भारतीय गैर न्यायिक

Rs 20000 रु

बीस हज़ार रुपये

RUPEES

20000

रुपये

INDIA NON JUDICIAL

02CC 246706

Admissible under Regn. Rule 81 and also as ...5(1)..... of the West Bengal L.S. Act 1908 duly so stamped. Exempted from stamp duty under the Indian Stamp Act, 1899 as amended in 1964 Schedule I A, No. 23+4 Fee Rs. 4-50

U/S 0 (8) of the W.B. prevention of under Valuation of Instruments Rule 1964 Market Value Assessed Rs. 18 01700 Deficit Stamp Duty of Rs. 72092

Special Sub-Registrar IV-Alipore 1/84 Pgs. and Registrar u/s.7 of the Regn. Act 1908

3/3/3

Certified that deficit stamp duty of Rs 18035 + 18037 has been realised from Sri K. Dutta by bank draft drawn on Vijaypore vide No. 0174 164 3535 0174 164 3536 - 27/2/3

3/3/3

THIS INDENTURE is made the 14th day of August Two thousand Two **B E T W E E N ENGEENERS (OVERSEAS) CORPORATION PRIVATE LIMITED** a company incorporated under the Indian Companies Act, 1931 (Act VII of 1913) having its registered office at 30/2, Netaji Subhas Chandra Bose Road,

Contd.....

3/3/03

14109
Subhasis Dasgupta (Adv)
Alipur Judges Court
Cal-27

26/7

Presented for Registration at Alipore on the 14th day of August 2002

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36020

Kamal Arnale

Additional Registrar IV-Alipore.
S/54 Pgs. and Registrar u/s.7 of the Regn. Act 1908

Kamal Arnals 14/8/02

Kamal Arnale
Executive Director
Name
S/O, W/O, D/O For
Engineers (Overseas)
Corporation Pvt. Ltd.
Dist. South 24 Parganas
by Caste Hindu / Muslim
by Profession
office
at 30/2 N.S.C. Bose Road
P.S. Sonarpur

5722

21 APR 2009

ENGINEERS (OVERSEAS) CORPORATION PVT. LTD.

Kamal Arnals
Executive Director

Kamal Roy
Name
S/O, W/O, D/O Badal
Roy at 74/Green Park
P.O. Narendrapur
Dist. South 24 Parganas Kol 103
by Caste Hindu / Muslim
by Profession Business

Additional Registrar IV-Alipore.
S/54 Pgs. and Registrar u/s.7 of the Regn. Act 1908
14/8/02

Kamal Roy.
S/o Badal Roy.
74/Green Park.
Po-Narendrapur. Kol 103.
Occupation. Business.

5000Rs.

Post Office Narendrapur, Police Station Sonarpur, District South 24 Parganas formerly having its registered office at 42, Raja Santosh Road, Police Station Alipore, Kolkata - 700 027, hereinafter referred to and called the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its administrators,

Contd.....

14109

Subhasis Dasgupta (Adv)

Alipore Judges Court

Cal-27

Calcutta Collectorate,

Treasury

Date 26/4/09

2 nos

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1 no

36.00

21 APR 2009

SUB REGISTRAR-IV
ALIPORE
SOUTH 24 PARGANAS

Sub-Registrar IV-Alipore
Sub Rgs. and Registrar u/s.7 (3
of the Regn. Act, 1908

14/8/09

5000Rs.

executors, legal representatives, successors and assigns) of the **ONE PART A N D** (1) **SRI PRABIR RANJAN BHOWMIK** son of Sri Abani Bhowmik and (2) **SMT. RITA BHOWMIK** wife of Sri Prabir Ranjan Bhowmik, both by religion Hindu, both by occupation business, both of 56, Kalitala, Bansdroni, Police Station Regent Park, Kolkata - 700 070, District South

Contd.....

14109
Subhasis Dasgupta (Adv)
Alipore Judges Court
Cal-27

Calcutta Collectorate,
Treasury
Date 26/7 02

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21 APR 2009

DISTRICT SUB REGISTRAR-IV
24 PGS (S)
WEST BENGAL

Additional Sub-Registrar IV-Alipore
24 Pgs. and Registrar u/s.7 (1)
of the Bengal Act, 1909

14/8/02

5000Rs.

24 Parganas, hereinafter jointly referred to and called as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART**

Contd.....

14109
Subhasis Dasgupta (Advt)
Alipur Judges Court
Cal-27

Calcutta Collectorate,
Treasury
Date 26/7/02

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36020

21 APR 2009

DISTRICT SUB REGISTRAR-IV
SOUTH 24

Additional Sub-Registrar IV-Alipore
Under Rule, and Registrar u.s.7 of
the Regn. Act, 1908
4/8/02

500Rs.

WHEREAS by a Bengali Saf Kobala deed dated 8th day of December, 1944 made between Prafulla kumar Basu, Arun Kumar basu, Anil Kumar Basu and Ananta Kumar Basu as vendors therein of the One Part and Amiya Kanta Basu as Purchaser therein of the other part and registered in the office of the District Registrar at Alipore and recorded in Book No.1, Volume No.92 at pages 103 to 109 being No.4034 for the year

Contd.....

