

পশ্চিমবঞ্চা দহিৰম নঁদাল WEST BENGAL

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> Add. Dist. Snb-Registrat Domjur, Howrah 1 D NOV 2010

DEED OF SALE

Mouza- Dakshin Jhapordah, P.S.- Domjur, Dist.- Howrah, Valued at Rs.14,00,000/- (Rupees fourteen lakhs) only.

THIS INDENTURE OF CONVEYANCE made this 104 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

1 0602/66/06 20 र्ट्टाइन गर 38 2 भूमाइद्र हो हो है। See See State का यत. मा रेड्रिनिणांगे छात्रिण (भ.) निर्नाहत्ये 20, 312/21 (h(35 (and ()-1000 900009 315 চোলা হাওডা। ন্যুত্রতিবিচা নামিডা যাগ জ্যান্গ ভেড়ার, নাইদের নং ১৩৩ এডিঃ, ডিঃ সাৰ ৱেলিষ্ট্ৰী অৰিস, ডোমহুল, হাওড়া · 63.8 BN ~11.52 SWIN Salows " Were Sush my side of some of the survey of the successed of 1 ANOV 2010 Louse Prosent

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, 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 36 Satak / decimal out of 05 Acre 44 Satak / decimal of Sali land comprised in R.S. Dag No. 591, L.R. Dag No. 595, under old Khatian No. 2145, L.R. Khatian No. 975, 2275 and 4020, 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.



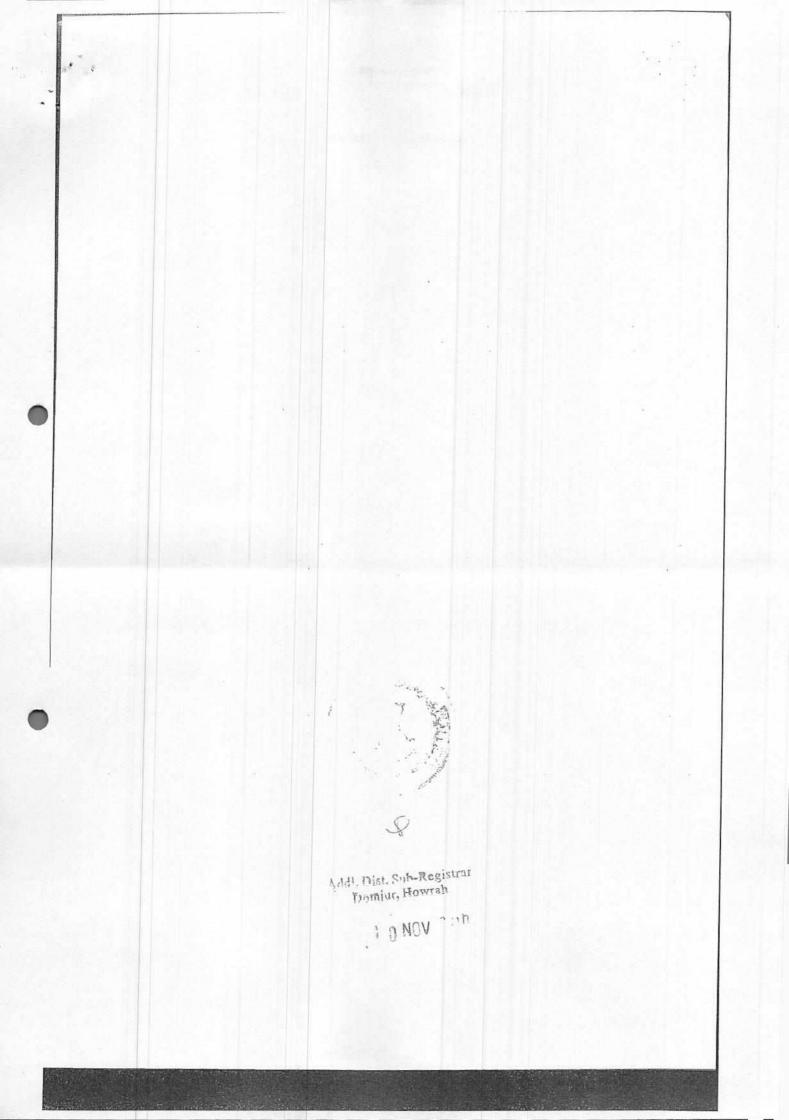
AND WHEREAS All That 36 Satak / decimal of Sali land comprised in R.S. Dag No. 591, L.R. Dag No. 595, under old Khatian No. 2145, situated and lying at Mouza- Dakshin Jhapordah, J.L. No. 15, P.S. Domjur, Dist. Howrah, previously owned possessed by and belonged to Sri Subal Chandra Laha and Nani Lal alias 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. 17, Pages 15 to 17, Being No. 1279, for the year 1971.

AND WHEREAS while said Feluram Parui and Sunil Kumar Parui, herein Vendor Nos. I 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 4020 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 36 Satak / decimal of land, which is free from all encumbrances.

(3)



AND WHEREAS the Vendors have approached to the Purchaser herein to sell, convey, transfer, assign and assure All That more or less 36 Satak / decimal 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 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.

