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अन्वितवर्ग पश्चिम बंगाल WEST BENGAL

280322

This document is limited to registration. The store sheets and the endorsement sheets attached with this document are the part of this document.

Not used

DEED OF SALE

CPS
Civil Dist. Sub-Registrar
Howrah, Howrah
9 NOV 2010

Mouza- Dakshin Jhapordah, P.S.- Domjur, Dist.- Howrah, Valued at Rs.5,20,000/- (Rupees five lakhs twenty thousand) only.

THIS INDENTURE OF CONVEYANCE made this 10th day of November, Two thousand ten A.D. BETWEEN 1. SRI FELARAM PARUI, 2. SRI SUNIL KUMAR PARUI, both are sons of Late Khanduram Parui, 3. SMT. RENUKA BALA PARUI, wife of Late Gopal Chandra Parui, 4. SRI MRITUNJOY PARUI, 5. SRI GURUPADA PARUI, 6. SRI SIBURAM PARUI, 7. SRI SUKUMAR PARUI, 8. SRI SANJAY PARUI, all are sons of Late Gopal Chandra Parui, 9. SMT. MONSHA DALUI, wife of Sri

ক্রমিক নং: ১৬০ তারিখ: ২০/১০/২০২০

मूला..... टांका.....

১৯৮১ খ্রি: ১২/১২/৮১

20, बरौली (मि. 5) (बि. 3), 19-10-1900

एडना हाथड़ा।

ସମିତି ସାଗ

মুদ্রাঙ্কন ছেদ্য, লাইসেন্স নং ১৩৬
এডিং, ডি: সাব রেজিস্ট্রী অফিস, ডোমজুর, হাওড়া

1. ବିଶ୍ୱାସୀୟତା
 2. ନିଷ୍ଠା - ନୀତି
 3. ପ୍ରତିଷ୍ଠା - ପ୍ରତିଷ୍ଠା

2000-2001, 2002-2003

40000 - 100000

19 NOV 24 1979

(2)

Prantosh Dalui, all are residing at Village and P.O. Dakshin Jhapordah, P.S. Domjur, District Howrah, 10. SMT. DIPA DAS, wife of Sri Manabendra Das, residing at Village Birshibpur (Palpara), P.S. Uluberia, District Howrah, all by faith – Hindu, Nationality– Indian, by occupation – Business and Household duties, hereinafter jointly referred to as the VENDORS / SELLERS (Which expressions shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives, successors and assigns) of the FIRST PART.

A - N - D

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, 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 All That piece and parcel of Bil land measuring about 19 Satak / decimal out of 01 Acre 30 Satak / decimal of Bil comprised in R.S. Dag No. 575, L.R. Dag No. 579, under old Khatian No. 2145, L.R. Khatian No. 975, 2275 and 4022, 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.



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AND WHEREAS All That 01 Acre 30 Satak / decimal of Bil comprised in R.S. Dag No. 575, L.R. Dag No. 579, under old Khatian No. 2145, situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, P.S. Domjur, Dist. Howrah, previously owned possessed by and belonged to Sri Subal Chandra Laha and Nani Lal alias Gopinath Laha, both are sons of Late Mahadeb Chandra Laha, who sold the said land for valuable consideration to the said Feluram Parui and Sunil Kumar Parui, herein Vendor Nos. 1 and 2, and one Sri Gopal Chandra Parui, by a registered Deed of Sale registered at Domjur Sub Registry Office, recorded in Book No. 1, Volume No. 61, Pages 158 to 160, Being No. 4202, for the year 1972.

AND WHEREAS while said Feluram Parui and Sunil Kumar Parui, herein Vendor Nos. 1 and 2, and one Sri Gopal Chandra Parui, peacefully possessing the said land as absolute owners they recorded their names in the L.R. Settlement record vide L.R. Khatian Nos. 975, 2275 and 4022 in respect of their aforesaid land.

AND WHEREAS said Gopal Chandra Parui died intestate leaving behind him at the time of his death his wife, daughters and sons, herein Vendor No. 3, 4, 5, 6, 7 and 8, as his legal heirs who jointly got the said land by way of inheritance from their father and husband.

AND WHEREAS thus the instant Vendors jointly seized and possessed of and/or sufficiently entitled to All That piece and parcel of said 01 Acre 30 Satak / decimal of land, which is free from all encumbrances.

