

5208

00945



02CC 246705

Admissible under Regn. Rule 91
 and also under 5(1) of the
 West Bengal P.R. Act 1968 duty
 on stamped (Exempted from stamp
 duty) for the Indian stamp
 Act, 1899 as amended in 1964
 Schedule I, A, No. 23+4
 Section 105-106-107-108
 Act of 1968

operated by K. V. V. Bank
 of Rs 18000/- by bank draft
 from K. V. V. Bank
 draws by bank draft
 No. 147511-147512
 - 147513 - 147517
 - 27/2/03

of 9 (B) of the W.B. prevention of unde
 Valuable Documents Rule 1984
 Market Value Assessed Rs. 1801700
 Stamp Duty of Rs. 72085

14/8

Somnath

23+4

600000

[Signature]
 Director
 K. V. V. Bank
 1, Netaji Subhas Road, Calcutta

A 658950
 1000
 28.50
 7.00
 6628.50
 92.2.14
 14/8

THIS INDENTURE is made the 14th day of August. Two
 thousand Two **B E T W E E N ENGINEERS (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,

KA

[Signature] R. A. 6611/-
 3/3/03

Contd.....

2004-05

3/3/03

14108

Subhanis Dargupta (Adv)

Alipor Judge Court
Cal-27

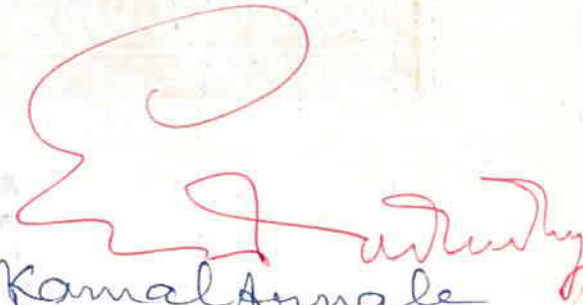


26/7/02

37

Presented for Registration

No. of Shares on 14.11.2002
 day of August 2002
 The State Registrar of Companies
 Calcutta
 Amount paid in full
 Rs. 36020
 Kamal Annale


 Kamal Annale
 Executive Director

S.O. W.O. D.O. Engineer

(Overseas)

Corporation Pvt. Ltd.,
 Office at
 35/2 N.S. Road,
 P.S. Sonarpur

Dist. South 24 Parganas
 by Const. No. 103
 Bode Road

- Kamal Annale

Registrar of Companies IV-Alipor
 8/84 Pgs. and Registrar No. 7
 of the Regn. Act. 1956

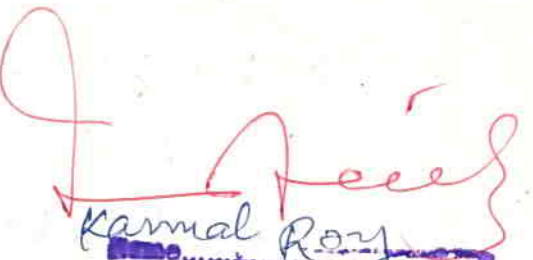


5722

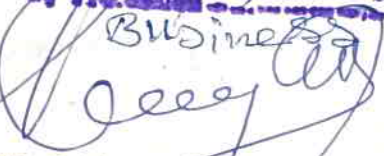
14/8/02

REGISTRAR OF COMPANIES WEST BENGAL CALCUTTA

Kamal Annal
 Executive Director


 Kamal Roy
 S.O. W.O. D.O. Badal Roy
 of 74/ Green Park
 P. S. Narandrapur
 Dist. South 24 Parganas / Cal
 by Const. No. 103

Business


 Kamal Roy

Registrar of Companies IV-Alipor
 8/84 Pgs. and Registrar No. 7
 of the Regn. Act. 1956

14/8/02

Kamal-Roy -
 S/o Badal-Roy -
 74/ Green Park.
 P.O. Narandrapur Kol-103
 Occupation - Business



[2]

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.....

14108

Subhanis Dasgupta (Adv)

Alipur Judges Court
Cal-27

Second Chamber,

Tribunal

26/7/02

SM

—	2000
—	1500
—	1000
—	200
—	<u>3600</u>



Stamp Sub-Registrar of Alipur
1784 Pgs. and Registrar No. 7
of the Regn. Act, 1908

1418102



[3]

executors, legal representatives, successors and assigns) of
 the ONE PART A N D (1) SRI UTTAM KUMAR DUTTA son
 of Sri Sukumar Dutta and (2) SMT. BITHIKA DUTTA wife of
 Sri Uttam Kumar Dutta, both by religion Hindu, both by
 occupation business, both of 18B, Manilal Banerjee Road,
 Police Station Watgunge, Kolkata - 700 023, District South

Contd.....