14109
Sulakshna Dasgupta (Adv)
Alipur Judges Courts
Cal-27

26/7/02

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21 APR 2009

DISTRICT SUB REGISTRAR-IV
SOUTH 24 PARGANAS

District Sub-Registrar IV-Alipore
S/84 Pgs. and Registrar u/s.7 (1)
of the Regn. Act, 1908
26/8/02

500Rs.

INDIA NON JUDICIAL

५00 रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

1944, the said Prafulla Kumar Basu and others for consideration mentioned therein sold, transferred and conveyed absolutely and for ever unto and to the use of said Amiya Kanta Basu all that the piece and parcel of land measuring forty bighas thirteen Chittacks comprised in R.S. Dag Nos.1, 2 and 3, R.S. Khatian Nos.963/774, 962/774 and

Contd.....

14109

Subhash Dasgupta (Adv)

Alipur Judge Court

Cal-27

Calcutta Collectorate,

Treasury

26/7/02

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21 APR 2009

CERTIFICATE OF THE DISTRICT SUB REGISTRAR-IV OF WEST BENGAL

ALIPORE

SOUTH 24 PARGANAS

Sub-Registrar IV-Alipore

U/S 4 Pgs. and Registrar u/s 7 of the Regn. Act, 1908

14/8/02

20 Rs.

56

974/677 respectively and other Dags of Mouja Ukhila Paikpara, Touji No.109, J.L. No.56, R.S. No.147, Pargana Madanmolla, Police Station Sonarpur, District South 24 Parganas be the same little more or less described in Schedule ka and kha thereunder written.

KB

AND WHEREAS by a deed of gift dated 13th day of October 1960 made between the said Amiya Kanta Basu as

Contd.....

14109
Subhasis Dasgupta (Adv)
Alipur Judges Court
Cal-27

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21 APR 2009

DISTRICT SUB REGISTRAR-IV
OF WEST BENGAL
ALIPORE
SOUTH 24 PARGANAS

Sub-Registrar IV-Alipore
Sec. Fees and Registration u/s.7 of
the Stamp Act, 1899

14/8/02

donor and Jagat Basu son of Amiya Kanta Basu as Donee and registered in the office of the Sub-Registrar of Baruipur and recorded in Book No.1, Volume No.107 at pages 3 to 7 being No.8912 for the year 1960 the said Amiya Kanta Basu out of antural love and affection granted conveyed and transferred unto and to the use of the said Jagat Basu the donee therein absolutely and forever by way of gift all that the piece and parcel of the land measuring Three Bighas Twenty square feet be the same little more or less out of which 12 Cottahs 9 Chittacks 41 sq.ft. comprised in R.S. Dag No.1, R.S. Khatian No.963/774, 2 Bighas 5 Cottahs 9 Chittacks 27 sq.ft. comprised in R.S. Dag No.2, R.S. Khatian No.962/774 and 1 Cottah 12 Chittacks 42 sq.ft. comprised in R.S. Dag No.3, R.S. Khatian No.974/677 of Mouja Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109, Pargana Madanmalla, Police Station Sonarpur, District South 24 Parganas within the limit of Rajpur Municipalities formed out of the land in the said recited Bengali Saf Kobala and the said Jagat Basu duly accepted the said gift.

AND WHEREAS by a Deed of Indenture dated 21st day of December 1960 made between the said Jagat Basu as the Vendor therein and Engeeners (Overseas) Corporation

Contd.....

21 APR 1999

DISTRICT SUB REGISTRAR—IV
OF WEST BENGAL
SOUTH 24 PARGANAS

Sub Registrar IV Alipore
Vide Pge. and Registrar Vol.7
of the Book No. 1 1998
141812

Private Limited as the Purchaser therein and registered in the office of the Sub-Registrar at Baruipur and recorded in Book No.1, Volume No.113, at pages 240 to 244 being No.10318 for the year 1960 the said Jagat Basu for consideration mentioned therein sold, transferred and conveyed absolutely and forever unto and to the use of the said Engineers (Overseas) Corporation Private Limited all that piece and parcel of the land measuring 3 Bighas 20 sq.ft. be the same little more or less out of which 12 Cottahs 9 Chittacks 41 sq.ft. comprised in R.S. Dag No.1 R.S. Khatian No.963/774, 2 Bighas 5 Cottahs 9 Chittacks 27 sq.ft. comprised in R.S. Dag No.2, R.S. Khatian No.962/774 and 1 Cottah 12 Chittacks 42 sq.ft. comprised in R.S. Dag No.3, R.S. Khatian No.974/677 of Mouja Ukhila Paikpara, J.L. No.56, R.S. No.147, Touji No.109 Parganas Madanmolla, Police Station Sonarpur, District South 24 Parganas absolutely and forever.

AND WHEREAS after purchase of the said property the said Engeeners (Overseas) Corporation Private Limited the Vendor herein mutated its name in the record of the State of West Bengal and also in the record of Rajpur Sonarpur Municipality and the said property was assessed as holding No.30/2, Netaji Subhas Chandra Bose Road in the record of the said Municipality.

Contd.....