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(4)

AND WHEREAS the Vendors have approached to the Purchaser herein to sell, convey, transfer, assign and assure All That more or less 19 Satak / decimal out of aforesaid 01 Acre 30 Satak / decimal of 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.

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 19 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. 5,20,000/- (Rupees five lakhs twenty thousand) only and subject to the terms and conditions and stipulations as stated hereinafter.

[Faint handwritten notes at the bottom of the page]

10 NOV 2010

(5)

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,20,000/- (Rupees five lakhs twenty thousand) 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 19 Satak / decimal 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, pattaahs, 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



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ALICE, BIRD, and LINDA
DOLBY, LINDA

10 NOV 2010

(6)

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 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.



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MEMO, UNIT, Sub-Region
Danzon, Howard

1977.10.29

(7)

THE SCHEDULE ABOVE REFERRED TO :

All That piece and parcel of Bil measuring about 19 (Nineteen) Satak / decimal out of 01 Acre 30 Satak / decimal of Bil comprised in R.S. Dag No. 575 (Five hundred seventy five), L.R. Dag No. 579 (Five hundred seventy nine), under old Khatian No. 2145 (Two thousand one hundred forty five), L.R. Khatian No. 975 (Nine hundred seventy five), 2275 (Two thousand two hundred seventy five) and 4022 (Four thousand twenty two), situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, Additional District Sub-Registry Office and Police Station- Domjur, in the District and District Registry Office Howrah, under Dakshin Jhapordah Gram Panchayet.

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.



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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs.5,20,000/-
(Rupees five lakhs twenty thousand) only towards total consideration money

as per memo below :-

<u>cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>	<u>In favour of</u>
318629	10/11/10	Andhra Bank Burrabazar Br. Kolkata	1,73,334/-	Felaram Parui
318627	10/11/10	— do —	1,73,334/-	Sunil Kumar Parui
318631	10/11/10	— do —	21,666/-	Ramika Bala Parui
318633	10/11/10	— do —	21,667/-	Mridunjay Parui
318635	10/11/10	— do —	21,666/-	Gurupada Parui
318637	10/11/10	— do —	21,667/-	Siburam Parui
318639	10/11/10	— do —	21,666/-	Sukumar Parui
318641	10/11/10	— do —	21,667/-	Sanyaj Parui
318643	10/11/10	— do —	21,666/-	Monsha Dolui
318645	10/11/10	— do —	21,667/-	Dipa Das
			<u>5,20,000/-</u>	

Five lakh twenty thousand only.

✓ ২০ নোভেম্বর ০১৩
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1) ১৬৩,৩৩৪/-
২) ১,৭৩,৩৩৪/-
৩) ২১,৬৬৬/-
৪) ২১,৬৬৭/-
৫) ২১,৬৬৬/-
৬) ২১,৬৬৭/-
৭) ২১,৬৬৬/-
৮) ২১,৬৬৭/-
৯) ২১,৬৬৬/-
১০) ২১,৬৬৭/-

SIGNATURE OF THE VENDORS

WITNESSES



♀

THE UNIVERSITY OF CHICAGO
LIBRARY

1912 V. 11

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

In the presence of

1) 163 2019 11/12
புதிதான கணக்குகள்

2) Monocloniform palm
South Thapoxent
Common flowers.

[illegible]

SIGNATUR OF THE VENDORS

Alomacdon from Palmeri

Jmit Day

Համյն հասնու

Drafted and Prepared by me.

Rajesh Baniya
LC NO. (32)
Office - Dargapur.



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THE UNIVERSITY OF CHICAGO
LIBRARY

10 NOV 2012

SALE DEED PLAN

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

DIST. HOWRAH, PART OF R.S. DAG NO. 575, L.R. DAG NO.

UNDER L.R. KHATIAN NO. 975, 2275, 4020 & 4022.

