

পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

A. 290876

Certified that the docoment is admitted to registration the signature sheet(s) and the endersoment sheet(s) attacked with this document are the part of this document.

Addl. Dist. Sull-Registrar Domjur, Howrah

DEED OF SALE

Mouza Dakshin Jhapordah, Police Station - Domjur, Dist.

Valued at Rs. 5,15,000/- (Rupees Five lakh fifteen thousand),

A A Adi. Diet. Sub-Registrat infalls filly, some por 11年以及持续媒体的四人物作业专款的重概 in Great the Exercise হলে সাম পোত্রীত ,সংক্রের সমাদ ব্যক্তির, বিশ্বসাধ্য পোন্তরী বাক্সির, জোবলুর, হারজুর Grand non 60006-ma dé2 50069 grus 07

January, Two thousand Twelve A.D. BETWEEN SRI SAMAR CHATTOPADHYAY, son of Late Kashinath Chattopadhyay, by faith - Hindu, by occupation Business, residing at Dakshin Jhapordah, P.S. Domjur, Dist. Howrah, hereinafter referred to as the VENDOR / SELLER (Which expressions shall unless excluded by or repugnant to the context be deemed to include his heirs, 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, 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 the land appertaining to R.S. Dag no. 605, apportaining to L.R.Dag No. 609, under L.R. Khatian No. 3775, situated at Mouza- Dakshin Jhapordah, Police Station Domjur, District Howrah, to the extent of 08 Satak / decimal out of 16 Satak/Decimal 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. 605, appertaining to L.R.Dag No. 609, under L.R. Khatian no. 3775 situated at Mouza- Dakshin Jhapordah, Police Station Domjur, District Howrah, to the extent of 5.34 Satak / decimal of Sali land previously owned, possessed by and belonged to Sri Samar Chattopadhyay.(present Vendor herein), Who got the same land by way of Gift from Sri Amar Chattopadhyay, Sri Saktinath Chattopadhyay, Smt. Chameli Mukherjee. Smt. Anjali Mukherjee and Smt. Manjusree Mukherjee, by a registered Deed of Gift which was duly registered at Domjur Additional District Sub Registry Office, and recorded in Book No. I, vide Deed No. 5987, for the year 2008;

AND WHEREAS the said Vendor devolved upon him by way of inheritance from his mother 2.66 Satak/Decimal and became the absolute owner and occupier of the 1/6th share of the aforesaid land and paid the government rents and taxes to the appropriate authority concern and enjoying the same without any disturbances from any others;

AND WHEREAS thus the instant Vendor by aforesaid Deed of Sale became the absolute owner and occupier of the abovementioned (5.34 + 2.66) = 08 Satak/Decimal property which is morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Vendor has approached to the Purchaser herein to sell, convey, transfer, assign and assure All That more or less 08 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 purchase and the Vendor has agreed to sell ALL THAT about 08 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. 5,15,000/- (Rupees Five lakh Fifteen 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. 5,15,000/-(Rupees Five lakh Fifteen 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 08 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 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 its 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 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 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 its 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 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 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.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 08 (Eight) Satak / decimal out of 16 Satak/Decimal Sali land comprised in R.S. Dag No. 605 (Six hundred five), appertaining to L.R.Dag No. 609 (Six hundred nine) under L.R. Khatian No. 3775 (Three thousand seven hundred seventy five), situated at Mouza Dakshin Jhapordah, J. L. No. 15, Additional District Sub-Registry Office Domjur, 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.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 5,15,000/- (Rupees Five lakh Fifteen thousand) only towards total consideration money as per memo below :- '

Draft / Cheque no.

Date

Bank & Branch

Amount

764361

18-01-2012

ANDHRA BANK BURRABAZAR BRANCH 5.15,000=

KOLKATA

1. Seis Kumer Das. Deutpur Hound,

2. Sumantz Malik. Domjuto-Howtonh

- WELLER ENERFIE

SIGNATURE OF THE VENDOR

WITNESSES

IN WITNESS WHEREOF the Vendor has hereunto set and subscribe his respective hands and seals the day, month and year as above written.

Signed, Sealed, and Delivered In the presence of

WITNESSES

Sesis Kumer Stos Surmantz Malix.

The contents of this Deed readover And explained to the Vendor by me.

Bormas Worker

A Axis elleralin -

SIGNATURE OF THE VENDOR

Drafted and Prepared by me.

Rajesh Banerjee Licence No. [32].

Office - A.D.S.R. Domjur.

Typed by :-Arup Pal. Arup Pal.

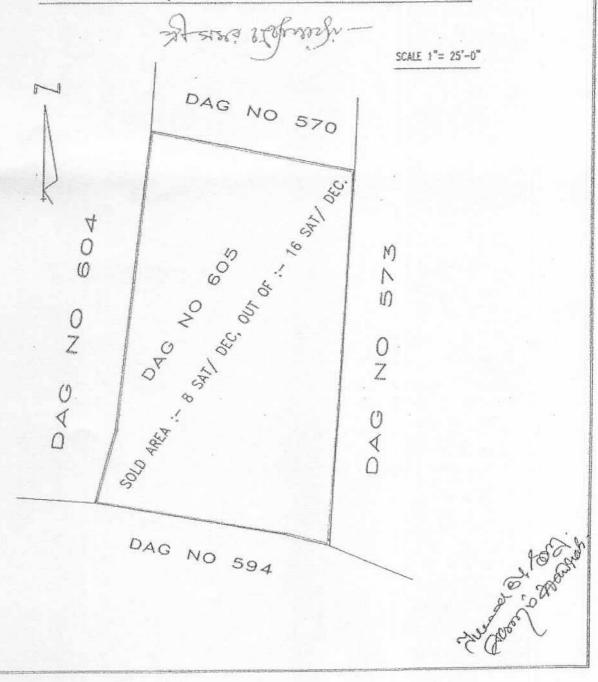
Domjur, Howrah.