21 APR 2009

DISTRICT SUB REGISTRAR-IV
WEST BENGAL
SOUTH 24 PARGANAS

Senior Sub-Registrar IV-Alipore
Alipore, and Registrar u/s.7 (a)
of the Rules, Act, 1908
14/8/02

AND WHEREAS the said Engineers (Overseas) Corporation Private Limited constructed administrative building and several sheds with corrogated tin roof on different portion of the said land measuring three bighas twenty sq.ft. comprised in part of R.S.Dag Nos.1, 2 and 3 R.S. Khatian No.963/774, 962/774, 974/677 respectively of Mouza Ukhila Paikpara, Police Station Sonarpur, District South 24 Parganas lying situate at and being Holding No.30/2, Netaji Subhas Chandra Bose Road within Rajpur Sonarpur Municipality.

AND WHEREAS the said Engeeners (Overseas) Corporation Private Limited borrowed from West Bengal Financial Corporation a corporation established by the State Financial Corproation Act, 1951 a sum of Rs.2,00,000/- at the rate of 8% per annum or at such increased rate by executing a deed of mortgage dated 9th August, 1965 which was registered in the office of the District Registrar at Alipore and recorded in Book No.1 Volume No.101 at Pages 105 to 140, being No.5923 for the year 1965 creating charge and mortgage of the said land and properties.

AND WHEREAS after borrowing the said sum of money from the said West Bengal Finance Corporation on the basis of the said deed of mortgage dated 9th August 1965

21 APR 2009

SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Senior Sub Registrar IV-Alipore
Alipore Pgs, and Registrar u/s.7 of
W.B. Act, 1909
141810

the said Engineers (Overseas) Corporation Private Limited the Vendor herein could not pay the loan amount of the said West Bengal Financial Corporation in due time and as a result thereof the said West Bengal Financial Corportion made an application under section 31 and 32 of the West Bengal Financial Corporation Act, 1951 before the Learned District Judge of District 24 Parganas at Alipore which was registered as Misc. Judicial Case No.176 of 1970 for declaration of first charge and realisation of the loan amount.

AND WHEREAS the said West Bengal Financial Corporation got a decree for realisation of the said loan amount against the Vendor herein on declaration of charge of the said immovable property mentioned in the first schedule hereunder written and all assets plants tools and mechineries of the said Engineers (Overseas) Corporation Private Limited.

AND WHEREAS the said Engineers (Overseas) Corporation Private Limited borrowed money from other creditors including Federal Bank Limited.

AND WHEREAS the said Federal Bank Limited filed an winding up application being C.P. No.595 of 1987 before

Contd.....

21 APR 2009

SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Additional Sub-Registrar IV-Alipore
Under Pgs. and Registered u/s.7 of
the Indian Stamp Act, 1899
141802

the Hon'ble High Court at Kolkata for non-payment of the claim of the said Bank and on 25th April, 1989 the Hon'ble High Court (Company affairs) was pleased to pass an order of winding-up against the said Engeeners (Overseas) Corporation Private Limited, the Vendor herein.

AND WHEREAS an application filed on behalf of the contributories of the said Engeeners (Overseas) Corporation Private Limited the Vendor herein, on 8th August, 1997 the Hon'ble High Court (Company affairs) Kolkata was pleased to stay the order of winding up upon making payment of Rs. 50,000/- to the said Federal Bank Limited.

AND WHEREAS after making payment of a total sum of Rs.1,12,000/- to the Federal Bank Limited the creditor of the Vendor company by order dated 12th September 1997, the Hon'ble High Court (Company affairs) Kolkata was pleased to direct official liquidator to hand over possession of the said properties to the said Engeeners (Overseas) Corporation Private Limited.

AND WHEREAS on the basis of the application of the said Engineers (Overseas) Corporation Private Limited the

Contd.....

21 APR 2009

SUB REGISTRAR-IV
WEST BENGAL
SOUTH 24 PARGANAS

Additional Sub-Registrar IV-Alipore
Under Pgs. and Registered u/s.7 of
the Regn. Act. 1908
14/8/12

Vendor herein dated 26th August, 1997 for one time settlement with the West Bengal Financial Corporation for its claim, the said West Bengal Financial Corporation duly agreed to settle its dues for a total sum of Rs.5.75 lacs by their letter dated 21st October, 1997.

AND WHEREAS by two seperate pay orders bearing Pay order nos.177009 and 419026 both dated 9th March, 1998 issued by Bharat Overseas Bank and United Bank of India respectively for and behalf of the said Engeeners (Overseas) Corporation Private Limited the said Engeers (Overseas) Corporation Private Limited the Vendor herein in terms of the said agreement and settlement duly paid said settled sum of Rs.5.75 lacs to the West Bengal Financial Corporation and the said West Bengal Financial Corporation Limited duly accepted the said sum by issuing two sepeate receipts both dated 10th March, 1998 showing acceptance/receipts of the said sum and also issued "No dues" certificate dated 30th April, 1998 in favour of the said Engineers (Overseas) Corproation Private Limited in full and final settlement.

