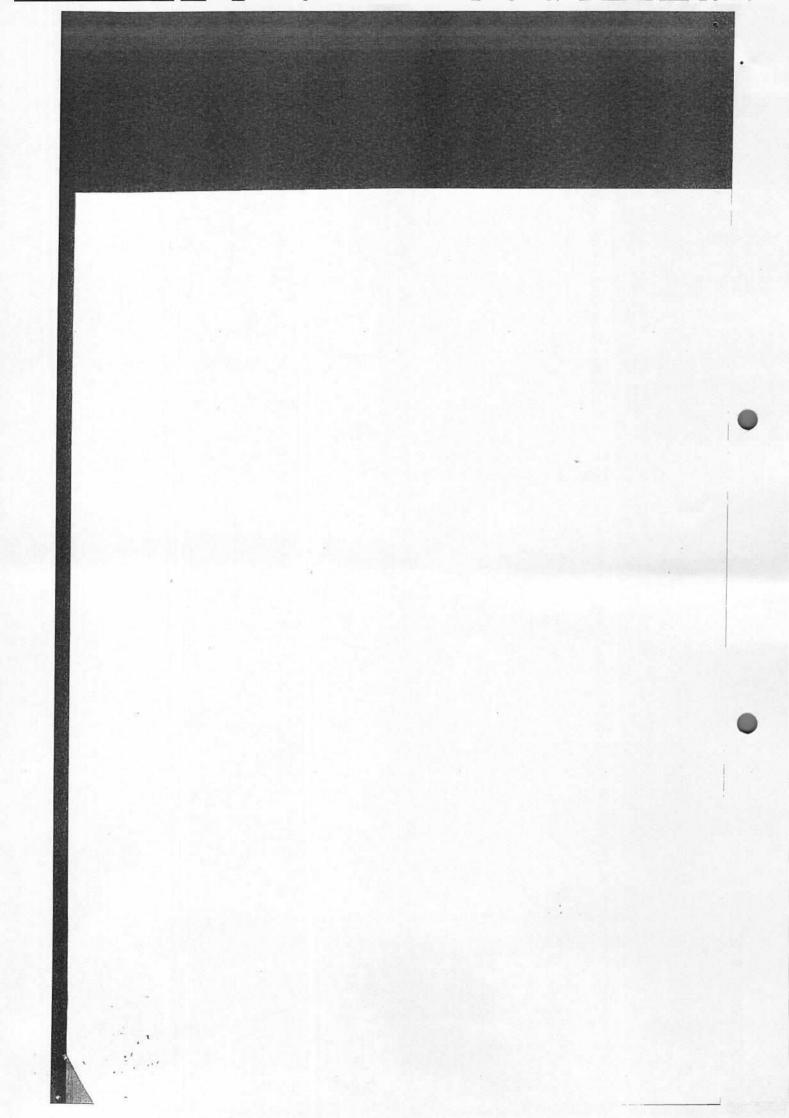
12. S.b. ali

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T. R. Form No. 7

, 19, 19 1 (b) rule (19) (b) of T.H. 3.06) Challan for Deposit of money in the account of GOVERNMENT OF WEST BENGAL barno of the Bank & Branch : S.B.I. TOWRAH 2. (a) Name of the Treasury : HOWRAH h) Treasury Code: W Final Little 1 0 0 (14-Digits must be filled up properly) a Detail Head of Account : E. (a) Amount . Rs. 1,20,060 Him Words: Rupees One Larkhtwenty thou gains same. Designation & Address of the Departmental Officer on whose benefit favour money is paid : MIS W. S. ENCINEERING PROJECTS (P) LTD. OF 20, Maharshi Debenda Road Kalkata - an Particulars and Authority of Deposit 70000 F · (c) T.V. No. & Date of A.C. Bill: And units Officer by whom adjustable Accountant General (A & E), West Bengal Signature of Departmental / Treasury Officer 5 447556 Expositors Signature Treasury Receipted Challan No. इ राज्य इत्या मुख्य ह Research ayment Bank Scroll Serial No. Pricept by Bank / Treasury ... Signature with seal of the Bank 1. In respect of Challan relating to refind of unspent ament of A.C. Bill.



D 05559/10

-: DEED OF SALE ::-

Under Dakshin Jhapordah Gram Panchayet.

Mouza – Dakshin Jhapordah, P.S.- Domjur, Dist.- Howrah.

Valued at Rs. 24,00,000/- only.