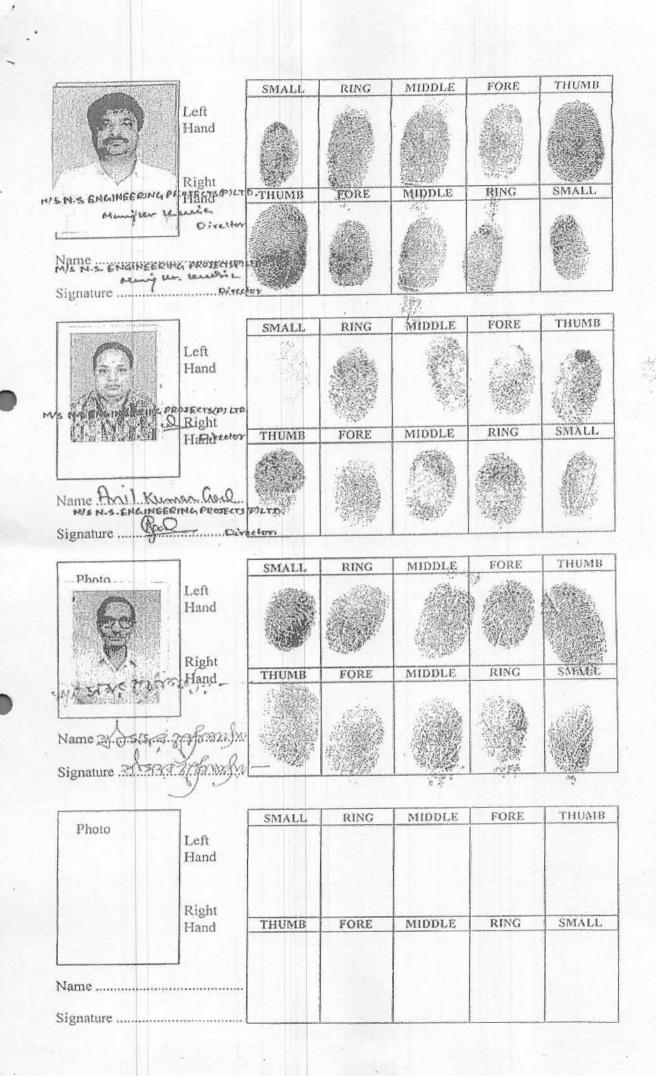
SALE DEED PLAN

OF MOUZA DAKSHIN JHAPARDAH, J.L. NO. 15, P.S. DOMJUR, DIST.— HOWRAH, PART OF R.S. DAG NO. 605, L.R. DAG NO. 609, UNDER L.R. KHATIAN NO. 3775.

SOLD AREA :- 8 SAT/ DEC, OUT OF RED BODER AREA :- 16 SAT/ DEC.

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







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

Endorsement For Deed Number : 1 - 00475 of 2012 (Serial No. 00453 of 2012)

On

Payment of Fees:

On 27/01/2012

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

Presented for registration at 17.50 hrs on :27/01/2012, at the Private residence by Sri Samar Chattopadhyay Executant.

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

Execution is admitted on 27/01/2012 by

 Sri Samar Chattopadhyay, son of Late Kashinath Chattopadhyay, Village:Dakshin Jhanpardaha, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession: Business

Identified By Sisir Kumar Das, son of Late Panchkari Das, Village:Deulpur, Thana:-Panchla, District:-Howrah, WEST BENGAL, India, P.O.:-, By Caste: Hindu, By Profession: Others.

(Maitreyee Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

On 30/01/2012

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/-

Dayment of Fees:

Amount By Cash

Rs. 5716/-, on 30/01/2012

(Under Article: A(1) = 5709/- ,E = 7/- on 30/01/2012)

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.-519483/-

Certified that the required stamp duty of this document is Rs.- 25984 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

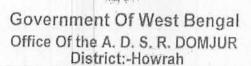
Addl. Dist. Sub-Registrar Domjur, Howrah 3 0 JAN 2012

(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

30/01/2012 15:26:00

EndorsementPage 1 of 2



Endorsement For Deed Number: 1 - 00475 of 2012 (Serial No. 00453 of 2012)

Deficit stamp duty Rs. 21000/- is paid, by the draft number 879108, Draft Date 27/01/2012, Bank Name State Bank of India, DOMJUR, received on 30/01/2012

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



J.P. Phys. Sigh Registrat Homige, Howesh

3 0 JAN 2012

(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 2 Page from 1590 to 1603 being No 00475 for the year 2012.



(Maitreyee Ghosh) 03-February-2012 ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR Office of the A. D. S. R. DOMJUR West Bengal

Digitally signed by MAITREYEE GHOSH Date: 2015.06.24 10:56:23 +05:30 Reason: Digitally e-Signing the Completion Certificate of the Deed.