AND WHEREAS by an Indentrue of Release dated 16th March, 2001 the said West Bengal Financial Corporation

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21 APR 2000

SUB REGISTRAR-IV
WEST BENGAL
SOUTH 24 PARGANAS

Additional Sub-Registrar IV-Alipore
S/24 Pgs. and Registrar u/s.7 of
of the Bengal Act. 1932
14/8/02

released and discharged the said mortgage debt secured by Indenture dated 9th August, 1965 and also discharged, declared and released the said Engeeners (Overseas) Corporation Private Limited and the said property mentioned in Part-I, Part -II and Part - III of the Schedule A to the said deed of mortgage dated 9th August 1965 and also to the deed of Release dated 16th March, 2001 from all moneys, secured or intended to be secured by the said deed of mortgage dated 9th August, 1965 and from all claims and demands whatsoever for and in respect of the said or any part thereof and redelivers unto the said Engineers (Overseas) Corporation Private Limited all the deeds and rights relating to the said mortgaged properties.

AND WHEREAS the Vendor herein is thus the absolute owner and seized and possessed of all that the Mourashi Mokrari Rayati land measuring three bighas twenty square feet be the same little more or less of which twelve cottahs nine chittacks forty one sq.ft. comprised in Dag No.1 under Khatian No.963/774, two bighas five cottahs nine chittacks twenty seven square feet more or less comprised in Dag no.2 under Khatian No.974/677 and one cottah twelve chittacks forty two sq.ft. more or less comprised in Dag No.3

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21 APR

SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Sub Registrar IV-Alipore
Mod Pgs. and Registered u/s.7 (1)
of the Reg. Act, 1908
141810

under Khatian No.974/677 of Mouza Ukhila Paikpara, Touzi No.109, J.L. No.56, R.S. No.147, Pargana Medan Malla, Police Station Sonarpur, District South 24 Parganas together with partly two storied building and partly one storied building factory shed and others structures and errections standing thereon lying situate at and being premises No.30/2, Neaji Subhas Chandra Bose Road within Ward No....8.... of the Rajpur Sonarpur Municipality more particularly described in the first schedule hereunder written free from all encumbracnes, liabilities, attachments, mortgage, liens, attachments etc.

AND WHEREAS by an agreement for sale dated 20th January, 1998 made between the Engeers (Overseas) Corporation Private Limited as Vendor and (1) Sri Prabir Ranjan Bhowmik, (2) Smt. Rita Bhowmik (3) Sri Uttam Kumar Dutta and (4) Smt. Bithika Dutta as Purchasers, the said vendor herein agreed to sale and the said purchasers agreed to purchase all that the land measuring eighteen cottahs five chittacks thirty sq.ft. be the same little more or less comprised in part of Dag No.2 under khatian No.962/774 of Mouja Ukila Paikpara, J.L. No.56R.S. No.147, Touzi No.109, Pargana Medanmalla, Police Station Sonarpur, District South 24 Parganas together with partly two storied and partly one storied

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21 APR 2009

REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Sub Registrar IV-Alipore
Pgs. and Registrar W.B.T.
of the Rules Act, 1908
141802

building factory shed and other structures standing thereon lying situate at and being northern portion of Holding No.30/2, Netaji Subhas Chandra Bose Road, more particlularly described in the second schedule hereunder written and being northern portion of the first schedule hereunder written at and for a total consideration of Rs. 12,00,000.00 (Rupees Twelve lakhs) only free from all encumbrances, charges, liens, attachments etc and simultaneously with the execution of the said agreement the Vender herein received the sum of Rs.51,000/- (Rupees fifty one thousand) only as earnest money and part payment towards the total consideration from the said Purchasers.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.6,00,000/- (Rupees six lakhs) only of lawful money in hand and truly paid by the said purchasers to the vendor herein as per memo of consideration written hereunder (the receipt whereof the vendor herein doth hereby admits, acknowledges, and of and from the same and every part thereof do hereby acquits releases and for ever discharge the said purchasers) the vendor doth hereby grants, conveys, transferred assigns **ALL THAT** the umdivided one half share of the Mourashi Mokrari land measuring by

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21 APR 2002

SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Sub Registrar IV-Alipore
24 Pgs, and Registrar u/s.7 (3)
of the Regn. Act, 1908
14/8/02

estimation of an area of eighteen cottahs fourteen chittacks thirty seven square feet be the same little more or less comprised in part of Dag No.2 under khatian No.962/774 of Mouza Ukhila Paikpara, J.I. No.56R.S. No.147, Touzi No.109, Parganas Madanmalla, Police Station Sonarpur, District South 24 Pargana together with partly two storied and partly one storied buildings, factory shed, and other structures standing thereon lying situate at and being Premises No.30/2, Netaji Subhas Chandra Bose Road within the limit of the Rajpur Sonarpur Municipality more particularly described in the second schedule hereunder written and hereinafter referred to as the said property and particularly shown and delineated in red colour border in the map or plan attached hereto **OR HOWSOEVER OTHERWISE** the said property and every part thereof which now are or is or at any time or times heretofore were or was situated tenanted butted and bounded called known numbered described or distinguished **TOGEHER WITH** all building and structures standing thereon and all sewers, drains, compounds, fixtures, fittings, including sanitary and electrical fittings, ways paths, passages, waters, water courses kitchen easements, commodities advantages of ancient and other rights, lights , liberties, privileges appendages and appurtenances whatsoever belonging or in anywise appertaining thereto or usually held or enjoyed therewith or

