

00874/2010

SERIALISED AUTHENTICATED BANK RECEIPT

SABR No.: 537688
001



STATE BANK OF INDIA

Branch Name: **HOWRAH**

Branch Code: **0091**

Date: **22 FEB 2010**

Certified that a sum of

Rs. **3550/-** (Rupees **Three thousand five hundred only**) has been paid towards Stamp

Duty by Sri/Smt **M/S. N.S. ENGINEERING PROJECTS PVT. LTD**
residing at **20, MAHARSHI SEVENDRA ROAD, 3RD FLOOR**
KOLKATA, 700002

For Credit to the Account of the Govt. of West Bengal.

Not over Rs. **35,500/-**

S. S. B.
Signature of authorized Officer
(S. S. Number:)

Signature of authorized Officer
(S. S. Number:)

187

(Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more)

(সি-ইউএন) প্রকল্পের
৪: মাস্টার প্রকল্পের

and this document is the
part of this document.

CPM

577688



ՀԱՅ
ՀՀ ԲՆԱԿ. ՏՈՒՐ-ՐԵԳԻՍՏՐԱՅ
ԲՈՆԴՈՒՐ, ՀՈՒՐԱԿ
" 11 11 2010

(2)
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 Sali land measuring about 09 Satak / decimal, as 0.2500 share of 37 Satak / decimal of Sali land comprised in R.S. Dag No. 590, under L.R. Khatian No. 705, 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 09 Satak / decimal of Sali land comprised in R.S. Dag No. 590, under L.R. Khatian No. 705, situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, P.S. Domjur, Dist. Howrah, the said Vendor owned and entitled by way of inheritance.



24th Dist. Sub-Registrar,
Durgam, Howrah

23 FEB 2010

(3)

AND WHEREAS said the Vendor herein, recorded his name in the recent L.R. Settlement Record vide L.R. Khatian No. 705, in respect of his aforesaid land.

AND WHEREAS thus by aforesaid Deed of Sale, the instant Vendor seized and possessed of and/or sufficiently entitled to All That piece and parcel of said 09 Satak / decimal of land, which is free from all encumbrances.

AND WHEREAS the Vendor has approached to the Purchaser herein to sell, convey, transfer, assign and assure All That more or less 09 Satak / decimal 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 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 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.

.....



✓
Addl. Dist. Sub-Registrar
Domjur, Howrah
23.01.2010

(4)

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 09 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. 7,09,000/- (Seven lakh nine thousand) 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. 7,09,000/- (Seven lakh nine thousand) 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 09 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, 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

.....



North Dist. Sub-Registrar
Dera Ismail Khan

23 FEB 2010

(5)

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 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 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 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 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.

.....



Addl. Dist. Sub-Registrar,
Domjur, Howrah

13 FEB 2010

(6)

THE SCHEDULE ABOVE REFERRED TO :

All That piece and parcel of Sali land measuring about 09 (Nine) Satak/decimal, as 0.2500 share of 37 Satak / decimal of Sali land comprised in R.S. Dag No. 590 (Five hundred ninety), under L.R. Khatian No. 705 (Seven hundred and five), situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, Additional Dist. 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 Vendor and Purchaser attached herewith is a Part of this Deed.

.....



4
Dist. Sub-Registrar
Pimpri, Howrah

23 FEB 2010

(7)

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 7,09,000/-
(Seven lakh nine thousand) only towards total consideration money by cash.

1. Andhra Bank Pay order no date 19-02-2010 Rs - 6,09,000/-
Biswa Bazar Branch 252932
2. Andhra Bank Pay order no 086979 Rs - 1,00,000/-



1) *[Handwritten signature]*
2) *[Handwritten signature]*

[Handwritten signature]
1) *[Handwritten signature]*
2) *[Handwritten signature]*
Sant - *[Handwritten signature]*
Dangar - *[Handwritten signature]*

.....
SIGNATURE OF THE VENDOR

.....
WITNESSES

.....



✓
Addl. Dist. Sub-Registrar
Domjur, Howrah

23 E. 2010

(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) *Handwritten signature*
Handwritten signature
- 2) *Handwritten signature*
Handwritten signature
Handwritten signature
Handwritten signature

Handwritten signature
Handwritten signature

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

.....
SIGNATUR OF THE VENDOR

Typed by :- *Handwritten signature*

Drafted and Prepared by me.

Handwritten signature
L.C No - (32).
Office - *Handwritten signature*



18

13 8 2010

SALE DEED PLAN

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

DIST - HOWRAH, PART OF R.S. DAG NO. 590.

