

2617/11

(17)

11/02544/11



49-4984/11

23/5 अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

A 028807

certified the document
as admitted to registration.
The signature sheets and the
endorsement sheets attached
with this document are the
part of this document.

CP
Addl. Dist. Sub-Registrar
Domjur, Howrah

23/5/11

DEED OF SALE

Mouza- Dakshin Jhapordah, P.S.- Domjur, Dist.- Howrah, Valued
at Rs. 12,00,000/- (Rupees twelve lacs) only.

১৮-১৯৭৭

ক্রমিক নং ৭০৮ ডাঃ ২৩/১০/৭৭ -
 মূল্য ১০০০ টাক
 প্রোতা ১০০ ১০০ ১০০ ১০০ ১০০ ১০০
 সাং ১০০ ১০০ ১০০ ১০০ ১০০ ১০০
 জেলা হাওড়া ২০ ২০ ২০ ২০ ২০ ২০ -
 বসুন্ধরা
 বসুন্ধরা ৭০০০০ ৭
 স্ট্যান্ডার্ড ডেডলি, লাইসেন্স নং ১৩৬
 এডিস, ডিঃ সাব রেজিস্ট্রার অফিস, ডোমজুর, হাওড়া



Biswasjit Ghosh.
 Sri Sankar Ghosh
 Khambhata,
 Domjur, Howrah.
 Business.

Adl. Dist. Sub-Registrar
 Domjur, Howrah
 ২৩/১০/৭৭

(2)

THIS INDENTURE OF CONVEYANCE made this 23rd day of May, Two thousand eleven A.D. BETWEEN **SM. SUNITI KOLEY(GHOSH)**, wife of Sri Sankar Koley, by faith Hindu, Nationality Indian, by occupation Housewife, residing at Vill. & P.O. Khantora, P.S. Domjur, Dist. Howrah, hereinafter referred to as a **VENDOR / SELLER** (Which expressions shall unless excluded by or repugnant to the context be deemed to include her executors, administrators, legal representatives, successors in office and assigns) of the **FIRST PART**.

A - N - D

M/S N.S. ENGINEERING PROJECTS (P) LTD. having its registered office at 20, Maharshi Devendra Road, 3rd Floor, Kolkata - 700007, being represented by its **DIRECTOR** 1) **MR. MANOJ 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, Munsii 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**.

WHEREAS the land appertaining to R.S. Dag no. 604, L.R.Dag No. 608, under L.R. Khatian no. 4490, situated at Mouza- Dakshin Jhapordah, P.S. Domjur, Dist. Howrah, to the extent of 31 Satak / decimal out of 95



9

Adl. Dist. Sub-Registrar
Domjur, How.

23/5/11

(3)

Satak / decimal of Sali land, morefully described in the Schedule written hereunder and also delineated with Red Border in the annexed Plan of this Deed of Sale along with all easement rights and privileges hereinafter called the Property which is the subject matter of this present Deed of Sale.

AND WHEREAS All That Sali land within R.S. Dag no. . 604, L.R.Dag No. 608, under L.R. Khatian no. 4490, situated at Mouza- Dakshin Jhapordah, P.S. Domjur, Dist. Howrah, to the extent of 31 satak out of 95 satak was the property belongs to said present Vendor Suniti Koley(Ghosh), wife of Shankar Koley.

AND WHEREAS the said Vendor recorded her name in L.R. Settlement Record, vide L.R.Khatian No. 4490.

AND WHEREAS the said Vendor is sole occupier and absolute owner of the said 31 satak which is fully described in Schedule below.

AND WHEREAS the Vendor has approached to the Purchaser herein to sell, convey, transfer, assign and assure All That more or less 31 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 Purchasers have 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.

.....



১৪

Dist. Sub-Registrar
Demjur, Howrah
23/5/4

(4)

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.

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 31 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. 12,00,000/- (Rupees twelve lacs) 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. 12,00,000/- (Rupees twelve lacs) 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

.....



8

Dist. Sub-Registrar
Domjur, Howrah

23/5/47

(5)

about 31 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 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 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 Vendors, and well and sufficiently saved, defended kept

.....



4

ddl, Dist Sub-Registrar
Domjur, How

23/5/11

(6)

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 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 measuring about 31 (Thirty one) Satak / decimal out of 95 Satak / decimal of Sali land comprised in R.S. Dag No. 604 (Six hundred four), L.R.Dag No. 608 (Six hundred eight), under L.R. Khatian No. 4490, situated at Mouza Dakshin Jhapordah, J. L. No. 15,

.....