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21 APR 2008

SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Additional Sub Registrar IV-Alipore
Under Pgs. and Registered u/s.7 (b)
of the Regn. Act, 1908
14/8/02

known or reputed to be as part parcel and number thereof **AND** the reversion or reversions remainder or remainders **AND** all rents issues profits thereof and of every party thereof **AND ALL THE ESTATE** right, title, interest, property and every part thereof and all the deeds pattahs muniments evidence of title and writing whatsoever which relate to the said property and every part thereof and which now are or is or at any time hereafter shall or may be in the custody possession power and control of the vendor or any person or persons from whom the vendor may procure the same without any action or suit **AND** all the benefits of covenant for production of the title deeds now vested in the vendor **TO HAVE AND TO HOLD** the said property and all and singular other the property hereby granted, conveyed sold transferred assigned and assured or expressed or intended so to be unto and to the use and benefit of the purchasers absolutely and for ever free from all encumbrances and liabilities whatsoever **AND** the vendor doth hereby covenants and agrees to and with the purchasers that **NOTWITHSTANDING** any act deed matter and thing by the vendor done committed executed or knowingly permitted or suffered to the contrary the vendor is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property and every part thereof hereby granted

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21 APR 2000

SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Sub Registrar IV-Alipore
S/24 Pgs. and Registrar u/s.7 (1)
of the Regn. Act. 1908

14/8/02

conveyed sold transferred assigned and assured or expresses or intended so to be for a perfect and indefeasible estate of inheritance without any manner of condition or other things whatsoever to alter defeat encumber and make void the same **AND THAT NOTWITHSTANDING** any act deed matter or thing the vendor now hath in himself good right full power and lawful and absolute authority by these presents to grant convey sell transfer assign and assure unto and to the use and benefit of the purchasers the said property absolutely and in manner aforesaid free from all encumbrances and liabilities whatsoever and the purchasers shall and will from time to time and at all times hereafter peaceably and quietly possess and enjoy the same and receive the rents issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming through under or in trust for the vendor **AND THAT** free and clear freely and clearly and absolutely acquitted exonerated and discharged from or by the vendor and will and effectually save defended kept harmless and indemnified of from and against all and all manner of former or other estastes, rights, title, interest, liens, charges and encumbrances, whatsoever created made done occasioned or suffered by the vendor **AND** that the said property is not encumbered by the

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21 APR 2009

SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Sub Registrar IV-Alipore
24 Pgs. and Registrar W.B.Z
of the Deed. Apl. 2009

vendor **AND** that the said property is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever **AND THAT** there is no certificate case of proceeding against the vendor for realisation of the arrears of Income Tax or other taxes or dues or otherwise under the Public demands Recovery Act and/or any other Acts for time being in force **AND** that the said property is not affected by any notice or scheme of the Improvement Trust or the Calcutta Municipal Corporation or the Government or the Calcutta Metropolitan Development Authority or any other public body or authority and that no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other Acts for the time being in force **AND** that the said property or any part thereof is not affected by any notice of Acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND** that there is no legal bar to convey, sale and transfer the said property to the purchasers **AND** in consideration the purchasing the said property mentioned in the schedule hereunder written, the

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21 APR 2009

SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Sub Registrar IV-Alipore
24 Pgs. and Registrar u/s.7 (1)
of the Regn. Act. 1908
141810

Vendor hereby agreed to keep indemnified and harmless the purchasers, its successors and assigns for the consideration mentioned above all claims made and action or proceedings taken by any person in respect of the schedule property and agaisnt all costs and expenses incurred by the purchasers its successors or assigns in defending in such claims and proceeding **AND FURTHER** that they the said vendor and all persons having or lawfully or equitably claiming any estate right title interest use trust property claim and demand whatsoever of into upon or out of the said property from under or in trust for them shall and will from time to time and at all times hereafter upon every reasonable requests and at the costs and expenses of the purchasers make do execute and perfect or cause to be made done executed and perfected all such further and other assurances acts deeds matters and things for further better and more perfectly assuring conveying and confirming the said property unto and to the use and benefit of the purchasers for ever in manner aforesaid as by the said purchasers shall or may be reasonably required.

A sum of Rs.3.98p is payable as rent annually to the collector of district South 24 Parganas for the State of West Bengal for the said land mentioned in the Second Schedule property hereunder written.

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21 APR 2009

DISTRICT SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

District Sub Registrar IV-Alipore
24 Pgs. and Registrar u/s.7 of
the Regn. Act, 1908

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the Mourushi Mokrari Rayati land measuring three bighas and twenty square feet be the same little more or less comprised in Dag No.1 and part of Dag Nos.2 and part of Dag no.3 in Khatian No.963/774, 962/774 and 974/677 respectively of Mouza Ukhila Paikpara, Touzi No.109, J.L. No.56, R.S. No.147, Pargana Medan Molla, Police Station Sonarpur, Additional District Sub-Registry office at Sonarpur, District South 24 Parganas together with partly two storied building and partly one storied building, and other structures and errection standing thereon lying situate at and being Holding No.30/2, Netaji Subhas Chandra Bose Road within ward No. 8 of the Rajpur Soanrpur Municipality. The full particulars of the respective areas of the above Dags comprised the said total land of three bighas and twenty square feet are as follows:

Khatian No.	Dag No.	Area B. K. Ch. Sft.	Rent payable to State of W.B
963/774	1	12-09-41	2.95 P.
962/774	2	2--05-09-27	9.75 P.
974/677	3	1-12-42	0.33 P.
		3-0-0-20	12.93 P.