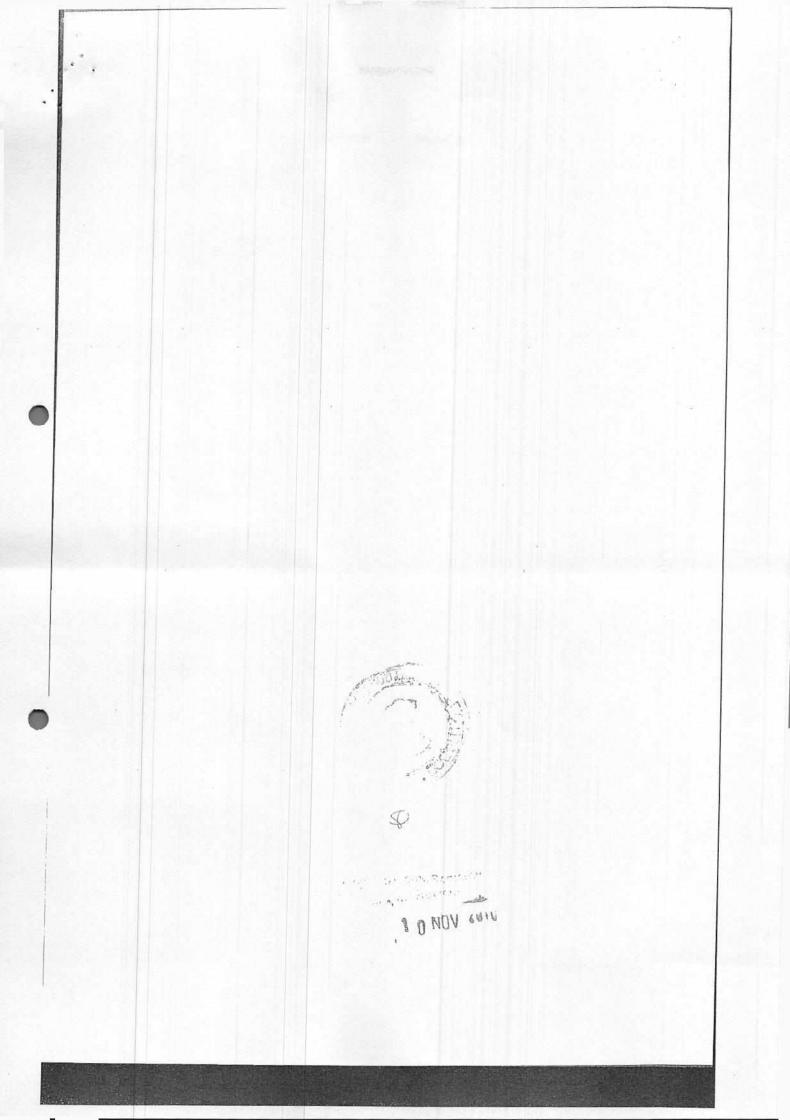
AND WHEREAS relying upon the said representations of the Vendors and believing the same to be true and correct, the Purchaser has agreed to purchase and the Vendors have agreed to sell ALL THAT about 36 Satak / decimal of land more, fully described in the schedule hereunder written free from all encumbrances charges, liens, lispendenses, claims and demands whatsoever at or for a consideration of Rs. 14,00,000/- (Rupces fourteen lakhs) only and subject to the terms and conditions and stipulations as stated hereinafter.

(4)

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 14,00,000/-(Rupees fourteen lakhs) 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 36 Satak / decimal of land more fully described in the schedule written hereunder.

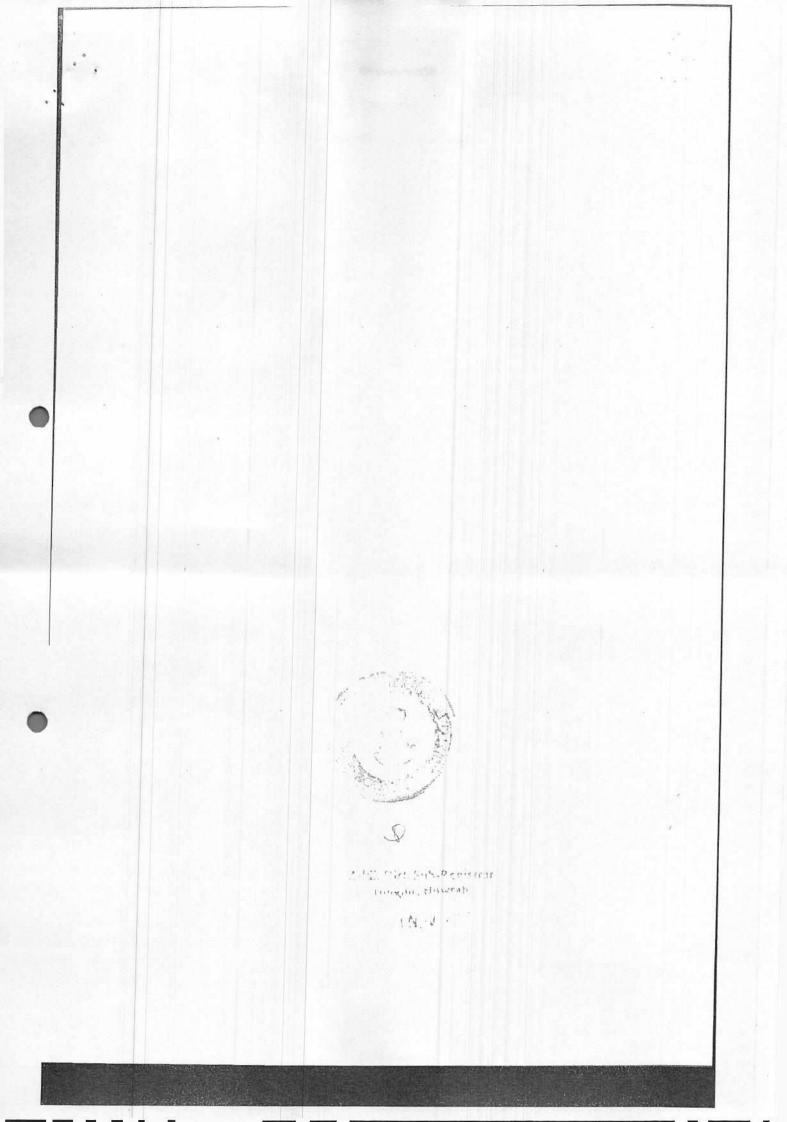
HOWSOEVER OTHERWISE the said land or any part thereof now is or hereto before were or was situated, butted, bounded, described or distinguished TOGETHER WITH all issues, privileges easement commodities, appendages and appurtenances and other amenities whatsoever thereunto belonging to or in any wise 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 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

(5)



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, 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.