THIS DEED OF CONVEYANCE is made this ... 24.4..... Day of November, Two thousand Ten, BETWEEN, SMT. SANTILATA BAG, wife of Sri Pasupati Bag, by faith – Hindu, Nationality – Indian, by occupation – Housewife, residing at Vill. & P.O.- Dakshin Jhapordah, P.S.- Domjur, Dist.-Howrah, Pin – 711405. W. Bengal, hereinafter called the VENDOR / SELLER (which terms or expression unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, administrators, legal representative and assigns) of the ONE PART.

AND

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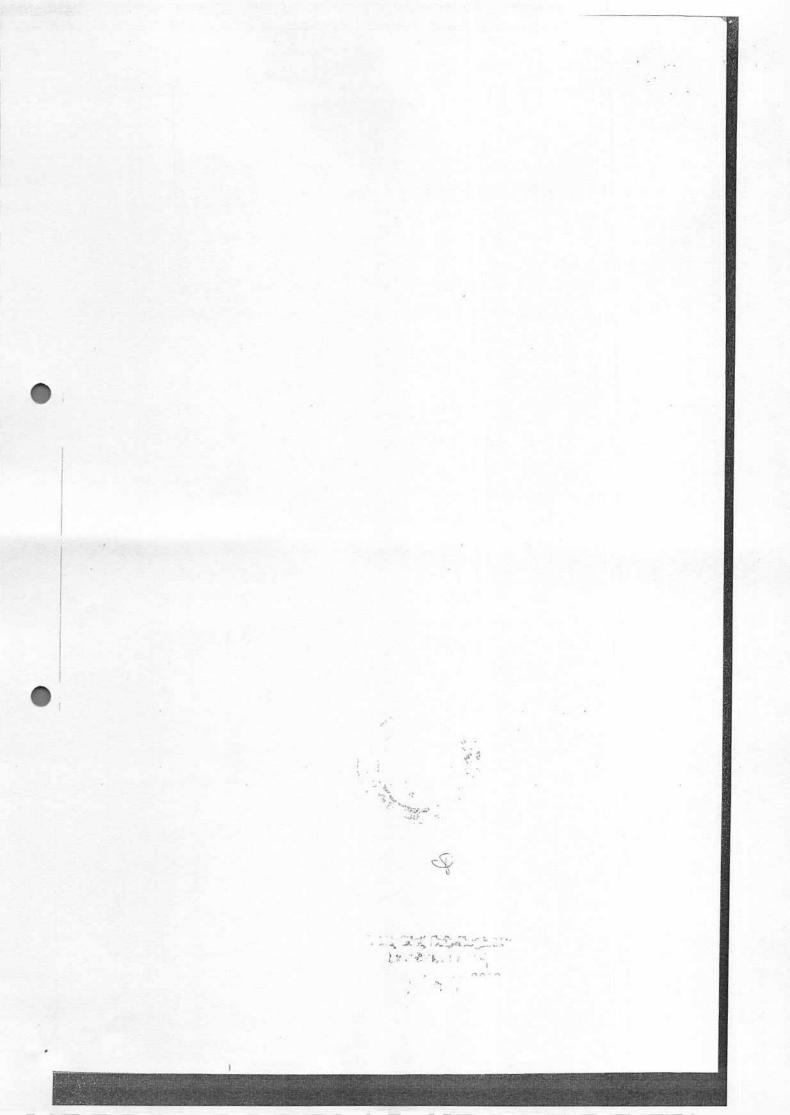


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M/S. N. S. ENGINEERING PROJECTS (P) LTD., having its registered office at 20, Maharshi Debendra Road, 3rd Floor, Kolkata – 700007, represented by one of its Directors (1) MR. MONOJ KUMAR KEDIA, son of Pushkar Lal Kedia, residing at 268, G.T. Road,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

WHEREAS piece and parcel of Sali land measuring about 60.50 satak / dec. out of 01 Acre 21 satak of Sali land comprised in R.S. Dag No. 573, L.R. Dag No. 577, under R.S. Khatian No. 698, L.R. Khatian No. 3619, situated and lying at Mouza – Dakhsin 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 21 satak of Sali land comprised in R.S. Dag No. 573, LR. Dag No. 577, situated and lying at Mouza – Dakhsin Jhapordah, J.L. No. 15, P.S.- Domjur, Dist.- Howrah, alongwith other property previously seized and possessed by and belong to Sri Khadu Charan Das, who sold and transferred the same land to Smt. Santilata Bag the instant Vendor by a Registered Deed of Sale registered at Domjur Sub Office vide Being No. 4839 for the year 1966.



AND WHEREAS thus instant vendor got aforesaid land and recorded her name in the recent settlement record vide L.R. Khatian No. 3619, R.S. Dag No. 573, L.R. Dag No. 577 in respect of aforesaid 01 Acre 21 satak of land.