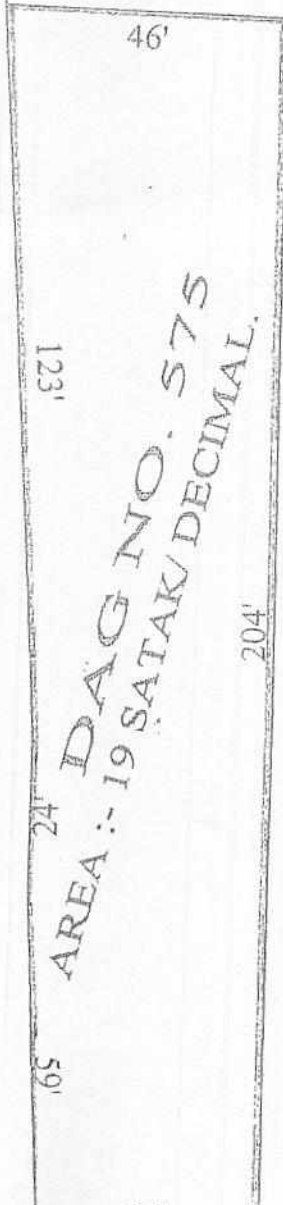
AREA OF LAND :- 19 SATAK/ DECIMAL, SHOWN IN RED/BORDER.

PURCHASER :- M/S N.S. ENGINEERING PROJECTS PVT. LTD.

NORTH

SCALE 1"= 33'-0"

DAG NO. 575



DAG NO. 591

Handwritten text in Odia script, likely a list of names or addresses related to the land sale. The text is written vertically and includes names like 'ମୁକ୍ତିନାଥ ମହାପାତ୍ର', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ', 'ଶ୍ରୀ ମହମ୍ମଦ ଶାହ ମହମ୍ମଦ'.

By: [Signature] in Howrah



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UNIVERSITY OF MICHIGAN
LIBRARY

0 NOV 2010



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Right Hand

Name

Signature *[Handwritten Signature]*

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL



Photo

Left Hand

Right Hand

Name

Signature *[Handwritten Signature]*

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THUMB	FORE	MIDDLE	RING	SMALL



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Name

Signature *[Handwritten Signature]*

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THUMB	FORE	MIDDLE	RING	SMALL



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Name

Signature *[Handwritten Signature]*

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THUMB	FORE	MIDDLE	RING	SMALL

10 NOV 2010

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10 NOV 2010

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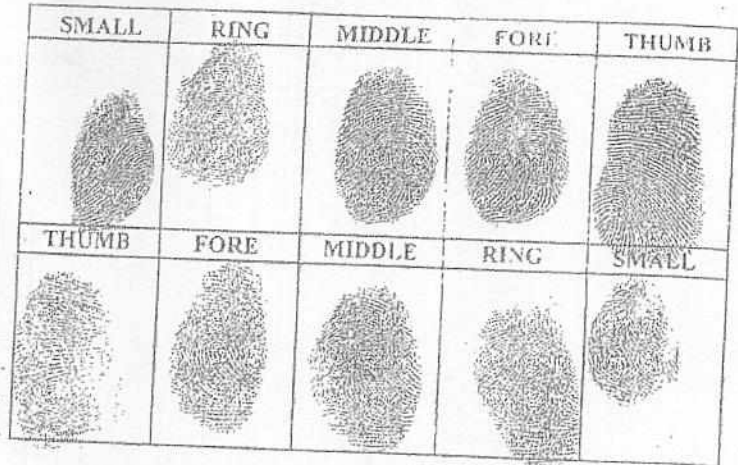