(6)



THE SCHEDULE ABOVE REFERRED TO :

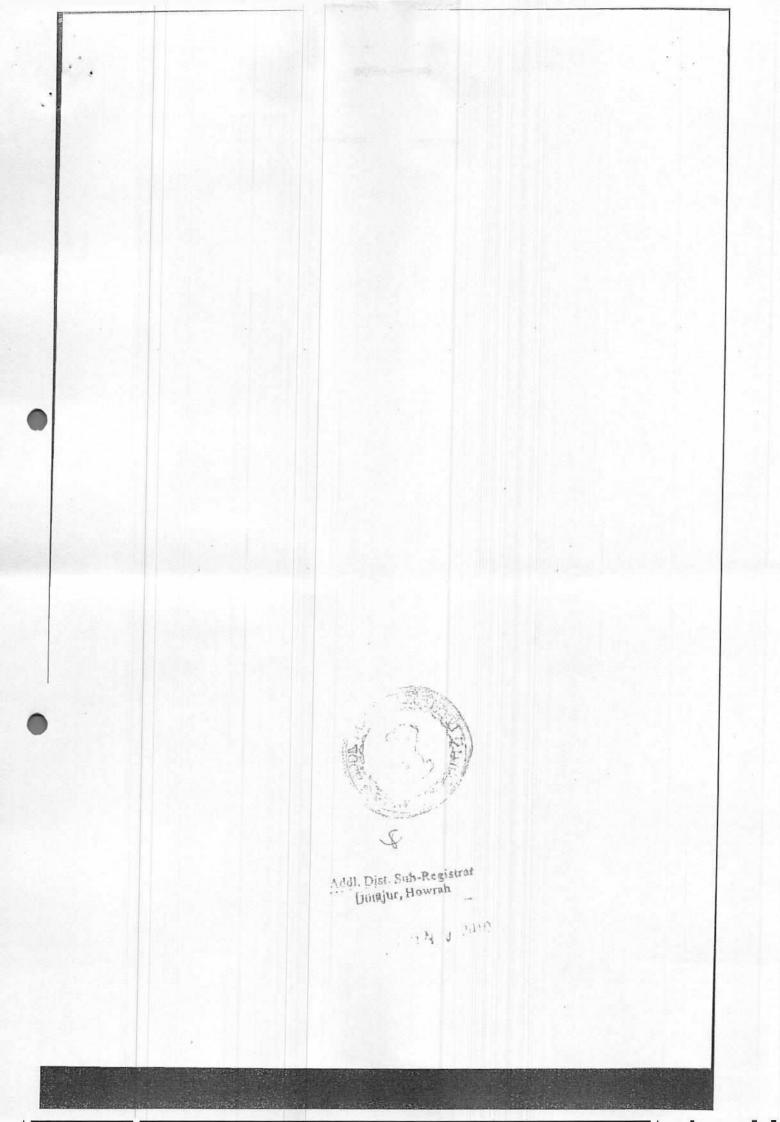
All That piece and parcel of Sali land measuring about 36 (Thirty six) Satak / decimal out of 05 Acre 44 Satak / decimal of Sali land comprised in R.S. Dag No. 591 (Five hundred ninety one), L.R. Dag No. 595 (Five hundred ninety five), under old Khatian No. 2145 (Two thousand one hundred forty five), L.R. Khatian No. 975 (Nine hundred seventy five), 2275 (Two thousand two hundred seventy five) and 4020 (Four thousand twenty), 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.

(7)