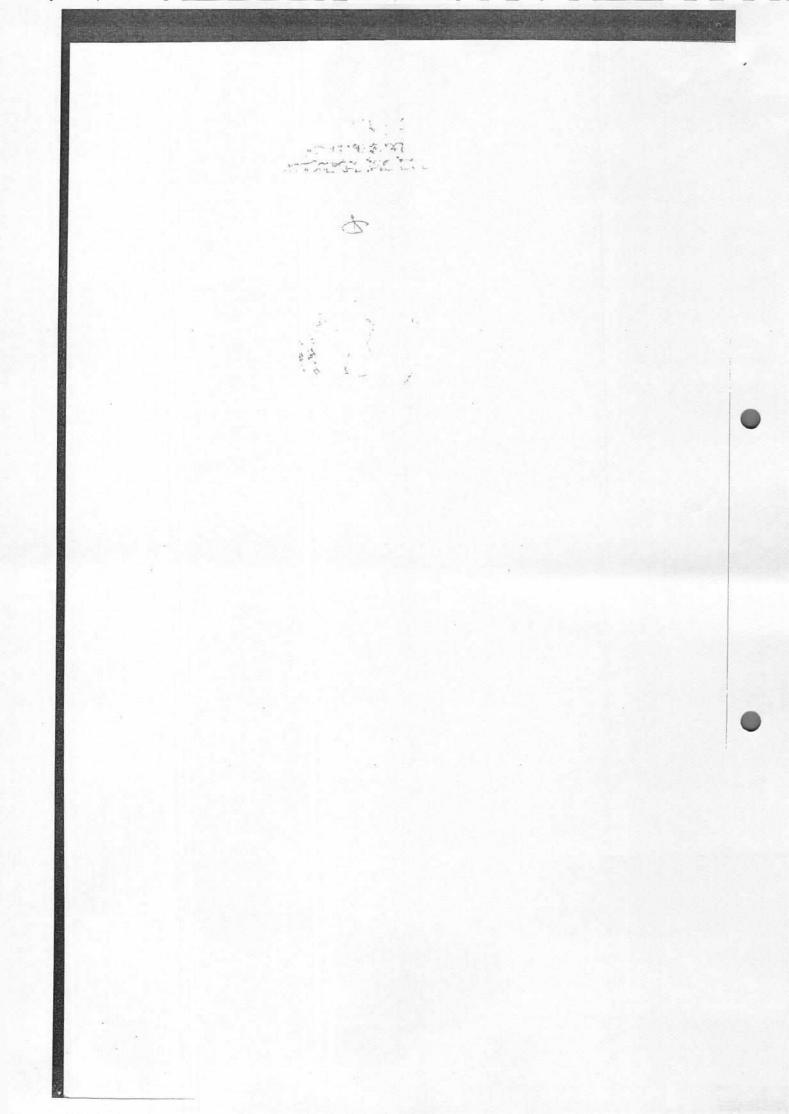
AND WHEREAS the vendor has approached to the purchaser herein to sell, convey, transferr, assign and assure all that more or less 60.50 satak out of aforesaid 01 Akre 21 satak of landed property will all easement right more fully described in the schedule written hereafter and also demarcated and delineated in a sketch plan annexed hereto.

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

AND WHEREAS the vendor has represented to the purchaser that the said land is free from all encumbrances that no other person except the vendor has been interest in the said land on any portion thereof.

