SERIALISED AUTHENTICATED BANK RECEIPT STATE BANK OF INDIA 0 (012/10) SABR No.: 536661 001 Branch Name Branch Code : _____ f. 1 } Certified that a sum of Rs. 33050 to Mr Wonson) has been paid towards Stamp Duty by Sri/Smt M/S. N.S. ENGINEERING PROJECT PVT. For Credit to the Account of the Govt. of West Bengal. Signature of authorized Officer Signature of authorized Officer (S. S. Number: (S. S. Number: (Considered to be valid if signed by 2 authorized officials for amount of Rs. 50,000/= or more) , ... ed the showers minutes a securios - sin of and the danema stached militare the 441. TT10 as . of this document Icehan Komer Had. Director

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2016



Addi Dist Sub-Registras Domjur, Howrah

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West Bengal Form No. 2380 H.

T. R. Form No. 7

with list Sub-

[See Sub-rule (2) (b) of T.R. 3.06]

Domius How 2/2/10

Challan for Deposit of	money in the account of GOVERNMENT OF WEST BENGAL
1. Name of the Bank & Branc	h: S.B.I. HOWRAH
2. (a) Name of the Treasury	HOWRAH
(b) Treasury Code : H	WA
3. Account Code : 0 0	3 0 0 2 1 0 2 0 0 7 1 7
*	(14-Digits must be filled up properly) 0-02-102-007-
4. Detail Head of Account :	6030.02-102-001-
5. (a) Amount : As.	33,050
7. Name / Designation & Addre	ess of the Departmental Officer on whose behalf / favour money is paid: 31NERING PROJECT PVT. LTD. EBENDRA ROAD, KOLKATA - 700007. of Deposit: iii: djustable: Accountant General (A & E), West Bengal
Signature of Departmental / Trea	
Date:	Treasury Receipted Challan No.
Received payment	Bank Scroll Serial No.
Receipt by Bank / Treasury Date :	Signature 2016 Seal of the Bank

1° In respect of Challan relating to refined of unspent am int of A.C. Bill.



D 01012/19

DEED OF SALE

Mouza- Dakshin Jhapordah, P.S.- Domjur, Dist.- Howrah, Valued at Rs. 6,60,198/- (Six lakh sixty thousand one hundred ninety eight) only.

THIS INDENTURE OF CONVEYANCE made this 24th day of February, Two thousand ten A.D. BETWEEN M/S MOHIT BAKERS PVT. LTD., a Company incorporated under the Indian Companies Act. 1956, having its registered office at 235/2A, A.J.C. Bose Road, 5th Floor, Kolkata 700020, represented by one of its DIRECTORS MR. KISHAN KUMAR MODI, son of Late Kedar Nath Modi, residing at 243 G, Block J, New Alipur, Kolkata 53, by faith – Hindu, Nationality– Indian, by occupation – Business, hereinafter referred to as the VENDOR / SELLER (Which expressions shall unless excluded by or repugnant to the context be deemed to include its executors, administrators, legal representatives, successors in

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v. = 1.9.00-423

MOHIT BAKERS PVT. LID. Kichar Vienes Hools

Director

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Longer Howsel.

Business

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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 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 12.22 Satak / decimal out of 05 Acre 41 Satak / decimal of Sali land comprised in R.S. Dag No. 591, under L.R. Khatian No. 6495, situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, P.S. Domjur, Dist. Howrah, morefuly 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 12.22 Satak / decimal of Sali land comprised in R.S. Dag No. 591, under L.R. Khatian No. 6495, situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, P.S. Domjur, Dist.



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registered at Domjur Additional District Sub Registry Office, recorded in Book No. 1, Being No. 2367, for the year 2009 and purchased from Tapan Ghosh at or for valuable consideration, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book No. 1, Being No. 2969, for the year 2009 purchased from Ujjal Sen at or for valuable consideration, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book No. 1, Being No. 2366, for the year 2009, purchased from Nilima Banerjee at or for valuable consideration, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book No. 1, Being No. 2157, for the year 2009 purchased from Santu Dutta at or for valuable consideration, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book No. 1, Being No. 2966, for the year 2009 purchased from Biplab Ganguly at or for valuable consideration, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book No. 1, Being No. 2159, for the year 2009 purchased from Monoranjan Patra at or for valuable consideration, by a registered Deed of Sale registered at Domjur Additional District Sub Registry Office, recorded in Book No. 1, Being No. 2474, for the year 2009, the said Vendor owned and entitled the landed property above mentioned seven several Deeds of Sale.

AND WHEREAS said Company, the Vendor herein, recorded its name in the recent L.R. Settlement Record vide L.R. Khatian No. 6495, in respect of its aforesaid land.