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21 APR 2009

DISTRICT SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Sub-Registrar IV-Alipore
24 Pgs. and Registrar u/s.7 (2)
of the Regn. Act, 1908

The said total area of three bighas twenty sq. ft of land is butted and bounded by as follows :

ON THE NORTH	:	By land of Dakshin Kumarakhali Mouza belonging to Pashupati Ganguli.
ON THE EAST	:	By Netaji Subhas Chandra Bose Road
ON THE SOUTH	:	By the land of Sri A.K. Basu.
ON THE WEST	:	By Mulli Ganga.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT the undivided one half share of the Mourashi Mokrari Rayati Land measuring by estimation an area of eighteen cottahs five chittacks thirty square feet be the little more or less comprised in part of Dag No.2 under Khatian No.962/774 of Mouza Ukhila Paikpara, J.L. No.56R.S. No.147, Touzi No.109 Pargana Madan Malla, Police Station Sonarpur, District : South 24 Parganas together with partly two storied and partly one storied building standing thereon measuring an area of 2000 sft. more or less lying situate at and being Holding No.30/2, Netaji Subhas Chandra Bose Road particularly shown and delineated in RED colour border in the map attached herein, within the limit of the Rajpur Sonarpur Municipality which is being the northern portion of

Contd.....

21 APR 2009

DISTRICT SUB REGISTRAR—IV
WEST BENGAL
SOUTH 24 PARGANAS

Sub Registrar IV-Alipore
S/24 Pgs. and Registrar u/s 7
of the Regn. Act, 1908

the first schedule property herein above written and butted and bounded by :

ON THE NORTH : By the land of Kumrakhali Mouza belonging to Pashupati Ganguli;

ON THE EAST : By Netaji Subhas Chandra Bose Road

ON THE SOUTH : By the remaining portion of the first schedule property comprised in Dag No. 2 of Mouza Ukhila Paikpara belonging to Engeers (Overseas) Corporation Pvt. Ltd.

ON THE WEST : By the land of Dag Nos.2 of Ukhila Paikpara.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of :

1. Narayan Gupta
S/o- Late Rebati Ranjan Gupta
P-17, Railway Co. operative
Kamdahari / Garia / Cal- 84
2. Utham Kr Dutta
S/o Sukumar Dutta.
18B, Monilal Banerjee
Road - Cal-23

for ENGINEERS (OVERSEAS) CORPORATION PVT. LTD.
Kamal Arkab
Executive Director

VENDOR

Contd.....

21 APR 2003

DISTRICT SUB REGISTRAR-IV
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Page and Registration Fee
Date Regn. Exp. 2003
14/8/02

Received from the within mentioned Purchasers the within mentioned sum of Rs.6,00,000/- (Rupees six lakhs) only being the total consideration of the Second Schedule property hereinabove written in the manner stated in the Memo of consideration below :

MEMO OF CONSIDERATION

1) On 2. 9. 1997 by cash by pieces of 100 rupee denomination currency notes of R.B.I. of India	Rs.	6,500.00
2) On 19. 11. 1997 by cash by pieces of 100 rupee denomination currency notes of R.B.I. of India	Rs.	19,000.00
3) On 29.08.1998 by account payee cheque no.768252 dated 29.08.1998 drawn on United Bank of India, Regent Park Branch, Kolkata by Sri Prabir Ranjan Bhowmik.	Rs.	25,000.00
4) On 11.02.1999 by account payee cheque no.127041 dated 11.02.1999 drawn on Allahabad Bank, Roy Nagar Kolkata Branch by Sri Prabir Ranjan Bhowmik	Rs.	25,000.00
5) on 11.02.1999 by account payee cheque no.783648 dated 11.02.1999 drawn on U.B.I. Regent Park Kolkata Branch by Sri Prabir Ranjan Bhowmik.	Rs.	25,000.00
6) On 07.10.1999 by account payee cheque no.127056 dated 07.10.1999 drawn on Allahabad Bank, Roy Nagar Kolkata Branch by Sri Prabir Ranjan Bhowmik.	Rs.	25,000.00