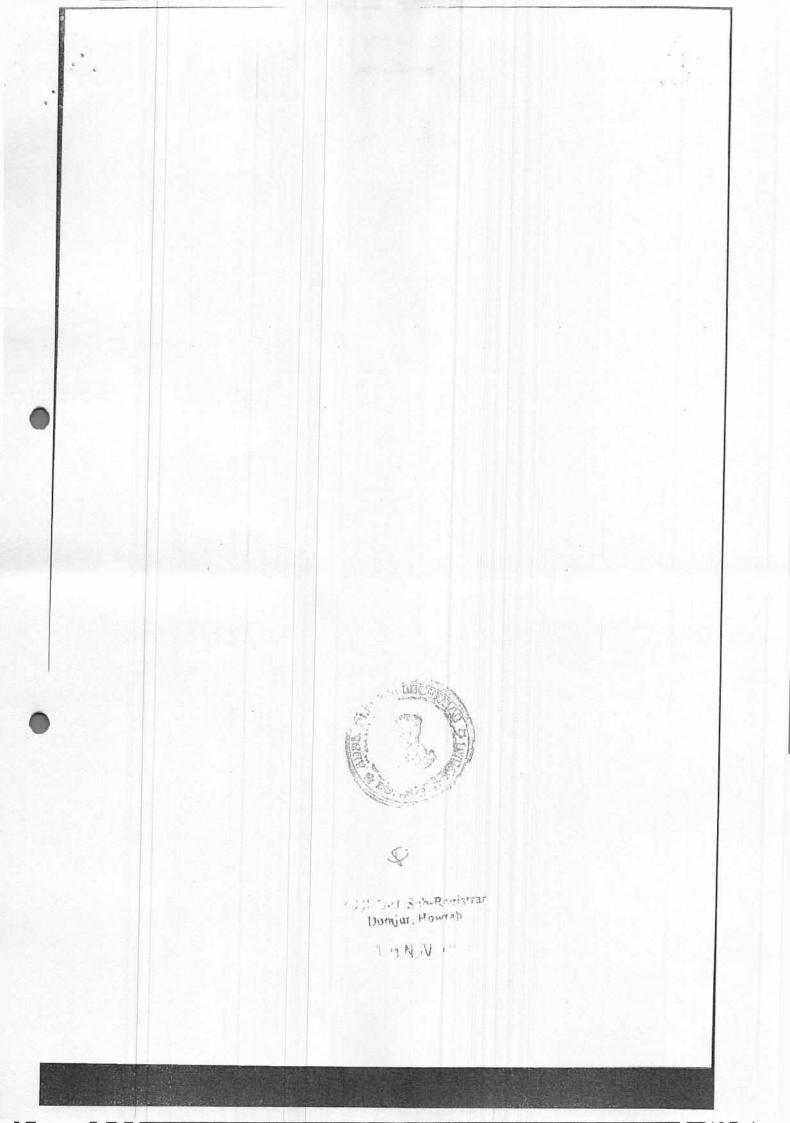


MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs.14,00,000/- (Rupees fourteen lakhs) only towards total consideration money as per memo below :-

Chaque No Date	Bank & Branch	Amount	Informer of					
318630 10/11/10	Andhaa Bank, Bunabasar Ba Kolkata.	4,66,666	Felaram Pareni					
318628 10/11/10	- do -	4,66,666/-	Sunil Kumar Parci					
318632 10/11/10	- do -	58,334/-	Remeka Bala Parcei					
318634 10/11/10	- do -	58,333/-	Maritunjay Parece					
318636 10/11/10	- do -	58,334/-	humefuda Parcie					
318638 10/11/10	- do -	58, 333/-	Siburam Parui					
318640 10/11/10	- do -,	58,334/-	Sukumar hrei					
318642 10/11/10	- do -	58,333/-	Sanjay Parci					
318644/ 10/11/10	- de -	58, 334/-	Monsha Daleu'					
31 8646 10/11/10	- do - s	58,333 T	Dife Day					
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(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) if 3 3 By mrs2 Wards amonstar,

2) Moma Olan Glan 1700 Lui South Thaportah Kenning Howson

(22) and any ans 2 77-181848743 JA 124 8 21 47 62 动物的改变 ्रियुर्ध्व क्राइडे 四加加支支 713 219112 シーションション พิสราก (3 32018101) -1152 235637331 17152

The contents of this Deed read over and explained to the Vendors by me Alom of Hom Gam Pastin

Drafted and Prepared by me.

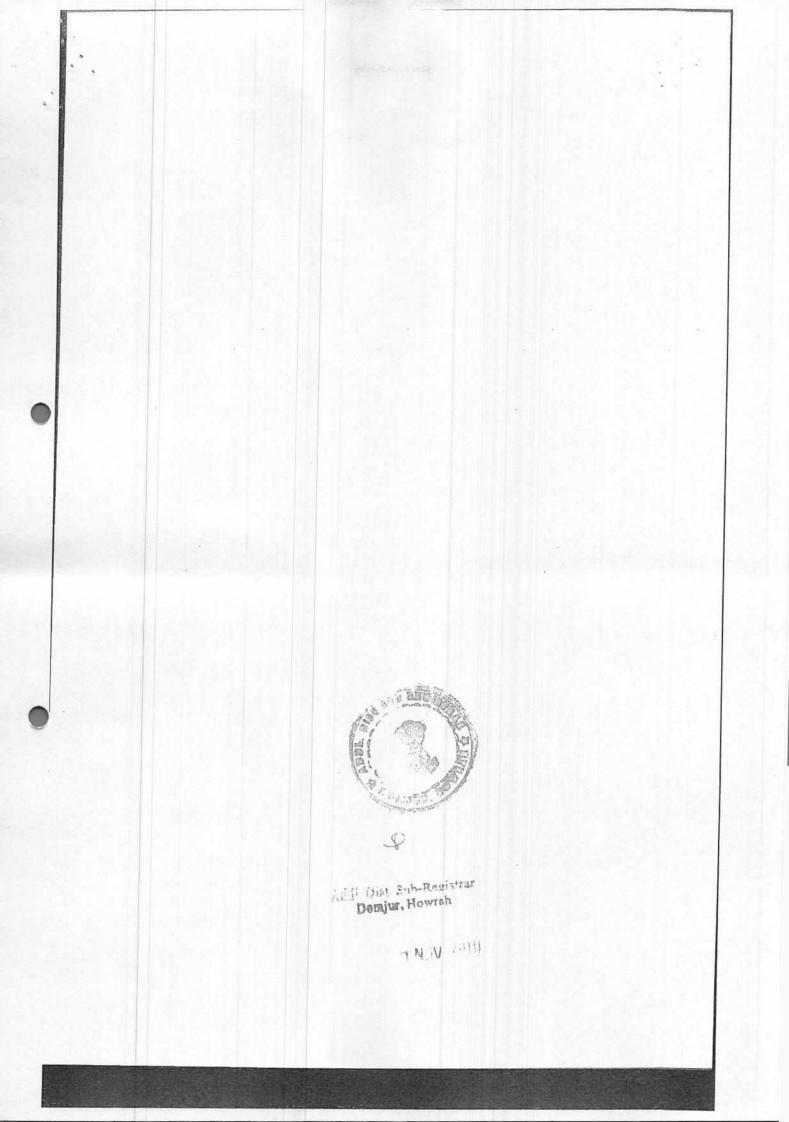
SIGNATUR OF THE VENDORS

Popph Banyce. / L C No - (32), office - Danyoz,

Typed by :-

Amit Ber Donijis Howard

(9)