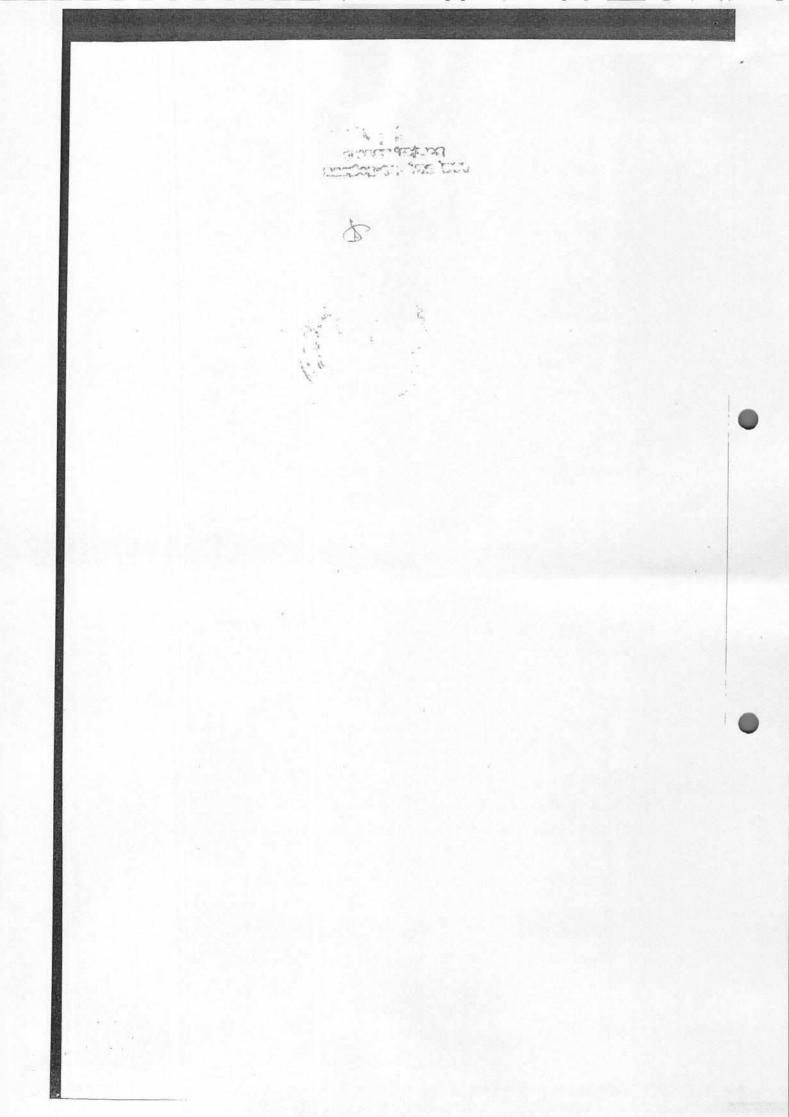
AND WHEREAS the vendor has further represented to the purchaser, that no part of the said land is vested with the Government of West Bengal or with any Semi Government Authority, and the vendor has not received any notices in connection therewith.

AND WHEREAS relying upon the said representations of the vendor and believing the same to be true and correct, the purchaser has agreed to purchase and the Vendor has agreed to sell ALL THAT about 60.50 satak / dec. of land morefully described in the schedule hereunder written free from all

