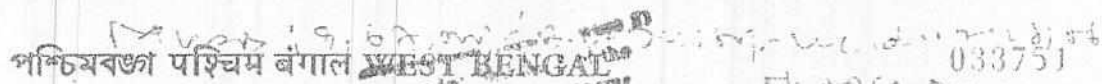


I 1202



DEED OF SALE

Modi. Dist. Sub-Registrar
Domjur, Howrah
2-5-7

45
 N. S. ENGINEERING PROJECTS (P) LTD.
 28, Chhatra Sarani, 3rd floor
 Kolkata - 700001
 4/4/07

2 - 50,000/-
 1 - 20,000/-
 4 - 4,000/-
 200/-
 74,200/-



at 7 PM. on the 30th day of April 2007
 by: SK Foruz Rahman
 of his P.T. residence

Execution is admitted by

SK. Foruz Rahman

M Foruz Rahman
 of the Ashraf Ali's
 Ashraf Ali

30.4.07

Resident South
 Tinsukia (Talukha)
 P.S. Dap. Hood
 Muslim / Baidya



SK Foruz Rahman
 N.T. 9. no - 932

Satisfied &

Syamsul Kama Monne
 of Biswanath - K. Monne
 Monne Taluk Bk.
 23/02/07

Syamsul Kama Monne

SRIE. Biswanath Kumar. Monne

Monne. Taluk. Bk. - Haver

23/02/07
 Dist. Sub. Registrar
 Durgam, Haver



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

033750

(2)

A-N-D

M/S N.S. ENGINEERING PROJECTS (P.) LTD., a Company incorporated under the Company Act, 1956, having its registered office at 20, Maharshi Devendra Road, 3rd floor, Kolkata 700007, represented by its DIRECTORS 1. MR. MANOJ KUMAR KEDIA, son of Puskar Lal Kedia, residing at 268, G.T. Road, Liluah, Howrah, 2. ANIL KUMAR GOEL, son of Purushottom Dass 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.

Manoj Kedia
Anil Kumar Goel

45

ENGINEERING PROJECTS (P) LTD.
 N. S. Chakrabarti, Devendra
 KOLKATA 700007

4/4/07

2	-	50,000/-
1	-	20,000/-
4	-	4000/-
2	-	200/-
		<u>74,200/-</u>



30-04-2007



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

014320



WHEREAS the land appertaining to R.S. Dag no. 590, under R.S. Khatian no. 2524, of Mouza- South Jhapordah, P.S. Domjur, Dist. Howrah, to the extent of 07 Katha 08 Chhittack 34 Sft. or equivalent to 12.46 Satak / decimal out of 38 Satak / decimal of Sali land, morefully described in the Item no. 1 of the Schedule written hereunder, previously belonged to Rajanikanta Bandopadhyay, Vivekananda Bandopadhyay, Arundhuti Mukhopadhyay, Basanti Bandopadhyay, Minadevi Chattopadhyay, Sushma Bandopadhyay, Ananda May Bandopadhyay, Runa Mukherjee, Tarit Bandopadhyay and Tapan Bandopadhyay who jointly sold the same land for

Datt
A. S.

45
 N. S. ENGINEERING PROJECTS (P) LTD.
 20. Barshi Deandra Road, 3rd Floor
 KOLKATA - 700007
 Treasury
 4/4/02

2 - 50,000/-
 1 - 20,000/-
 4 - 4000/-
 2 - 200/-
 74,200/-



Y
 S.M. Das Sub-Engineer
 Pimpri, Howrah
 20.04.2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 147093

(4)

valuable consideration to Sri Bikash Singhvi, son of Sri Bined Kumar Singhvi, Sri Prakash Chand Singhvi, son of Sumer Chand Singhvi, both residing at 21/H, Gorachand Road, Kolkata-74, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book no. 1, Volume no. 66, pages 129 to 136, vide Being no. 3735 for the year 1999.

Datta
A. S.

Sl. No. 45
 To THE ENGINEERING PROJECTS (P) LTD.
 N. C. Harshi Deyendra Road 3rd Floor
 KOLEATA-700007

Collected by

Treasury

Date 4/4/07

1/-
 2 - 50,000/-
 1 - 20,000/-
 4 - 4,000/-
 2 - 200/-
 74,200/-



For the Manager
 30.04.2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 147094

(5)

AND WHEREAS said Sri Bikash Singhvi, Sri Prakash Chand Singhvi jointly sold the said land for valuable consideration to Sk. Fajlur Rahman, the Vendor herein, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book no. 1, vide Being no. 2108 for the year 2006.