8

addl. Dist. Sub-Registrar
Damjuri, Howrah

28/5/4

স্বাক্ষর (২৪/০৫/১১)

(7)

Additional Dist. Sub-Registry Office Domjur, Police Station- Domjur, in the District and District Registry Office Howrah, under Dakshin Thapondah Gram Panchayat.

Applied annual proportionate rent is payable to the Govt. of West Bengal through B. L. & L. R. O. Domjur, Howrah, with Raiat Dakhali Right.

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

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

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. . 12,00,000/- (Rupees twelve lacs) only) towards total consideration money as per memo below :-

Draft / Cheque no.	Date	Bank & Branch	Amount	In Favour of
594046	23/05/11	Andhra Bank Burrabazar Branch.	7,00,000/-	
594047	23/05/11	- do -	5,00,000/-	
			<u>12,00,000/-</u>	

Rupees Twelve lacs only.

স্বাক্ষর (২৪/০৫/১১)

SIGNATURE OF THE VENDOR

1) Biswajit Ghosh.

Khantora - Howrah.
2) Shyamal Kumar Ghosh.
WITNESSES
M. D. Das



2

addl. Dist. Sub-Registrar
Domjur, Howrah 23/5/4

(8)

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

Signed, Sealed, and Delivered

In the presence of

WITNESSES

- 1) Biswajit Ghosh
Kharota - Howrah.
- 2) Shyamal Kumar Ghosh
Kharota - Kharota.
PS. D. L. M. S.

SL/609(208) (b. 108)

.....
SIGNATURE OF THE VENDOR

Drafted and Prepared by me.

Rajesh Banerjee
RAJESH BANERJEE
LICENCE No. 32,
A.D.S.R. Domjur Office.
Howrah.

Typed by :-

Arup Pal
Arup Pal,
Domjur, Howrah.



৮

Dist. Sub-Registrar
Domjur, Howrah

23/5/11

SALE DEED PLAN
OF MOUZA DAKSHIN JHAPARDAH, J.L. NO. 15. P.S. DOMJUR.
DIST. HOWRAH, UNDER R.S. DAG NO. 604, L.R. DAG NO. 608.
UNDER L.R. KHATIAN NO.4490.
AREA OF LAND :- 31 SATAK/ DECIMAL (M/L) , SHOWN IN RED BORDER.
PURCHASER :- M/S N.S. ENGINEERING PROJECTS (P) LTD.

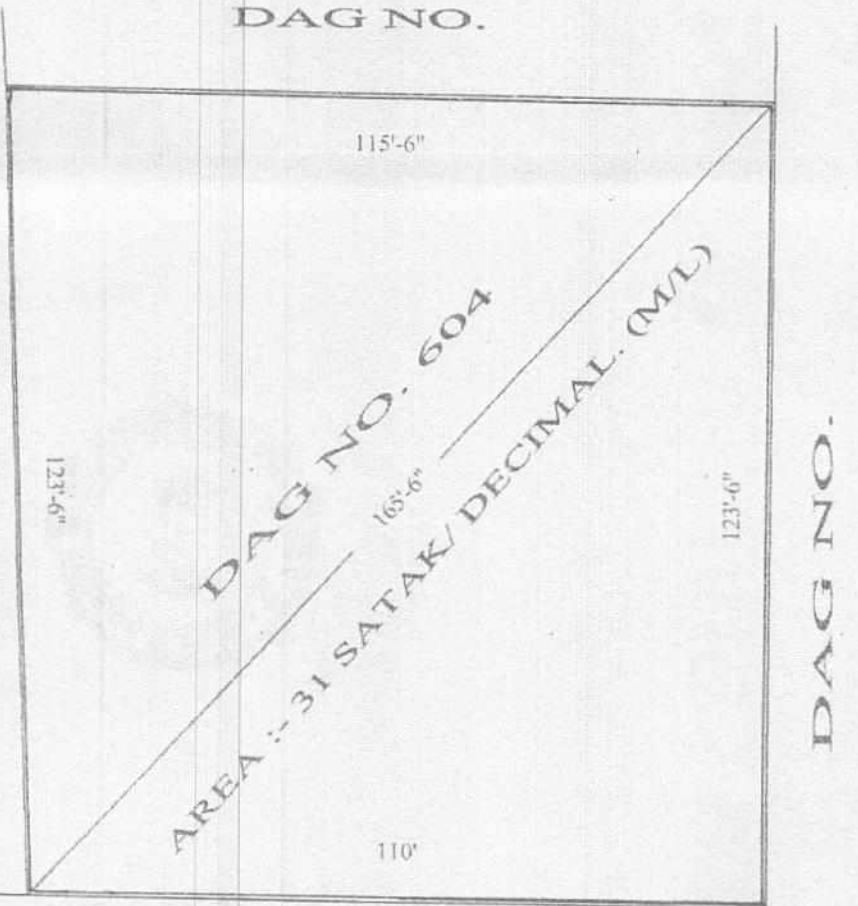


SCALE 1"= 25'-0".