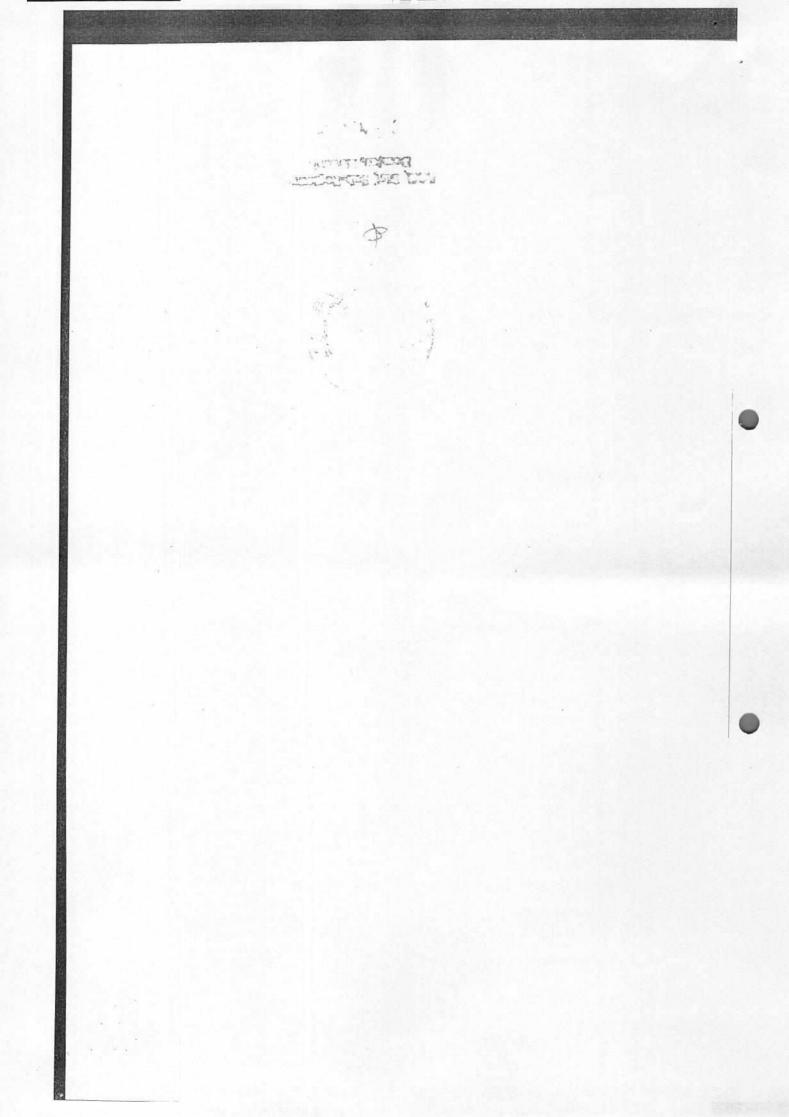


encumbrances charges, liens, lispendenses, claims and demands whatsoever at or for a consideration of Rs. 24,00,000/- (Rupees twenty four lakhs) only and subject to the terms and conditions and stipulations as stated hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance in the agreement and in consideration of the said sum of Rs , 24,00,000/- (Rupees twenty four lakhs) only paid by the purchaser to the vendor on or before the execution of these presents, (the receipt whereof the vendor do hereby admit and acknowledge and discharge and release the said land and every part thereof) the vendor do hereby convey, transfer, assign and assure unto and in favour of the purchaser ALL THAT about 60.50 satak / decimals of SALI land more fully and particularly described in the schedule written hereunder. OR HOWSOEVER OTHERWISE the said land or any part thereof now are or 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 Reversion remainders yearly, monthly and other rests issued and profits thereof AND ALL estate right title interest claim and demand whatsoever of the Vendor into upon or in respect of the said land and every part thereof AND ALL deeds pattahs writing 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 vendor or any person or persons from whom the vendor 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 purchase in fee simple in possession free from all encumbrances whatsoever absolute and forever AND



the vendor do hereby convent 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 vendor or any of its predecessors in title the vendor has 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 purchaser 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 Vendor, 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 Vendor or any of its predecessors in title from any person or persons equitable or lawfully claiming through under or in trust for the Vendor AND FURTHER THAT the Vendor and all persons equitably or lawfully claiming any estate or interest in the said land or any part there of from under or in trust for the Vendor and all persons equitable or lawfully claiming any estate or interest in the said land or any art thereof from under or in trust for the vendor or from or under any of its predecessors in title, shall and will at 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 the further and more perfectly assuring the said land or every part thereof unto and to the use of the purchaser as may be reasonably required and the Vendor do hereby further convenant and assure the purchaser that no part of the said land is vested with Government or any Semi Government authority AND the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid AND FURTHER THAT THE Vendor shall and will hand over Xerox copies of all documents and relating papers to the purchaser.



-:: SCHEDULE OF PROPERTY ::-

ALL THAT piece and parcel of SALI land measuring about 60.50 (sixty point five zero) satak / dec. out of 01 Acre 21 satak of Sali land comprised in R.S. Dag No. 573 (five hundred seventy three), L.R. Dag No. 577 (five hundred seventy seven) under R.S. Khatian No. 698 (six hundred ninety eight), L.R. Khatian No. 3619 (three thousand six hundred nineteen), situated and lying at Mouza – Dakhsin Jhapordah, J.L. No. 15, under the jurisdiction of Additional District Sub Registrar Office Domjur, P.S.- Domjur, District & District Registry office at Howrah, under the Dakshin Jhapordah Gram Panchayer.