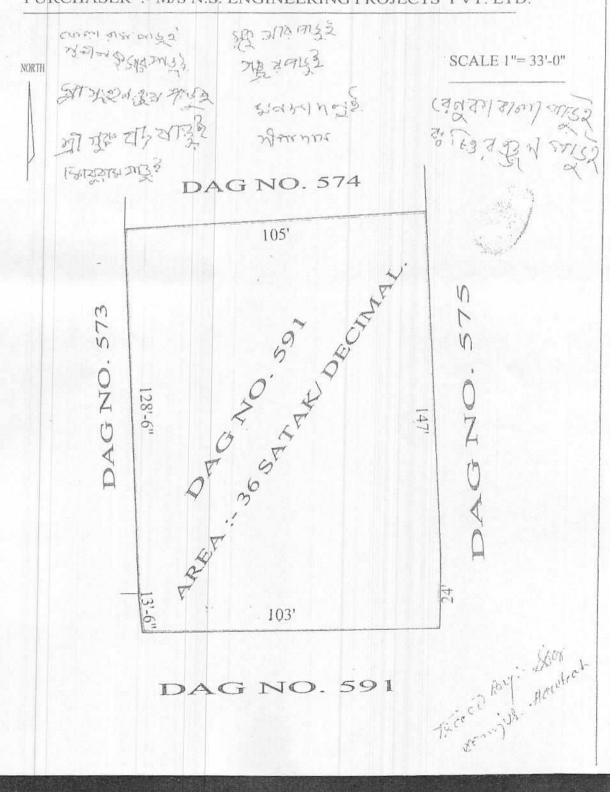
SALE DEED PLAN

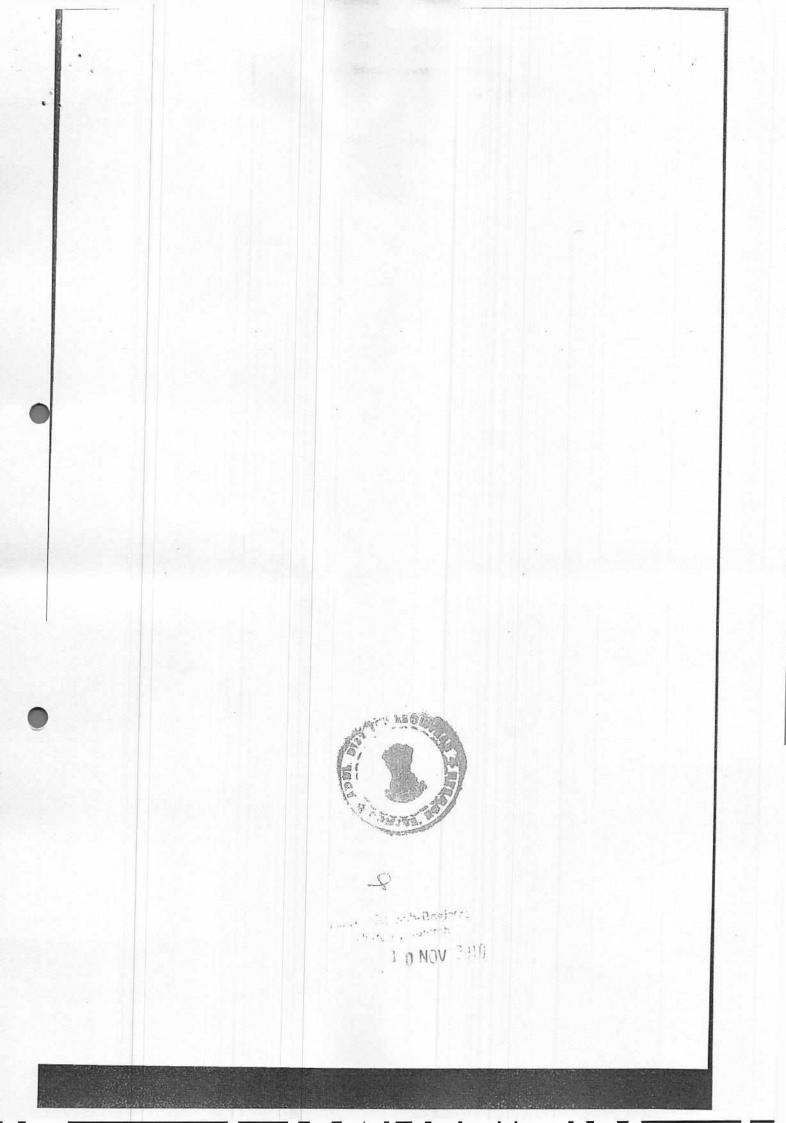
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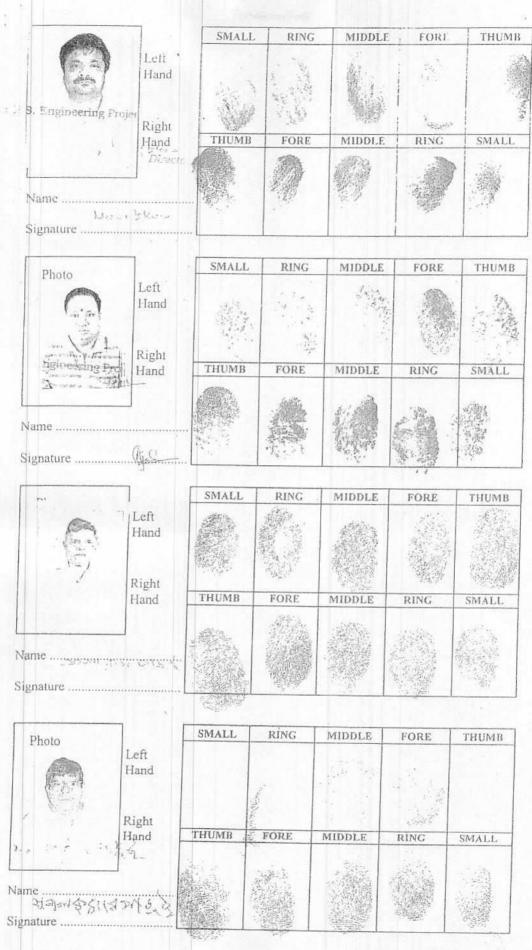
OF MOUZA DAKSHIN JHAPARDAH, J.L. NO. 15, P.S. DOMJUR. DIST. HOWRAH, PART OF R.S. DAG NO. 591, L.R. DAG NO. 595. UNDER L.R. KHATIAN NO. 975, 2275, 4020 & 4022.