Witten to a said

Addi Dist Suc-daylarras Domjus, Howah 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 12.22 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 12.22 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.

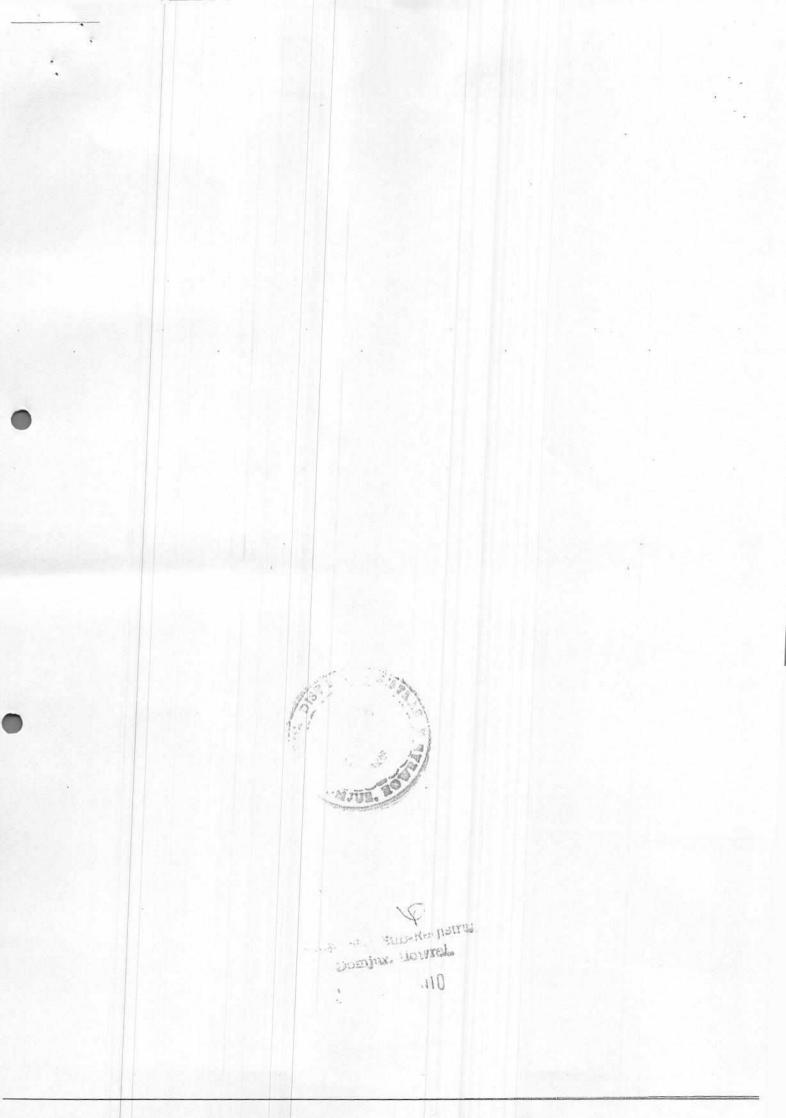
AND WHEREAS relying upon the said representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to



whatsoever at or for a consideration of Rs. 6,60,198/- (Six lakh sixty thousand one hundred ninety eight) 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. 6,60,198/- (Six lakh sixty thousand one hundred ninety eight) 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 12.22 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 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 10



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, occassioned, 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 state in the manner aforesaid AND FURTHER THAT the Vendor shall and



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THE SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of Sali land measuring about 12.22 (Twelve point two two) Satak / decimal out of 05 Acre 41 Satak / decimal of Sali land comprised in R.S. Dag No. 591 (Five hundred ninety one), under L.R. Khatian No. 6495 (Six thousand four hundred ninety 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.

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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 6,60,198/-(Six lakh sixty thousand one hundred ninety eight) only towards total consideration money by ash. Chaque.

DATE	CHAQUE NO	BRANCH & BANK	AMOUNT.
04-02-10	49356.	ANDHRA BANK BURRABAZAR.	6,60,198/=
		1) -//~	which Swara South Thompsend
		2) #1	up Pal.
MOHIT BA	KERSTVI. LIV	d d	[] w], FILL 1001.
16 show 100	sue i Heal		
	Directos		
SIGNATURI	E OF THE VENDOR	WI	TNESSES

Figure 1. - Carl is a grade to town I -10

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) Amarcish Luara

Shath Thorse Foom.

2) Aruf Pal.

Donying, Howneh.