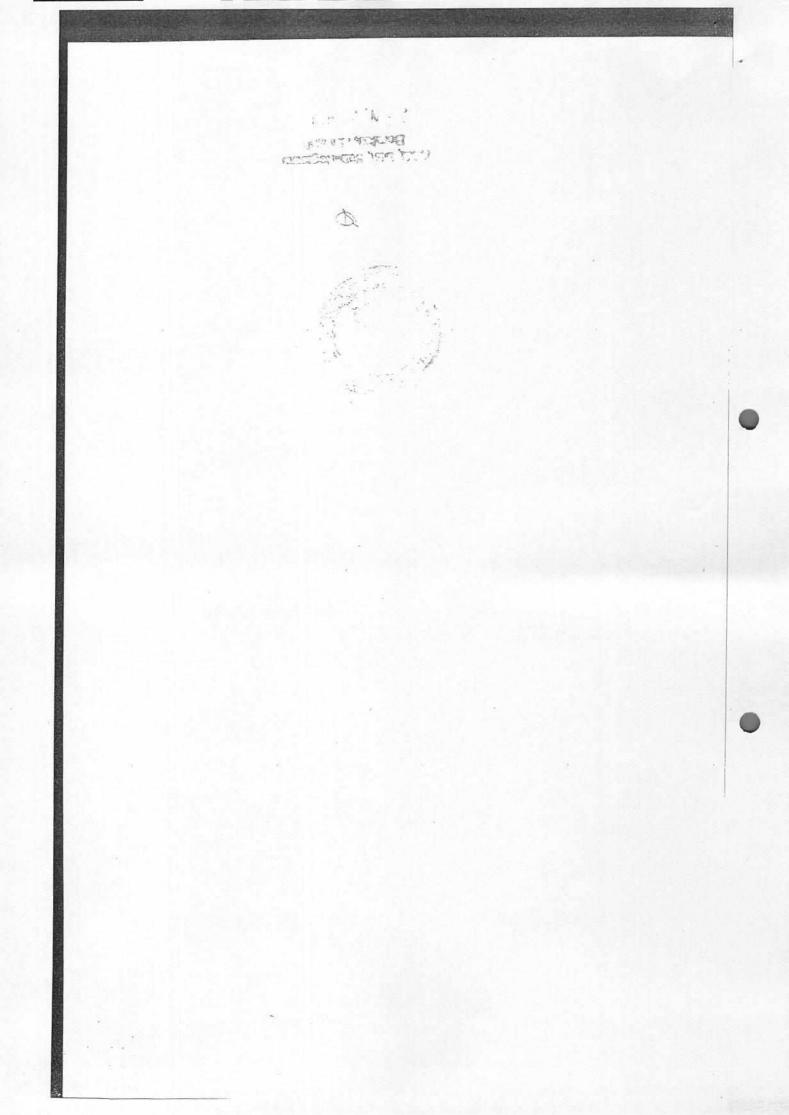
The annual chargeable rent is payable to Govt. of West Bengal through B.L.& L.R.O. Domjur, Howrah.

That the property which delineated with 'RED' line border in the annexed plan will be treated as one part of this Deed.

The Self attested Photograph and both hand's Ten Fingers impression of Vendee and Vendor both are attached herewith this Deed, it will be treated as one part of this Deed.

IN WITNESS WHEREOF the Vendor have put his signature and set and subscribed his hand's seal on the ...24th. day of ...November2010.

| Cheque No. | -:: MEMO C | OF CONSIDERATION ::- Bank & Branch | Amount |
|--------------------------------------|--|--|--------|
| 318647 318647 318650 318651 | 24/11/2010 24/11/2010 24/11/2010 24/11/2010 | Andhow Bruk. Kol70 Burrebeau Br. Kol70 - do - do - do - | |



SIGNED, SEALED & DELIVERED

In the presence of:-

WITNESSES:

- 198 of 24 1845 42 2) Ninawjon Bug. South Thapproduka
- 3) सम्बन्ध किल्यान-

LIAK DO ETHOS

SIGNATURE OF THE VENDOR

The contents of this Deed readover and explained to the Vendor by me.

Nirayon Bug.

Drafted & Prepared by me :-

Rajesh Banerjee License No. 32,

Office - Domjur A.D.S.R.

Typed by :-

Surajit Chandra CHANDRA TYPE CENTRE

Domjur, Howrah.

CONTRACTOR AND LOCAL CONTRACTOR AND A STORY OF THE CONTRACTOR AND



SALE DEED PLAN

OF MOUZA - DAKSHIN JHAPARDAH, J.L. NO. 15, P.S. DOMJUR, DIST. HOWRAH,

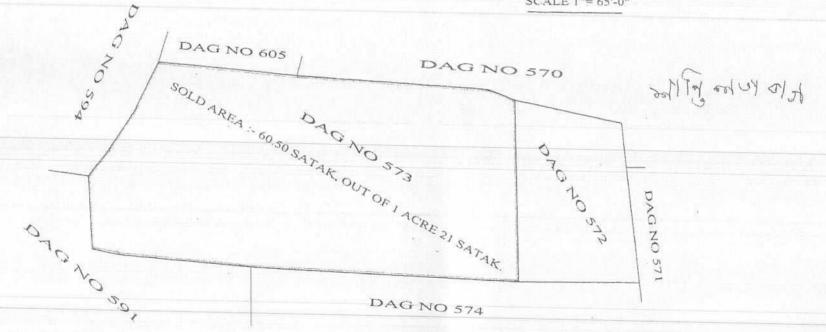
R.S. DAG NO. 573, L.R. DAG NO. 577, UNDER L.R. KHATIAN NO. 3619

SOLD AREA: - 60.50 SATAK/ DECIMAL, OUT OF: - 1 ACRE 21 SATAK/ DECIMAL.

SHOWN IN RED BORDER.