সুমনী (স্বামি (মালিক))

DAG NO.

DAG NO.



DAG NO.

DAG NO.

TRACED BY:-
S. DAS



২

.dcl, Dist. Sub-Registrar
Domjur, Howrah

২৩/৫/৭



For N. S. Engineering Projects (Pvt.) Ltd.
Director

Name Manoj Kumar Kedia
Signature Manoj K. Kedia
Director

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL



For N. S. Engineering Projects (Pvt.) Ltd.
Director

Name Anil Kumar
Signature Anil K.
Director

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL



Name S. J. G. (Signature)
Signature S. J. G. (Signature)

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL



Name
Signature

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL

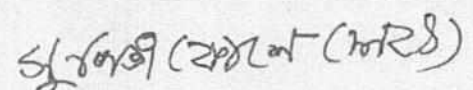


CP
28/5/11



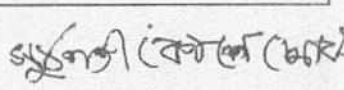
Dist. Sub-Registrar
Domjur, Howrah

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. DOMJUR, District- Howrah
Signature / LTI Sheet of Serial No. 02617 / 2011, Deed No. (Book - I , 02544/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Smt. Suniti Koley (Ghosh)	 23/5/11

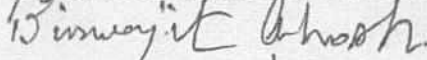
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Suniti Koley (Ghosh) Address -Village:Khintora, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Khintora	Self	 23/05/2011	 LTI 23/05/2011	

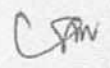
Name of Identifier of above Person(s)

Biswajit Ghosh
Village:Khintora, Thana:-DOMJUR, District:-Howrah,
WEST BENGAL, India, P.O. :-

Signature of Identifier with Date


23/5/11




Addl. Dist. Sub-Registrar
Domjur, Howrah

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR
Office of the A. D. S. R. DOMJUR



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

Endorsement For Deed Number : I - 02544 of 2011
(Serial No. 02617 of 2011)

On

Payment of Fees:

On 23/05/2011

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:

Amount By Cash

Rs. 22139/-, on 23/05/2011

(Under Article : A(1) = 22132/- ,E = 7/- on 23/05/2011)

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.-2012998/-

Certified that the required stamp duty of this document is Rs.- 100660 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 917207, Draft Date 23/05/2011, Bank Name State Bank of India, Makardah, received on 23/05/2011
2. Rs. 46700/- is paid, by the draft number 917208, Draft Date 23/05/2011, Bank Name State Bank of India, Makardah, received on 23/05/2011

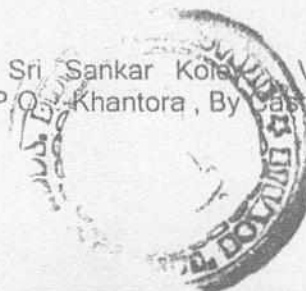
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.19 hrs on :23/05/2011, at the Office of the A. D. S. R. DOMJUR by Smt. Suniti Koley (Ghosh) ,Executant.

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

Execution is admitted on 23/05/2011 by

1. Smt. Suniti Koley (Ghosh), wife of Sri Sankar Koley Village:Khintora, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O:-Khintora, By Case Hindu, By Profession : House wife



Adl. Dist Sub-Registrar
Domjur, How
(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

23/05/2011 13:43:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02544 of 2011
(Serial No. 02617 of 2011)

Identified By Biswajit Ghosh, son of Sri Sankar Ghosh, Village:Khintora, Thana:-DOMJUR,
District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR



(Signature)
Addl. Dist. Sub-Registrar
Domjur, Howrah

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 5600 to 5614
being No 02544 for the year 2011.



CPR

(Gautam Ghosh) 24-May-2011
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR
Office of the A. D. S. R. DOMJUR
West Bengal