AND WHEREAS the land appertaining to R.S. Dag no. 589, under Khatian no. 153, of Mouza- South Jhapordah, P.S. Domjur, Dist. Howrah, to the extent of 26.66 Satak / decimal out of 40 Satak / decimal of Sali land.

Dr. A. K. S.

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N. E. ENGINEERING PROJECTS (P) LTD.
20, Maheshwari Chandra Road, 3rd Floor
KOLKATA - 700001

Chaitanya Chakravarty
Treasury
Date 4/4/07

8
2 - 50,000/-
1 - 20,000/-
4 - 4,000/-
2 - 200/-

74,200/-



Y

Registrar of Companies
Kolkata, West Bengal
30-04-2007



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 147095

(6)

morefully described in the Item no. 2 of the Schedule written hereunder, previously belonged to one Mohan Chandra Mondal who got the same land by way of Purchase from Haripada Bhattacharya, Sashanka Bhattacharya, Saikari Bhattacharya, Sidheswar Bhattacharya, by a registered Deed of Sale registered at Howrah Registry Office, vide Being no. 1430 for the year 1966.

AND WHEREAS said Mohan Chandra Mondal died intestate leaving behind him wife Sabita Mondal, and a son Koushik Mondal, who jointly got the said land by way of inheritance from their father and husband.

Mntz
A.

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S ENGINEERING PROJECTS (P) LTD.
 Road. 3rd Floor
 26, Malabar Road. 700001
 Chennai, Tamil Nadu
 Date: 4/4/07

2 - 50,000/-
 1 - 20,000/-
 4 - 4,000/-
 2 - 2,000/-
 74,000/-



Asst. Mgr. P. S. Srinivasan
 Bangalore, Mysore
 30.04.2007



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 147096

(7)

AND WHEREAS said Sabita Mondal, Koushik Mondal, jointly sold the said land for valuable consideration to Sk. Fajlur Rahman, the Vendor herein, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book no 1, vide Being no. 851 for the year 2007.

AND WHEREAS thus the instant Vendor seized and possessed of and/or sufficiently entitled to All That piece and parcel of said 12.46 + 26.66 = 39.12 Satak/decimals of land as morefully described in the schedule written hereunder.

Butt
fide.

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 N. S. ENGINEERING PROJECTS (P) LTD.
 Harshi De... Road...
 20. 4/4/07
 4/4/07

2 - 50,000/-
 1 - 20,000/-
 4 - 4,000/-
 2 - 200/-
 74,200/-



K
 30.04.2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 164575

(8)

AND WHEREAS the Vendor has approached to the Purchaser herein to sell, convey, transfer, assign and assign All That more or less 39.12 decimal Satak of landed property with all easement right, more fully 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 Vendor for purchase the said land subject to the same being free from all encumbrances.

Dutta
A.K.

4/5
 H. S. ENGINEERING PROJECTS (P) LTD.
 3rd Floor
 20. 10/1/02

Income Collection
 Treasury
 Date 4/1/02

2 - 10.00/-
 1 - 20.00/-
 4 - 1.00/-
 2 - 200/-
 74,200/-



K

NOTED BY Sub-Registrar
 30.04.2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 164576

(9)

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 any interest in the said land or 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.

Auth
Ach

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to: **G. ENGINEERING PROJECTS (P) LTD.**
 Road, 3rd Floor
 20, Malabar Road, Devanahalli
 KOLAR, TA - 700004

Collectorate,
 Treasury
 Date: 4/4/07

2	50,000/-
1	20,000/-
4	4,000/-
3	200/-
	<u>74,200/-</u>



5

KOLAR DIST. Sub-Registrar
 Dombivli, Maharashtra
 30.04.2007

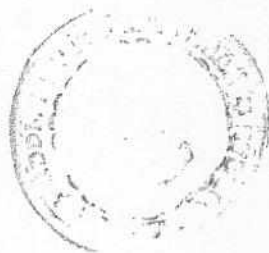
(10)

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 39 12 Satak decimal of land more fully described in the schedule hereunder written free from all encumbrances charges, liens, hypendenses, claims and demands whatsoever at or for a consideration of Rs. 8,00,000 - (Rupees eight lac) 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. 8,00,000 - (Rupees eight lac) 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 the Purchaser ALL THAT about 39 12 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 Vendor 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 Vendor or any person or persons from whom

.....

Drift
Adv.



✓
ECM, BIA, Sub-Region
Dumaguete, Negros Occidental
30.04.2007

(11)

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 Purchaser in fee simple in possession free from all encumbrances whatsoever absolutely and forever AND the Vendor 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 Vendor or any of his predecessors in title, and 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 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 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 his predecessors in title from ~~any persons~~ or persons equitably 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 thereof from under or in trust for the Vendor or from or under any of his predecessors in title, shall and will at all times hereafter at the request and cost of the Purchasers 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 Vendor do hereby further covenant and assure the Purchaser that no part of the said land is vested with Government or any Semi Government Authority

.....