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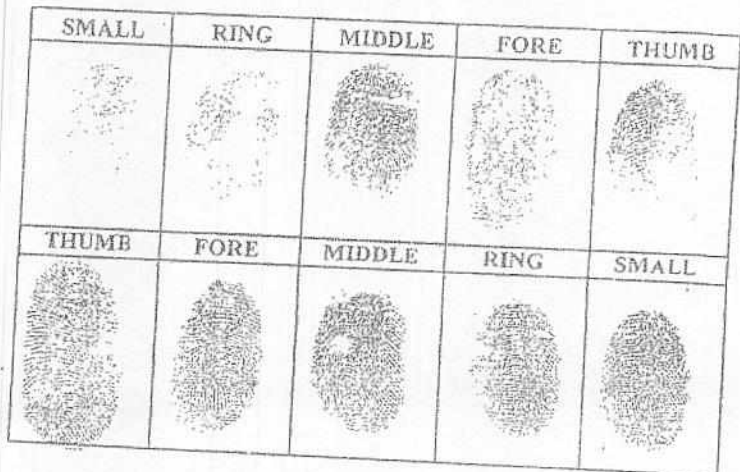
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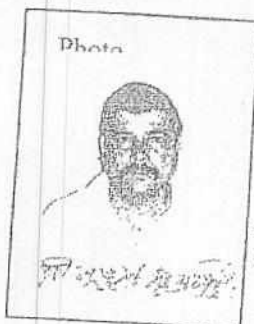
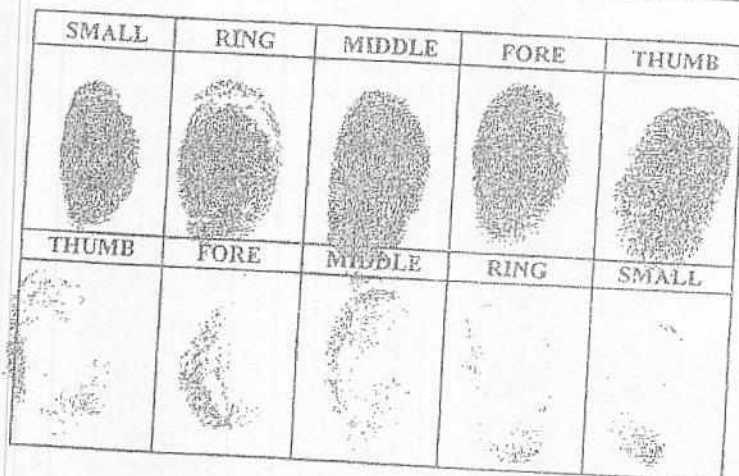
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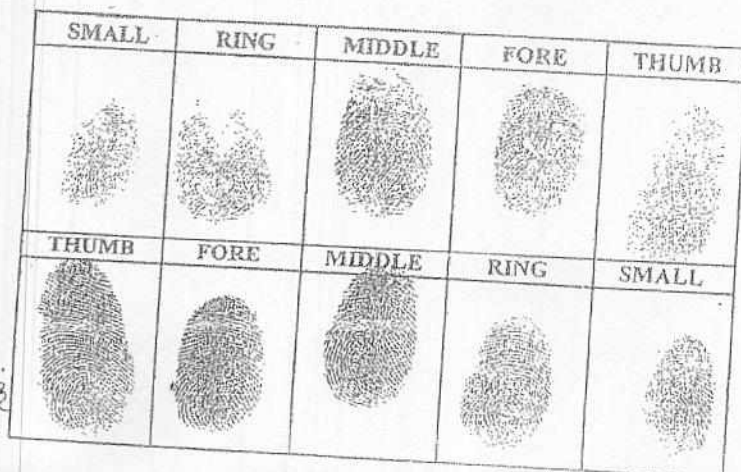
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1221, Dist. Sub-Register:
Dorcas, Horns

7/15/1910

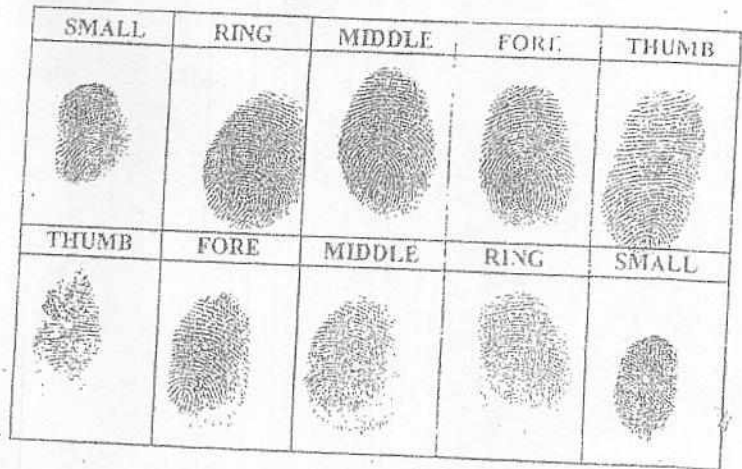


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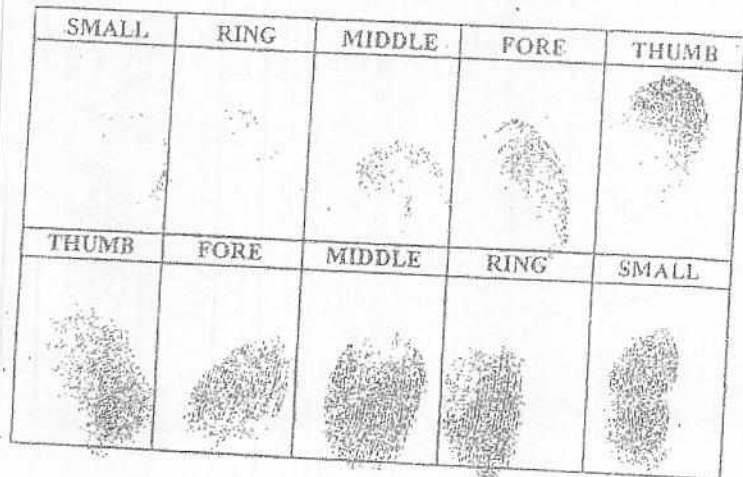
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Signature