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The contents of this Deed read over

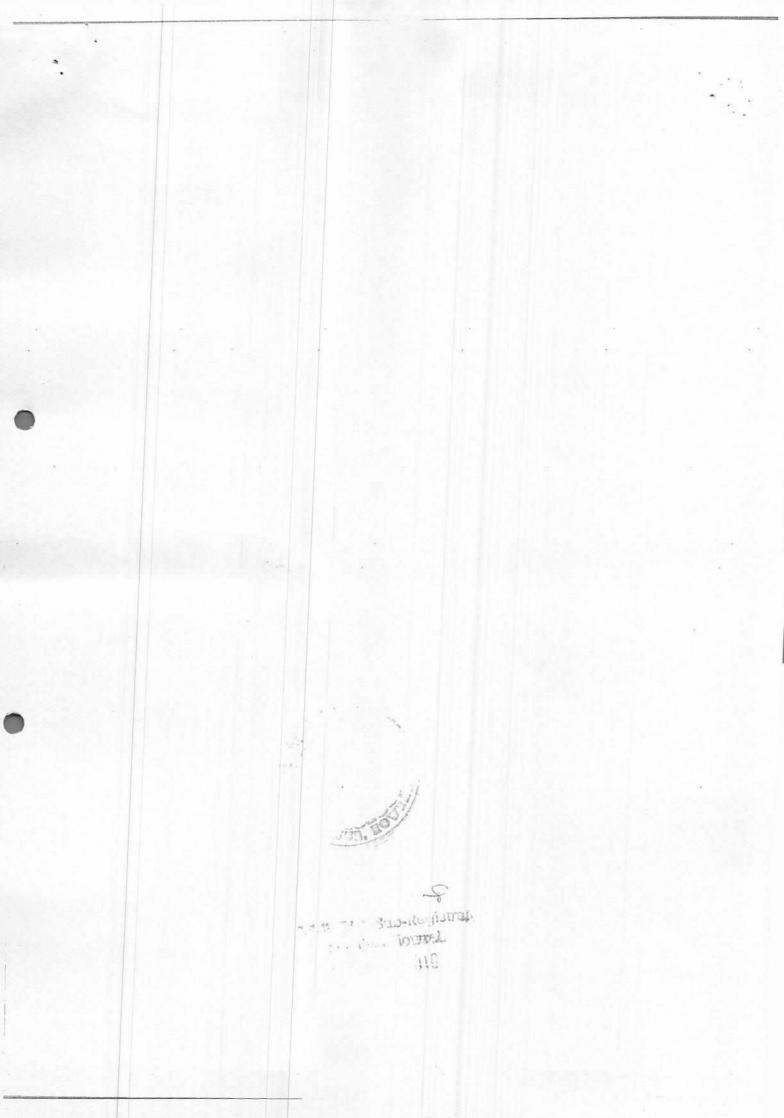
SIGNATUR OF THE VENDOR

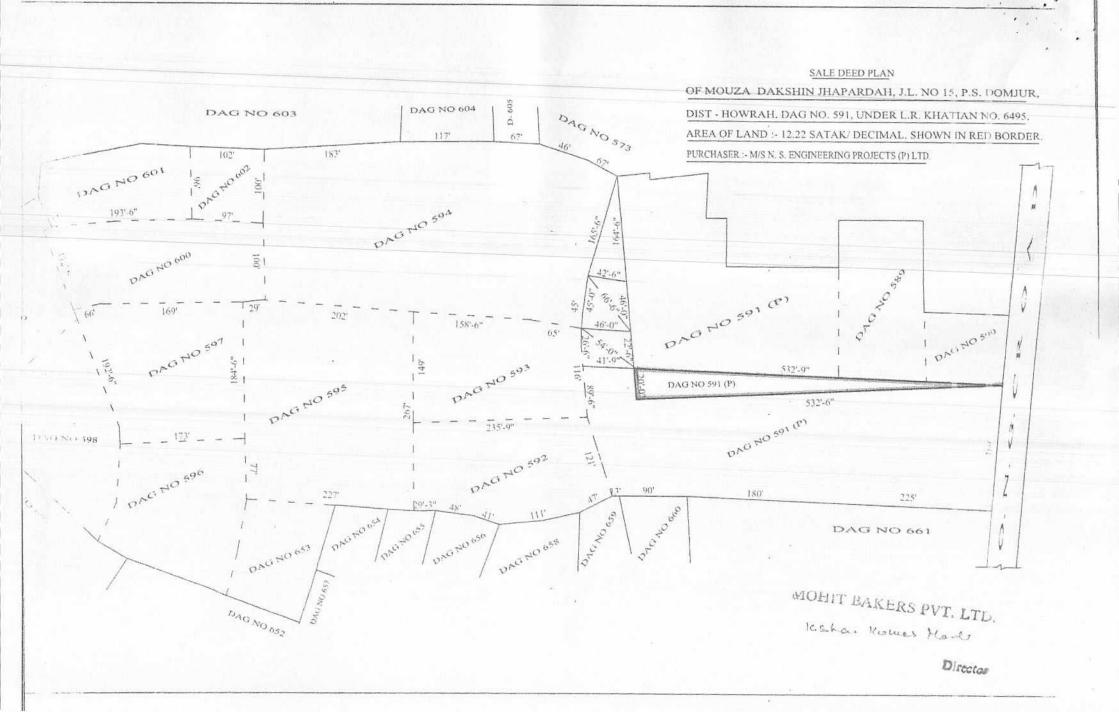
and explained to the Vendor by me

Drafted and Prepared by me.