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21 APR 2000

OFFICE OF THE DISTRICT SUB REGISTRAR—IV
SOUTH 24 PARGANAS

Additional Sub Registrar IV-Alipore,
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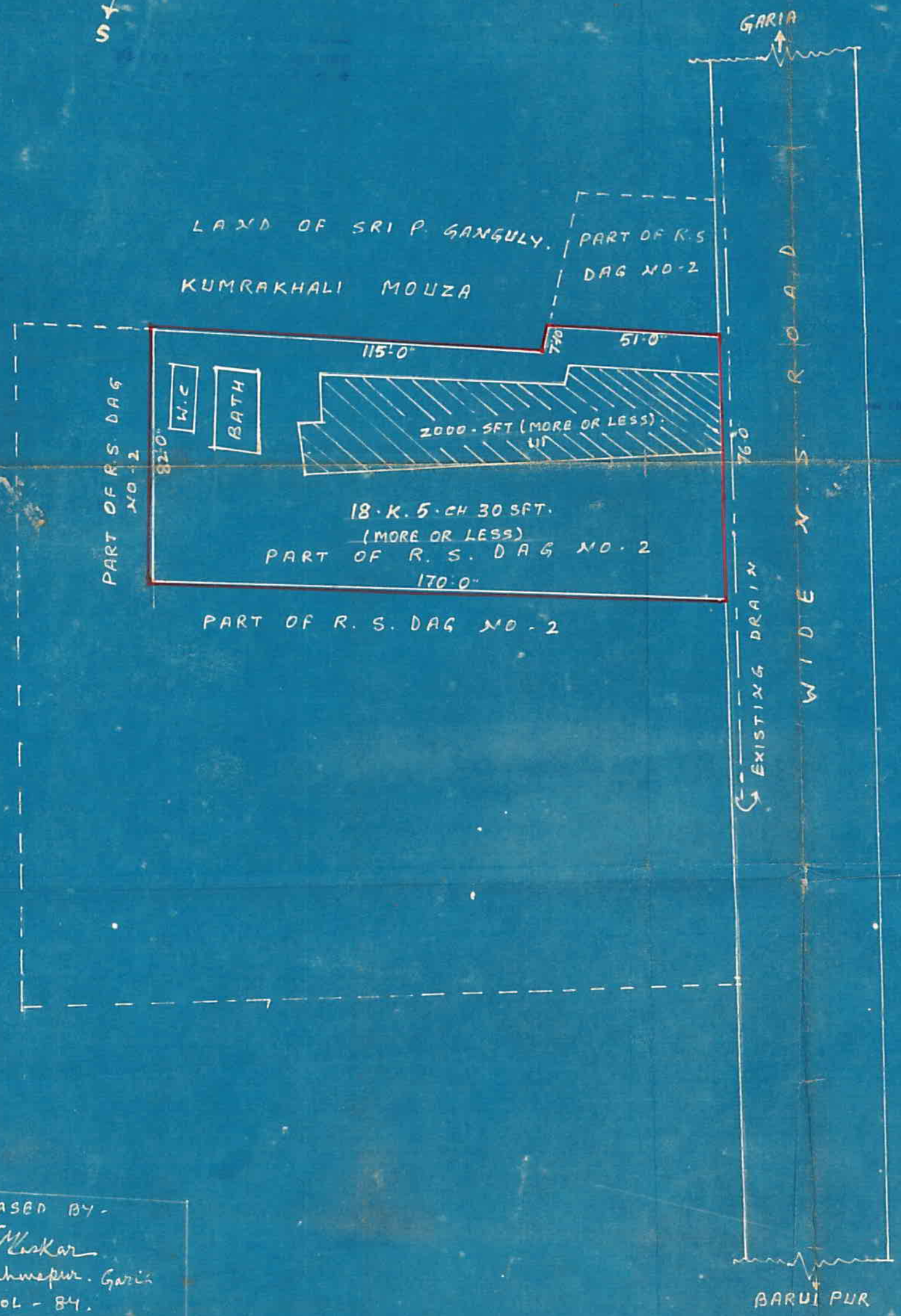
14/8102

SITE PLAN OF PART OF R.S. DAG NO 2. IN THE MOUZA - UKHILA PAIK PARA. J.L NO - 56. P.S. SONARPUR. DIST. SOUTH 24 PARGANAS. UNDER THE RAJPUR - SONARPUR MUNICIPALITY. WARD NO. 8. SCALE = 33'0" - 1" INCH.

REFERENCE :- AREA OF LAND COMPRISED IN PART OF R.S. DAG NO - 2, undivided 1/2 share 18-K 5 CH. 30 - SFT. (MORE OR LESS). SHOWN IN RED BORDER TO BE CONVEYED.



Kamal Arab

TRASED BY -
G Kaskar
Brahmepur. Garia
KOL - 84.