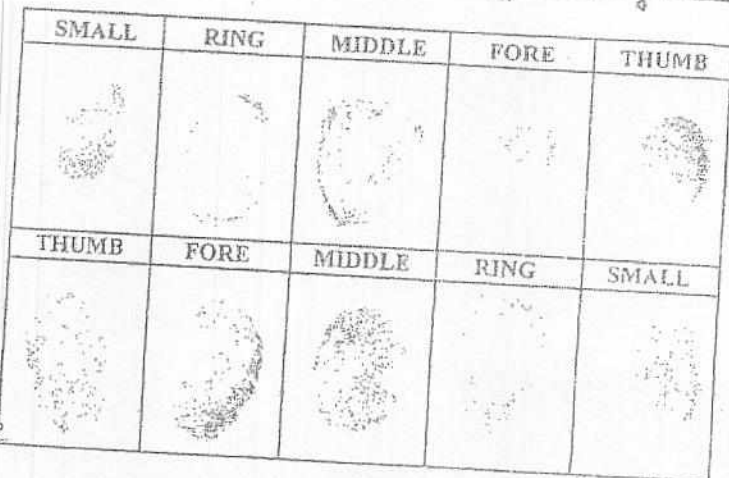


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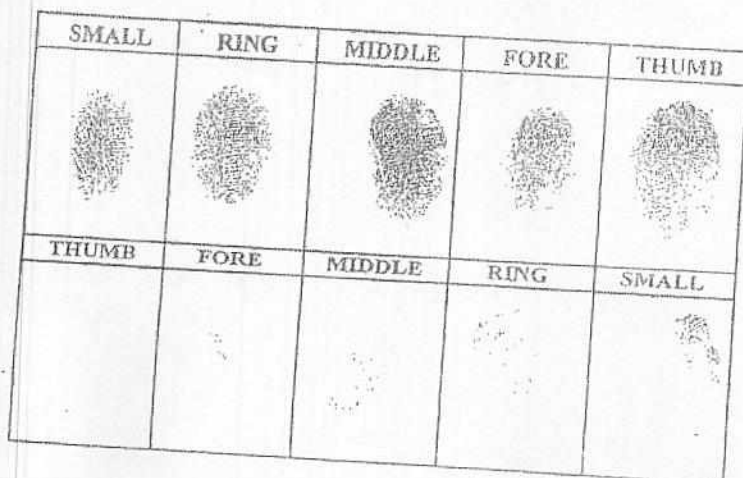


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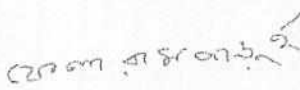
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10/11/10



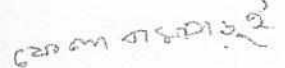


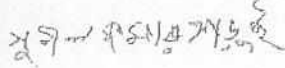


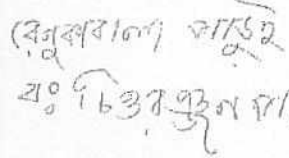



14th St. Wash. D.C.
Director, Library

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. 05326 / 2010, Deed No. (Book - I , 05369/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
Sri Felaram Parul	 10-11-10

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













Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Felaram Parul Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		 LTI	
			10/11/2010	10/11/2010	
2	Sunil Kumar Parul Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		 LTI	
			10/11/2010	10/11/2010	
3	Renuka Bala Parul Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		 LTI	
			10/11/2010	10/11/2010	
4	Mritunjoy Parul Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		 LTI	
			10/11/2010	10/11/2010	



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

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. 05326 / 2010, Deed No. (Book - I , 05369/2010)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Gurupada Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self	 10/11/2010	 LTI 10/11/2010	গুরুপদা পৰুই
6	Siburam Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self	 10/11/2010	 LTI 10/11/2010	সিবুরাম পৰুই
7	Sukumar Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self	 10/11/2010	 LTI 10/11/2010	সুকুমার পৰুই
8	Sanjay Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self	 10/11/2010	 LTI 10/11/2010	সঞ্জয় পৰুই
9	Monsha Dalui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self	 10/11/2010	 LTI 10/11/2010	মন্শা দলুই
10	Dipa Das Address -Village:Binshibpur (palpara), Thana:-Uluberia, District:-Howrah, WEST BENGAL, India, P.O. :-	Self	 10/11/2010	 LTI 10/11/2010	দীপা দাস