Typed by :--1/wit Das Mary we will enter

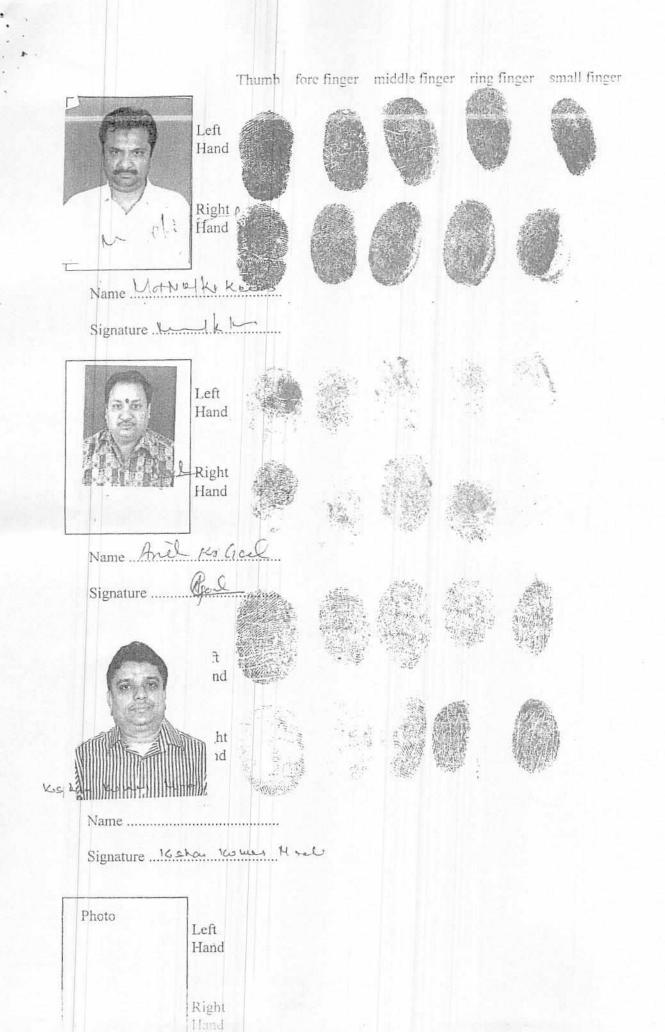
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Addi Disi Sub-Registras Domjur. Househ 2 4 FEB 2010

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

Endorsement For Deed Number : I - 01012 of 2010 (Serial No. 00910 of 2010)

On 24/02/2010

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

Presented for registration at 17.30 hrs on :24/02/2010, at the Private residence by Sri Kishan Kumar Modi ,Executant.

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

On 25/02/2010

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) = 7260/-, E = 7/- on 25/02/2010

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.-660198/-

Certified that the required stamp duty of this document is Rs.- 33020 /- and the Stamp duty paid as. Nil

Stamp Paid By SABR

 Rs. 33050/- is paid, by the SABR number 536661, SABR Date 02/02/2010, Bank Name STATE BANK OF INDIA, Howrah, received on 25/02/2010, by M/s N. S. Engineering Project Pvt. Ltd. 20, Maharshi Debendra Road, Kolkata-700007

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

Execution is admitted on 25/02/2010 by

Sri Kishan Kumar Modi
 Director, M/s Mohit Bakers Pvt. Ltd, 253/2, 5th Floor, A. J. C. Bose Road, District:-Kolkata, WEST
 BENGAL, India, P.O.: - Pin: -700020.

, By Profession : Business

Identified By Amaresh Dhara, son of Sri Arun Dhara, South Jhapardah, Domjur, , Village:South Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O.:-Domjur, By Caste, Hindu, By Profession: Business.

Chil.

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

EndorsementPage 1 of 2

25/02/2010 16:58:00



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

Endorsement For Deed Number: I - 01012 of 2010 (Serial No. 00910 of 2010)

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

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

EndorsementPage 2 of 2

2010



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 3 Page from 1346 to 1363 being No 01012 for the year 2010.



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