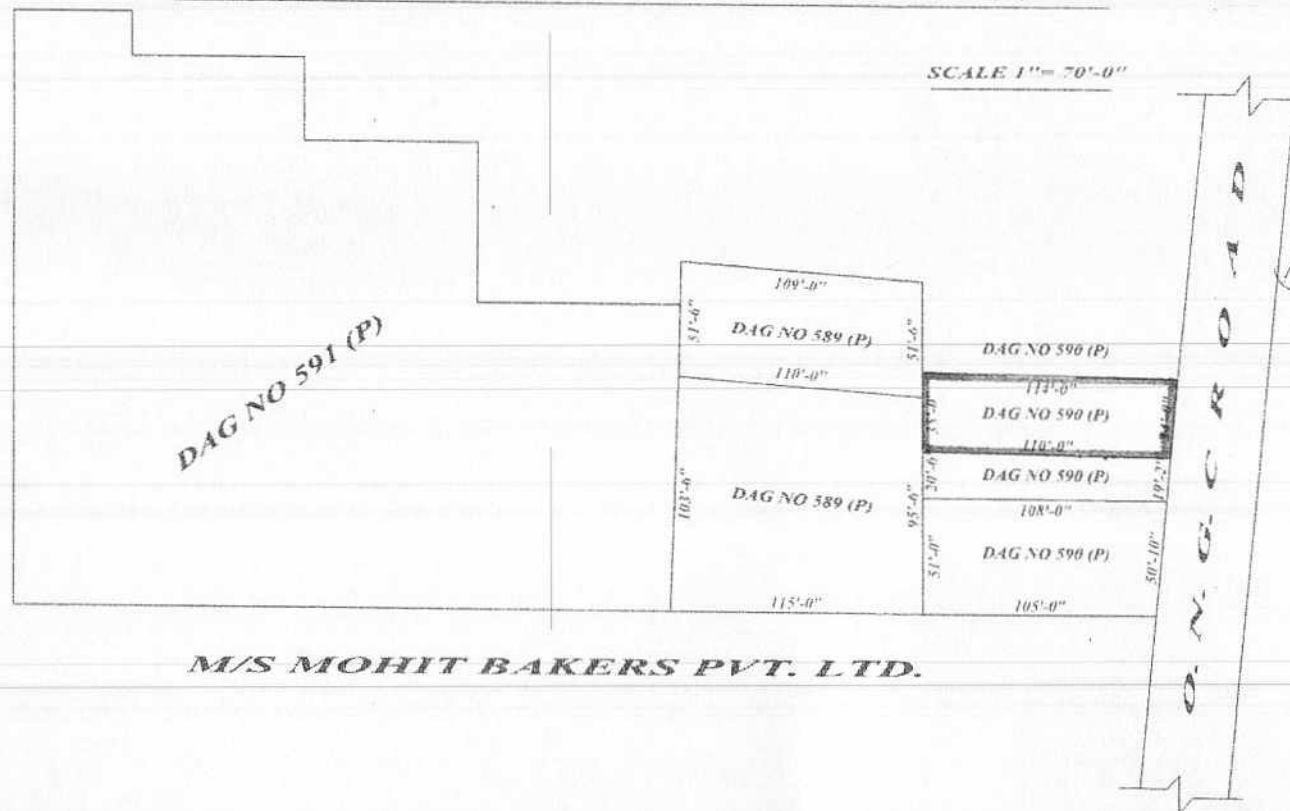
UNDER L.R. KHATIAN NO. 705.

AREA OF LAND :- 09 SATAK/ DECIMAL, SHOWN IN RED BORDER,

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



SCALE 1" = 70'-0"



M/S MOHIT BAKERS PVT. LTD.

২য় ভাগ (খুদা) ১০০০০০
২: ১০০০০০০০

১০০০০০০০
১০০০০০০০



✓
Addis. Dist. Sub-Registry
Domjur, Howrah
23 FEB 2010

Thumb fore finger middle finger ring finger small finger



Left
Hand

Right
Hand

Name Manoj Kr Katar

Signature Manoj Kr Katar



Left
Hand

Right
Hand

Name Aril Kr Giel

Signature Aril

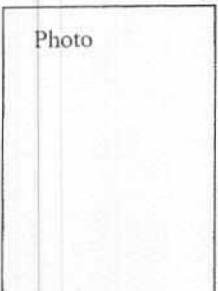


Left
Hand

Right
Hand

Name

Signature



Photo

Left
Hand

Right
Hand

Name

Signature



Q
Addl. Dist. Sub-Registrar
Dombivli, Mumbai

23 FEB 2010



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

Endorsement For Deed Number : I - 00996 of 2010
(Serial No. 00874 of 2010)

On 23/02/2010

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

Presented for registration at 18.10 hrs on :23/02/2010, at the Private residence by Sri Kamalakshya Bandyopadhyay ,Executant.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

On 24/02/2010

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) = 7799/- ,E = 7/- on 24/02/2010

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.-709092/-

Certified that the required stamp duty of this document is Rs.- 35465 /- and the Stamp duty paid as: Nil /-