ADD. Dist. Sub-Registrar
Howrah, Howrah
0 NOV 2010

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

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. 05326 / 2010, Deed No. (Book - I , 05369/2010)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Name of Identifier of above Person(s) Chittaranjan Parui Village: Dakshin Jhapardah, Thana: -DOMJUR, District: -Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah				Signature of Identifier with Date 10-11-10



Urf
Addl. Dist. Sub-Registrar
Domjur, Howrah
10 NOV 2010

(Gautam Ghosh)

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

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

Endorsement For Deed Number : I - 05369 of 2010
(Serial No. 05326 of 2010)

On 10/11/2010

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) = 7689/- ,E = 7/- on 10/11/2010

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.-700000/-

Certified that the required stamp duty of this document is Rs.- 35010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 30050/- is paid, by the draft number 824000. Draft Date 10/11/2010, Bank Name State Bank of India, Makardah, received on 10/11/2010

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

Presented for registration at 14.24 hrs on :10/11/2010, at the Office of the A. D. S. R. DOMJUR by Sri Felaram Parui , one of the Executants.

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

Execution is admitted on 10/11/2010 by

1. Sri Felaram Parui, son of Late Khanduram Parui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : Business
2. Sri Sunil Kumar Parui, son of Late Khanduram Parui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : Business
3. Smt Renuka Bala Parui, wife of Late Gopal Chandra Parui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : House wife
4. Sri Mritunjoy Parui, son of Late Gopal Chandra Parui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : Business



Adl. Dist. Sub-Registrar
Domjur, Howrah

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

10/11/2010 15:17:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 05369 of 2010


(Serial No. 05326 of 2010)

5. Sri Gurupada Parui, son of Late Gopal Chandra Parui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : Business
6. Sri Siburam Parui, son of Late Gopal Chandra Parui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : Business
7. Sri Sukumar Parui, son of Late Gopal Chandra Parui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : Business
8. Sri Sanjay Parui, son of Late Gopal Chandra Parui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : Business
9. Smt Monsha Dalui, wife of Sri Prantosh Dalui , Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste Hindu, By Profession : House wife
10. Smt Dipa Das, wife of Sri Manabendra Das , Village:Birshibpur (palpara), Thana:-Uluberia, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
Identified By Chittaranjan Parui, son of Sri Felaram Parui, Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah , By Caste: Hindu, By Profession: Cultivation.

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR




Addl. Dist. Sub-Registrar
Domjur, Howrah

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 407 to 426
being No 05369 for the year 2010.



(Gautam Ghosh) 11-November-2010 *G. Ghosh*
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR
Office of the A. D. S. R. DOMJUR
West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 387 to 406
being No 05368 for the year 2010.



(Gautam Ghosh) 11-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR
Office of the A. D. S. R. DOMJUR
West Bengal

2617/11

17

11-02544/11



4-4984/11

पश्चिम बंगाल WEST BENGAL

A 028807

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

23/5/11
 Addl Dist Sub-Registrar
 Domjur, Howrah

DEED OF SALE

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

26-2007



5

How ^{can} 23/54

(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, Munsijeler 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



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Adl. Dist. Sub-Registrar
Domjur, Howrah

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.



8

Adl. Dist. Sub-Registrar
Demjur. How
23/5/41

(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

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8

441 Dist Sub-Register
Dumjuz, How

23/5/4

(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, pattaahs, 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



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Id. Dist. Sub-Register
Comjur. How 23754

(6)

harmless and indemnified of from and against all and manner former and other estate, right, title heirs and encumbrances charges whatsoever made done, occassioned. 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.



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addl. Dist. Sub-Registrar
Dumjuri, How

23/5/4

১২০০০০ (১২ লক্ষ ০০ হাজার ০০০)

(7)

Additional Dist. Sub-Registry Office Domjur, Police Station- Domjur, in the District and District Registry Office Howrah. under Dakshin Thapardah Ceram 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.