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

SCALE 1"= 65'-0"



2 4 NOV 2010





fore finger middle finger ring finger small finger Thumb Left Hand Right Hand Name Signature heavy & heas Left Hand Right Hand^{Litd}. Director Name Si-mature. Photo Left Hand Right Photo Left Hand Right Hand Name Signature

Director 01/11/10 . 4

Government of West Bengal Dept. of Finance (Revenue) , Directorate of Registration and Stamp Revenue Office of the A. D. S. R. DOMJUR, District- Howrah Si TI Sheet of Serial No. 05534 / 2010, Deed No. (Book - I , 05559/2010)

| Name of the Presentant | Signature with date | | |
|------------------------|---------------------|--|--|
| Smt Samtilat (* - | | | |
| | 304/ Ed ed 34 217 | | |
| | | | |
| | 24/11/10 | | |

II . Signature of the reason(s) admitting the Execution at Office.

| SI No | . Admission at a secution By | Status | Photo | Finger Print | Signature |
|-------|--|--------|------------|--------------|----------------|
| 1 | Samutata Address - Jan Stäkshin Jhapantan - Hari Deatlür, District: 17 - Jan West BENGAL J P.O. 1-Operform - Jaha | Self | | ги Э | में जि ०४५७५ म |
| | | | 24/11/2010 | 24/11/2010 | |

Name of Identific | Luove Person(s) Chittaranjan Pares

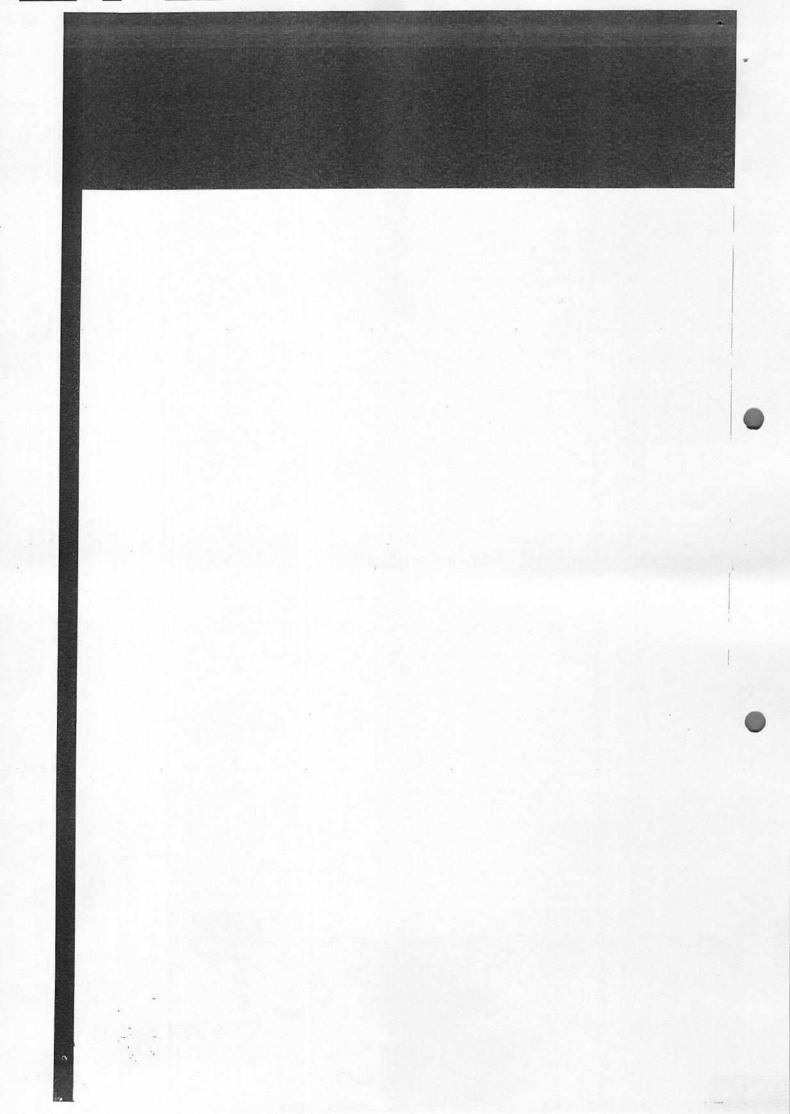
Signature of Identifier with Date

Bemius, Housell.

(Gautam Ghosh) ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR Office of the A. D. S. R. DOMJUR

Page 1 of 1

24/11/2010.