AREA OF LAND :- 36 SATAK/ DECIMAL, SHOWN IN RED BORDER.

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

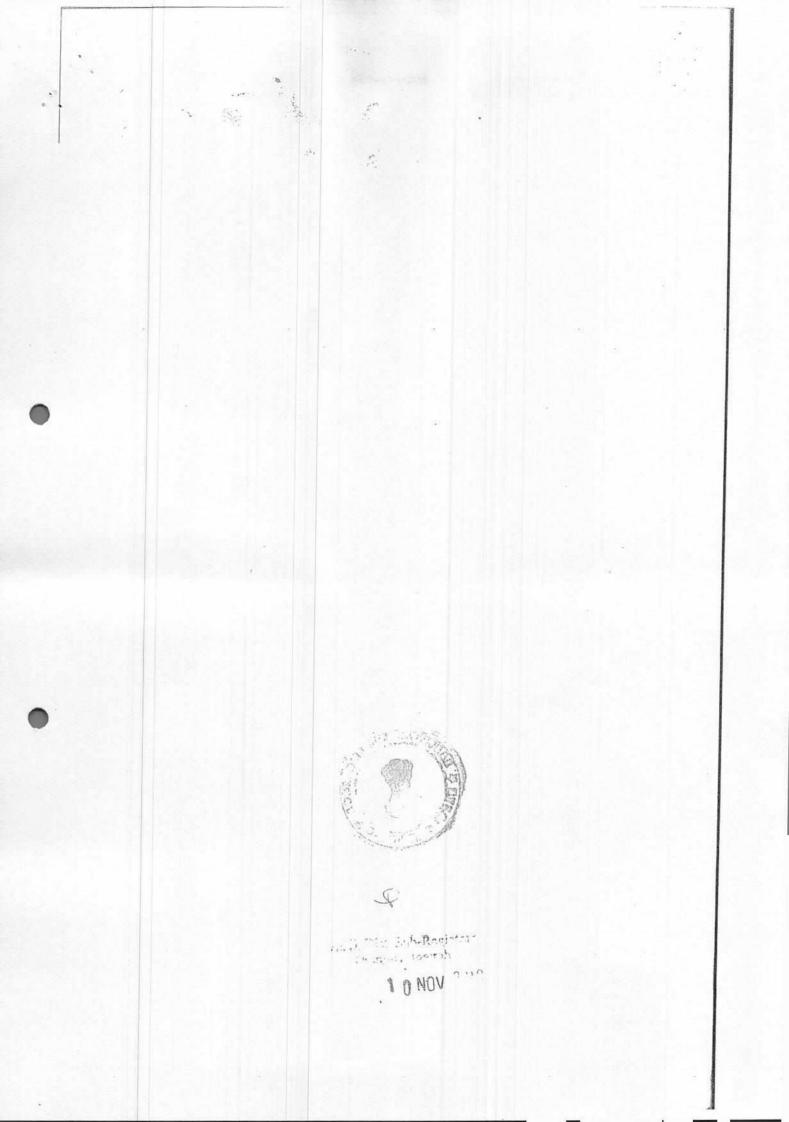


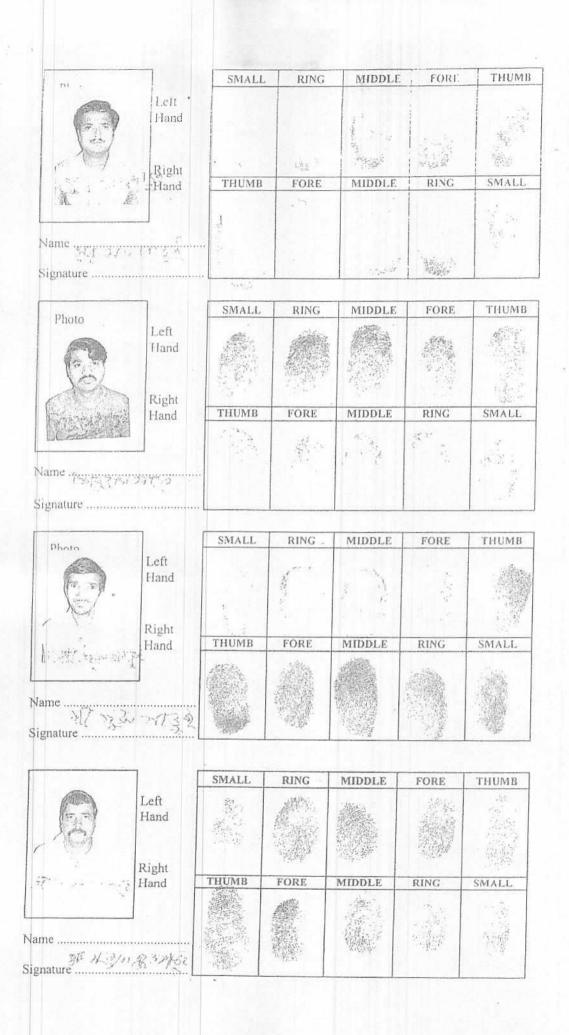


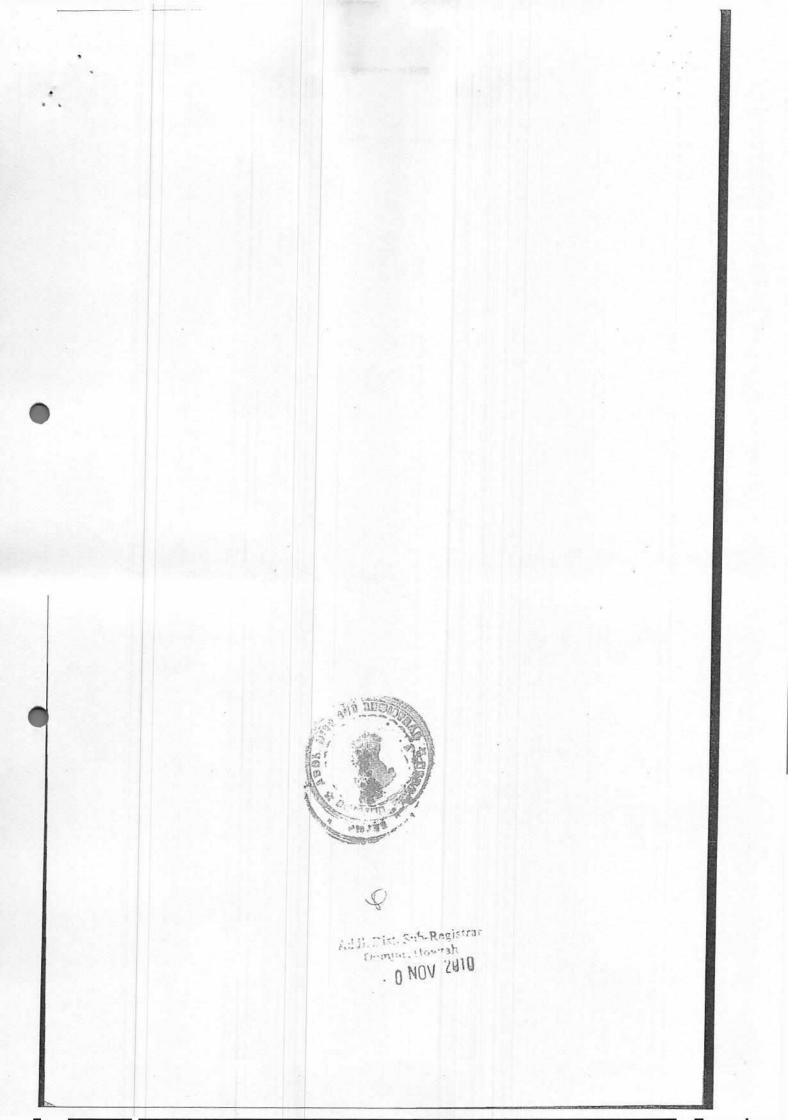