১২০০০০ (১২ লক্ষ ০০ হাজার ০০০)

SIGNATURE OF THE VENDOR

1) Biswajit Ghosh
Khanbari - Howrah
2) Shyamal Kumar Ghosh
WITNESSES
B. Domjur



2

addl. Dist. Sub-Registrar
Domjur, Howrah 23/5/61

(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 -
Kharitora - Howrah.
- 2) Eymankumar Ghosh,
Will to - Kharitora,
PC Dumb.

5/6/09 (208) (b) (28)

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.



SP

Adl. Dist. Sub-Registrar
Domjur, Howr

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. KHATAN NO.4490.

AREA OF LAND :- 31 SATAK/DECIMAL (M/L), SHOWN IN RED BORDER.

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

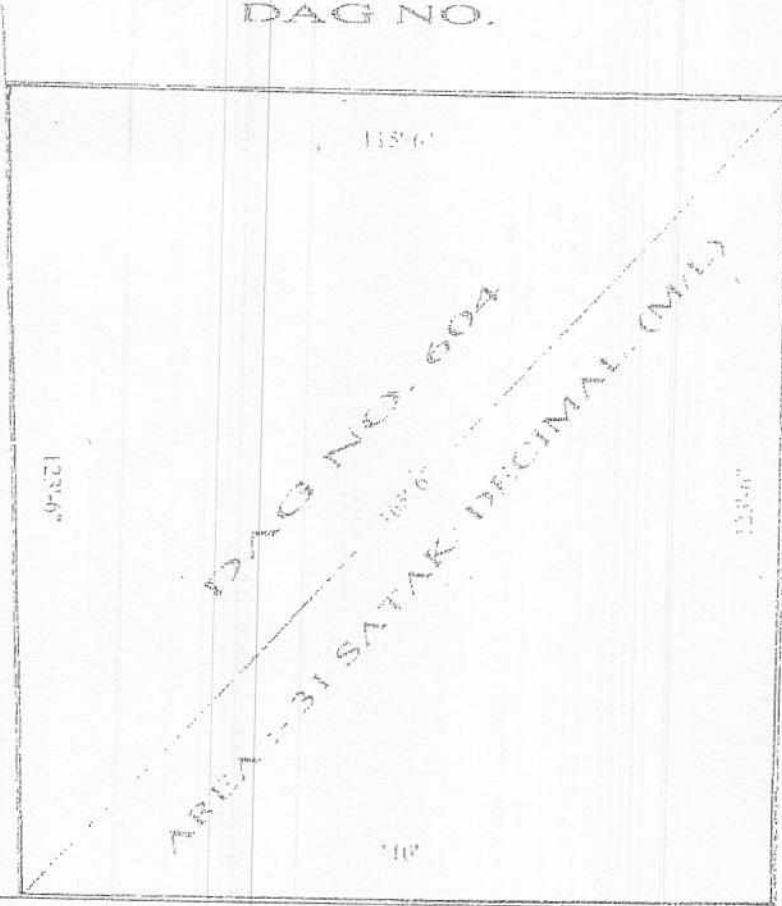
SCALE 1"= 25'-0"



সুইনগী (সাম (মার)

DAG NO.

DAG NO.



DAG NO.

DAG NO.

TRACED BY:-
S. DAS



2

dd. Dist. Sub-Registrar
Domjur, Howrah

23/5/11

For N. S. Engineering Projects (P) Ltd.



Photo

Left Hand

Right Hand

Director

Name Nand Kumar Kedia
Engineering Projects (P) Ltd.

Signature Nand K. Kedia

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL



Photo

Left Hand

Right Hand

Name Anil K. Singh
For N. S. Engineering Projects (P) Ltd.

Signature Anil K. Singh

Director

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL



Left Hand

Right Hand

श्रीमती अश्विनी (अपरे)

Name

Signature श्रीमती अश्विनी (अपरे)

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL



Photo

Left Hand

Right Hand

Name

Signature

SMALL	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	SMALL



CSP
28/5/11

Act. 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)	<i>Smt. Suniti Koley (Ghosh)</i> 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:Khanitora, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Khanitora	Self		 LTI	<i>Smt. Suniti Koley (Ghosh)</i>
			23/05/2011	23/05/2011	

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

Biswajit Ghosh
23/5/11



CSM
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 Caste Hindu, By Profession : House wife



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

ADDITIONAL DISTRICT SUB-REGISTRAR OF 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)

Identified By Biswajit Ghosh, son of Sri Sankar Ghosh, Village:Khanthora, 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

(Signature)

(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.



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