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

Endorsement For Deed Number: 1 - 05559 of 2010 (Serial No. 05534 of 2010)

On 24/11/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 123,4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court & a stamp paid Rs. 10/-

Payment of f. ass

Fee Paid in 1.3863 under article: A(1) = 26389/- ,E = 7/- on 24/11/2010

Certificate of Market Value (WB PUVI rules of 2001)

Certified the market value of this property which is the subject matter of the deed has been assessed at 100000/-

Certified 9-11 ... equired stamp duty of this document is Rs.- 120010 /- and the Stamp duty paid as: Impressor decisive Rs.- 0/-

Stamp Paid By 1 Ft-

1. Rs. 120060 El poid, by the SABR number 013453, SABR Date 22/11/2010, Bank Name State Bank of India, HOWRAN, received on 24/11/2010, by M/ S N . S. Engineering Projects (p) Ltd 20, Maharshi Debendra Rolld, Kolkata-700007

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

Securitarian at 14.15 hrs on :24/11/2010, at the Office of the A. D. S. R. DOMJUR by Sa. .it rateg , Encoutant.

Admission 6. Pascution (Under Section 58, W.B. Registration Rules, 1962)

Execution is ad. Liver on 24/11/2010 by

1. Smt South : 199, wife of Sri Pasupati Bag , Village:Dakshin Jhapardaha, Thana:-DOMJUR. District, New YEST BENGAL, India, P.O.: -Dakshin Jhapardaha, By Caste Hindu, By Profession: House wife

Identified by Chittaranjan Parui, son of Sri Feluram Parui, Village:Dakshin Jhapardaha, Thans J. City J. District-Howrah, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others

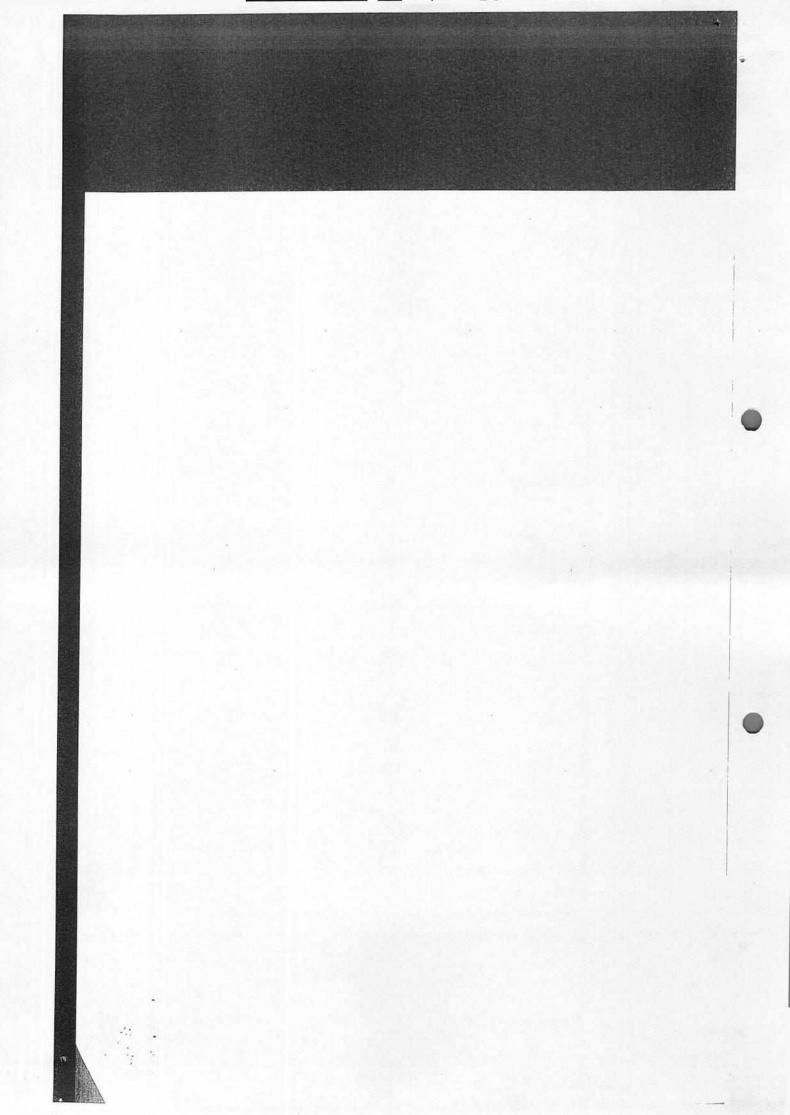
> (Gautam Ghosh) ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

> > (Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

24/11/2010 14:50:00

EndorsementPage 1 of 1



Certificate of Registration under section 60 and Rule 69.

Registered in Book -1 CD Volume number 13 Page from 3736 to 3751 being No 05559 for the year 2010.



(Gautam Ghosh) 01-December-2010 ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR Office of the A. D. S. R. DOMJUR West Bengal