Dr. H. K. Jaiswal



4

RAM, Dist. Sub-Register
Demjuz, No. 1741

30.04.2007

(12)

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 all documents and relating papers to the Purchaser -

THE SCHEDULE ABOVE REFERRED TO

Item no. 1

ALL THAT piece and parcel of land measuring about 07 Katha 08 Chhittack 34 Sft. or equivalent to 12.46 Satak decimal out of 38 Satak decimal of Sali land comprised in R.S. Dag no. 590, under R.S. Khatian no. 2524, situated at Mouza South Jhapordah, J.L. no. 15, Additional Dist. Sub-Registry Office and Police Station- Domjur, in the District and District Registry Office Howrah.

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

Item no. 2

ALL THAT piece and parcel of land measuring about 26.66 Satak decimal out of 40 Satak decimal of Sali land comprised in R.S. Dag no. 589, under Khatian no. 153, situated at Mouza South Jhapordah, J.L. no. 15, Additional Dist. Sub-Registry Office and Police Station- Domjur, in the District and District Registry Office Howrah

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

.....

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

.....

M. H.
Ad.



✓
KEMENTERIAN PENDIDIKAN DAN KULTUR
KEMENTERIAN PENDIDIKAN DAN KULTUR
30.04.2007

(15)

Particulars of the said several Dags and their areas are as follows :-

R. S. Dag no.	R. S. Khatian	Sold Area
590	2524	12.46 Satak decimal
589	153	26.66 Satak decimal

In total under two Dags 39.12 (Thirty nine point one two) Satak decimal of land herein sold and conveyed which is shown in Deed Plan with RED border and the same is a Part of this Deed.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs 8,00,000/- (Rupees eight lac) only towards total consideration money as per memo below :-

Cheque no.	Date	Bank	Amount
383458	09/04/2007	Andhra Bank, Burrabazar	Rs. 2,00,000/-
383459	09/04/2007	Andhra Bank, Burrabazar	Rs. 2,00,000/-
383460	09/04/2007	Andhra Bank, Burrabazar	Rs. 2,00,000/-
383461	09/04/2007	Andhra Bank, Burrabazar	Rs. 2,00,000/-


SIGNATURE OF THE VENDOR


A.L.



Y

Asst. Dir. Sub-Registrar
Honolulu, Hawaii
30.01.2007

(11)

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) Amarendra Dhar
South Jharkhand (Moirapora)
Domjur - Howrah

Shyamal Kumar Mandal
Kona Tentun, Jharkhand - 23 Sk. Forwar Rahman

The contents of this Deed read over SIGNATURE OF THE VENDOR
and explained to the Vendor by me

Drafted and Prepared by me

Typed by :-

Amit Das.

Amit Das.

Domjur, Howrah

Malay Ramal Datta
Advocate, Howrah
En. No. 113/284/83.



✓

Acad. Dist. Sub-Registry
Dahshut, Heliopolis
30.06.2007

1.
26
368-379
1202
2007

17/06/09

Handwritten signature and stamp at the bottom right.

Thumb fore finger middle finger ring finger small finger



Left Hand

Right Hand



Name

Signature Mary W. Kanto



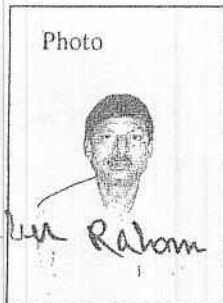
Left Hand

Right Hand



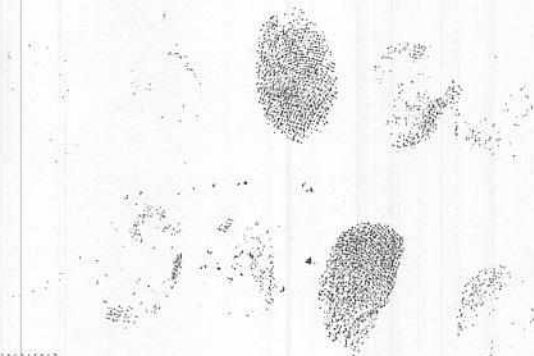
Name

Signature Red



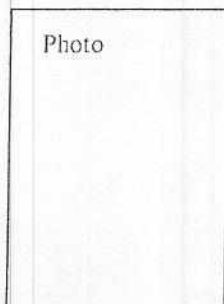
Left Hand

Right Hand



Name

Signature Sk. Fozlur Rahama



Left Hand

Right Hand

Name

Signature