Stamp Paid By SABR

1. Rs. 35500/- is paid, by the SABR number 537688, SABR Date 22/02/2010, Bank Name STATE BANK OF INDIA, Howrah, received on 24/02/2010, by M/s N. S. Engineering Projects P. V. T. Ltd. 20 Maharshi Debendra Road, 3rd. Floor, Kolkata-700007

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

Execution is admitted on 24/02/2010 by

1. Sri Kamalakshya Bandyopadhyay, son of Late Dhan Krishna Bandyopadhyay . Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :... By Caste Hindu, By Profession : Retired Person

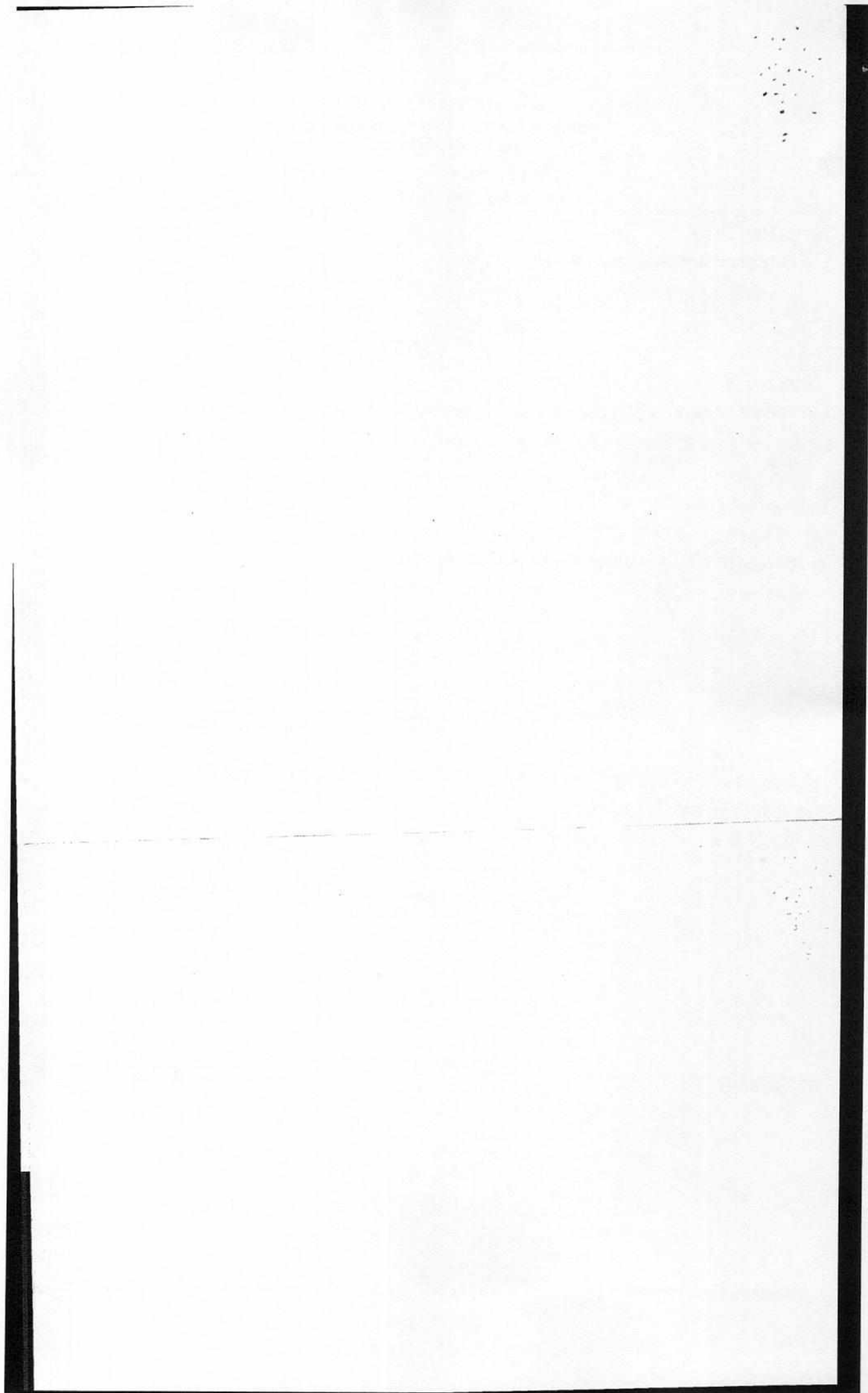
Identified By Smt Namita Bandopadhyay, wife of Sri Kamalakshya Bandopadhyay, Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :... By Caste: Hindu, By Profession: House wife.



Domjur, Howrah (Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

25/02/2010 14:52:00

EndorsementPage 1 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1391 to 1407
being No 00996 for the year 2010.



(Gautam Ghosh) 26-February-2010 C.P.A.
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR
Office of the A. D. S. R. DOMJUR
West Bengal