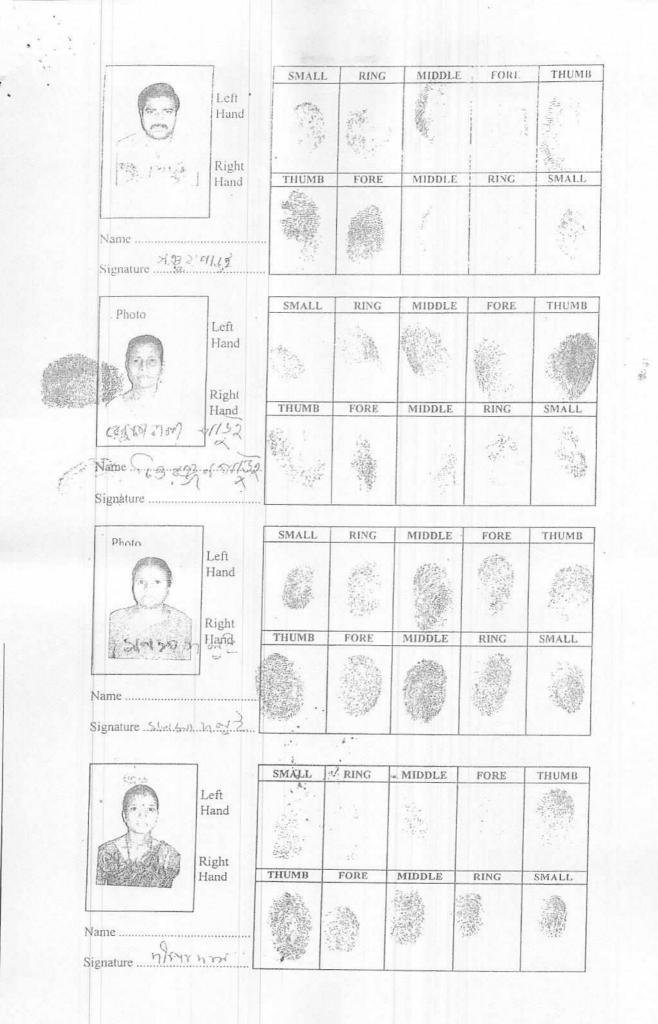
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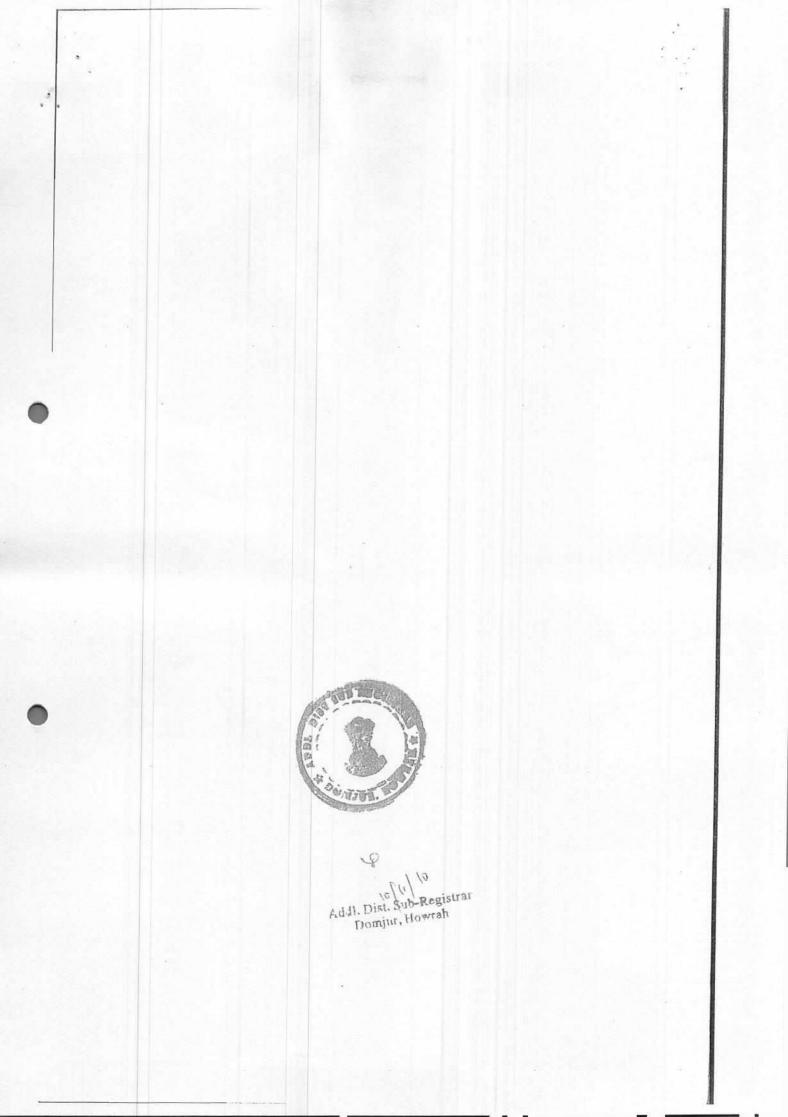
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Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A. D. S. R. DOMJUR, District- Howrah