Sub-Registrar IV-Alipore
W.B. Govt. and Registrar W.B.T.C.
of the Govt. of India

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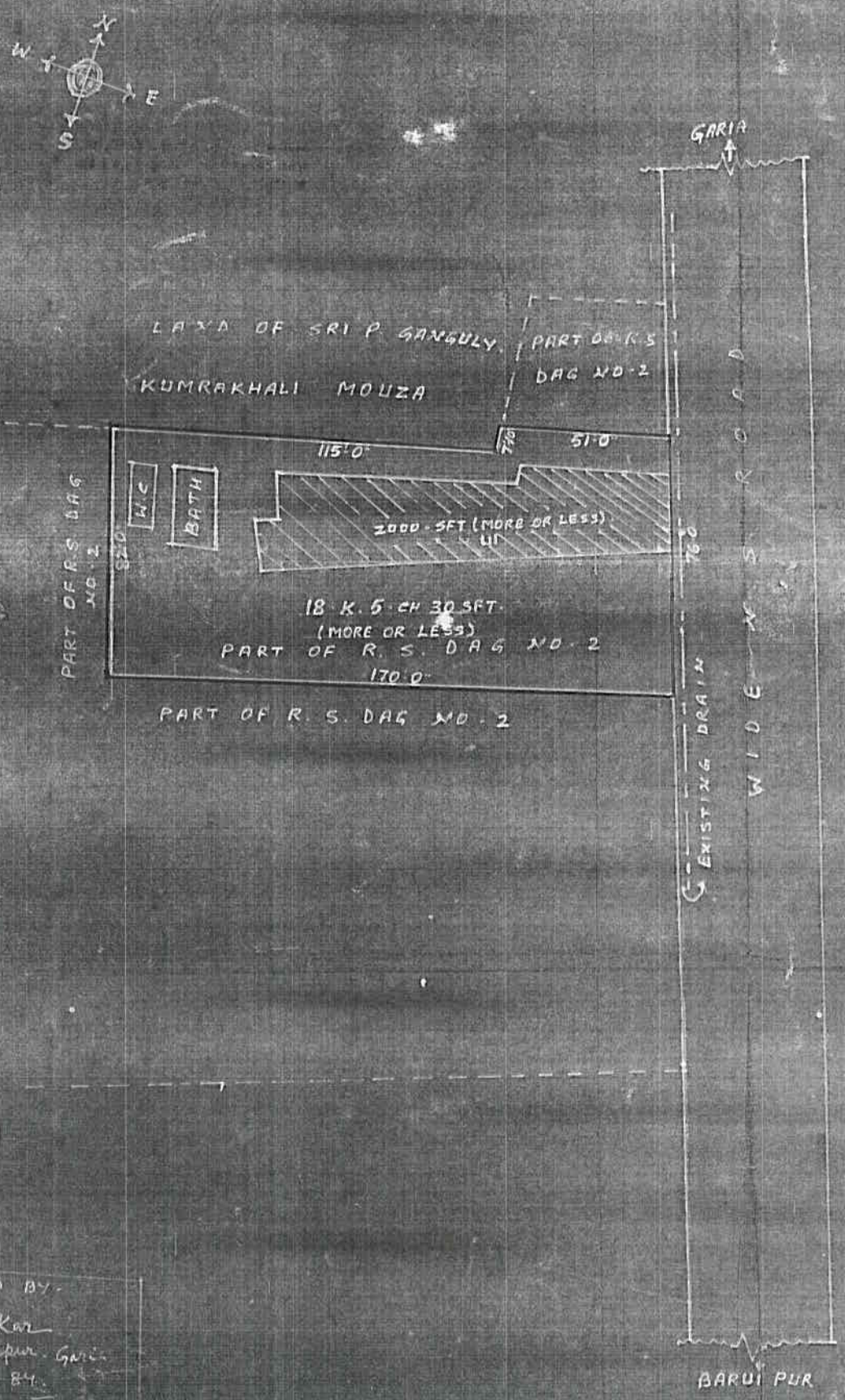
Book No.
Volume No.
Pages
Being No.
Fee-Rs. Year 200

21 APR 2009

SITE PLAN OF PART OF R.S. DAG NO. 2 IN THE MOUZA - UKHILA PAIK PARA J.L NO - 56 P.S SONARPUR DIST. SOUTH 24 PARGANAS UNDER THE RAJPUR SONARPUR MUNICIPALITY WARD NO. 8 SCALE = 33.0 1 INCH.

REFERENCE :- AREA OF LAND COMPRISED IN PART OF R.S DAG NO - 2 , 18 K 5 CH. 30 - SFT (MORE OR LESS). SHOWN IN RED BORDER TO BE CONVEYED.



TRASED BY.
Gh Laskar
Bonchamapur. Gari.
KOL - 84.

7) On 06.08.2001 by account payee cheque nos.187083 and 991252 both dated 06.08.2001 drawn on Allahabad Bank, Roy Nagar Kolkata Branch by Smt. Rita Bhowmik — Rs. 1,00,000.00

8) On 27.09.2001 by account payee cheque nos.991257 and 991258 both dated 27.09.2001 drawn on U.B.I. of India Regent Park Branh by Sri Prabir Ranjan Bhowmik — Rs. 50,000.00

9) This day by pay order/Banker's cheque No. 401466 dated 13.08.2002 issued by United Bank of INDIA ~~Roy Nagar~~ Regent Park Branch, Kolkata for and on behalf of Sri Prabir Ranjan Bhomik — Rs. 74,500.00

Kamal Arnab

10) This day by Pay order/Banker's cheque no. 002382 dated 13.08.2002 issued by Allahabad Bank, Roy Nagar Branch for and on behalf of Smt. Rita Bhowmik — Rs. 2,50,000.00

Total : Rs. 6,00,000.00

(Rupees six lakhs only)

Kamal Arnab

WITNESSES:

1. Narayan Gupta
S/o - Late Rebati Ranjan Gupta
P-17, Railway Co.operative
Kandahari / Garia / Cal-84

2. [illegible]
S/o Sukumar [illegible]
18B, Monilal Banerjee Road
Cal-23

For ENGINEERS (OVERSEAS) CORPORATION PVT. LTD.
Kamal Arnab
Executive Director

Drafted by :
Subhasis Das Gupta
(Sri Subhasis Das Gupta) NO I= 751/778 of 1989
Advocate
Judges' Court
Alipore, Kolkata - 700 027

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Being No ... 757 944
For the year 200 03

SOUTH 24 PARGANAS
SUB REGISTRAR—IV
SUPPOSE
DISTRICT SUB REGISTRAR
WEST BENGAL

Senior Sub-Registrar IV-Alipore
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