Signature / LTI Sheet of Serial No. 05325 / 2010, Deed No. (Book - I , 05368/2010) 1. Signature of the Presentant

Name of the Presentant	Signature with date		
Sri Felaram Parui	com ascont 2		
	10/11/10		

II . Signature of the person(s) admitting the Execution at Office. SI No. Admission of Execution By Status Photo **Finger Print** Signature Felaram Parui Self 1 * Address -Village:Dakshin com a si si m te Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah ł i. LTI 10/11/2010 10/11/2010 2 Sunil Kumar Parui Self Address -Village: Dakshin or psage mili Jhapardah, Thana:-DOMJUR, District: - Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah LTI 10/11/2010 10/11/2010 Self З Renuka Bala Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah LTI 10/11/2010 10/11/2010 Self Mritunjoy Parui 4 Address -Village: Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah LTI 10/11/2010 10/11/2010 UN dal. Dist. Sub-Registrar Domjur, Howrahi (Gautam Ghosh) ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR Office of the A. D. S. R. DOMJUR 10/11/2010 Page 1 of 3



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. 05325 / 2010, Deed No. (Book - I , 05368/2010)

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

4

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Gurupada Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, Distridt:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		LTI	man the start and
			10/11/2010	10/11/2010	
6	Siburam Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		LTI	हिन्दू झडर कार्डू दे
		1	10/11/2010	10/11/2010	
7	Sukumar Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, Distridt:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		LTI	र्मु 2003 जा हु <u>रे</u>
			10/11/2010	10/11/2010	
	Sanjay Parui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		LTI	71号21 17143-
			10/11/2010	10/11/2010	
	Monsha Dalui Address -Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :-Dakshin Jhapardah	Self		LTI	ssal 4-51 vi ei 2-
			10/11/2010	10/11/2010	
4	Dipa Das Address -Village:Birshibpur (palpara), Thana:-Uluberia, District:-Howrah, WEST BENGAL, India, P.O. :	Self		СП	KANN MANN.
			10/11/2010	40/11/2010	a.S
			3 6		Sup Register
				and the state	NUN VIIII
Page 2	of 3 10/11/2010		ADDITIONAL DIST	Gautam Ghosh) STRAR OF 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. 05325 / 2010, Deed No. (Book - I), 05368/2010)

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

5

SI No. Admission of Execution By Stat	us Photo	Finger Print	Signature	
Name of Identifier of above Person(s) Chittaranjan Parui		Signature of Identifier with Date		
Village:Dakshin Jhapardah, Thana:-DOMJUR, District:-Howrah, WEST BENGAL, India, P.O. :		123 43	10/11/10	

(Gautam Ghosh)

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

Page 3 of 3

10/11/2010





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

Endorsement For Deed Number : I - 05368 of 2010

(Serial No. 05325 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) = 22363/- ,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.-2033031/-

Certified that the required stamp duty of this document is Rs.- 101662 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

- 1. Rs. 47700/- is paid, by the draft number 823998, Draft Date 10/11/2010, Bank Name State Bank of India, Makardah, received on 10/11/2010
- 2. Rs. 49000/- is paid, by the draft number 823999, 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 14.10 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
- 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

(Gautam Ghosh) ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR EndorsementPage 1 of 2

10/11/2010 15:03:00





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

Endorsement For Deed Number : I - 05368 of 2010

(Serial No. 05325 of 2010)

- 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
- Sri Mritunjoy 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 : Business
- Sri Gurupada 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 : Business
- Sri Siburam 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 : Business
- Sri Sukumar 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 : Business
- Sri Sanjay 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 : Business
- 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. :-.., By Caste: Hindu, By Profession: Cultivation.

(Gautam Ghosh) ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR



10/11/2010 15:03:00

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.

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Constanting of

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