14108

Subhasis Dasgupta (Adv)
Alipur Judges Court
Cat-27

Salcatta Collocatoin,
Treasury

26/7/09

_____	2000
_____	1500
_____	1000
_____	500
_____	<u>2600</u>



Stamp: Sub-Registrar IV-Alipur
S/24 Pgs. and Registrar no.7
of the South 24 Parganas

14108



[4]

24 Pargana, 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.....

14108

Subhanis Dasgupta (Adv)

Alipor Judge Court
Cal-27

Kolkata Collectoria,
Treasury

26/7/09

[Handwritten signature]

2000
1500
1000
200
36000 -



~~Sub Registrar
Alipor
West Bengal
Act 1908~~

141810



[5]

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.....

14108
Subhanis Dasgupta (Adv)

Alipur Indigo Court
Calcutta

Calcutta Collectorate,
Treasury

26/4/09

99

2000
1500
1000
200
36000



Sub Registrar IV - Alipur
2004 Pgs. and Register No. 2
of the Regn. Act. 1908

14108



[6]

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.....

74108

Subhanis Dasgupta (D.N)

Alipur Jungs Court
Cal-27

Saibutta College,
Trenghury

26/7

_____	2000
_____	1500
_____	1000
_____	500
_____	5600



~~Sub-Registrar IV-Alipur
Dist Prg, and Registrar us. 7
of the Regn, Act. 1908~~

74108



[7]

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.

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

Contd.....

14108

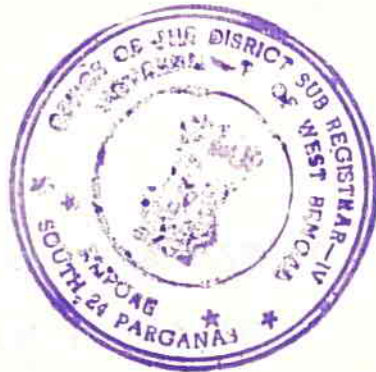
Subhasis Dasgupta (Adv)

Alipur High Court
Cal-27

Balance Collected
Treasurer

20/7

→	2000
→	500
→	1000
→	100
→	3600



~~Senior Sub-Registrar IV - Alipur
24th Pgs. and Registrar no. 7
of the Regn. Act. 1908~~

4/18/09

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 2009



~~Sub-Registrar IV-Alipha
2/24 Pgs. and Register as 7 00
of the Regn. Act. 1908~~

41814

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 Engeneers (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.....



Sub Registrar - Allpa
W.B. Pgs. and Registrar wa.7 (B)
of the Regn. Act, 1908

14/8/09

AND WHEREAS the said Engineers (Overseas) Corporation Private Limited constructed administrative building and several sheds with corrugated 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 Engineers (Overseas) Corporation Private Limited borrowed from West Bengal Financial Corporation a corporation established by the State Financial Corporation 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

Contd.....

14/2

21 APR 2009



সদর সবি-রেজিষ্টার IV-আলপা
1984 পৃষ্ঠা, and রেজিষ্টার নং 7 (A)
of the Regn. Act. 1908

Handwritten signature

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 Corporation 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 - Alipa
1/24 Pgs. and Register No. 7 (A)
of the Regn. Act. 1908

4/8/09

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 Engineers (Overseas) Corporation Private Limited, the Vendor herein.

AND WHEREAS an application filed on behalf of the contributories of the said Engineers (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 Engineers (Overseas) Corporation Private Limited.

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

Contd.....



[Signature]
District Sub-Registrar IV - Alipor
South 24 Pgs, and Registrar u.s. 7 (B)
of the Regn, Act. 1908

14/8/09

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 separate 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 Engineers (Overseas) Corporation Private Limited the said Engineers (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 separate 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) Corporation Private Limited in full and final settlement.

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

Contd.....

21 APR 2009



S
District Sub-Registrar IV - Allpa
1/24 Pgs, and Registrar 1/18.7 (B)
of the Regn. Act 1908

1418102

released and discharged the said mortgage debt secured by Indenture dated 9th August, 1965 and also discharged, declared and released the said Engineers (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 2009



S
District Sub-Registrar IV - Allpur
S/24 Pgs, and Registrar S/27 Pgs
of the Regn. Act. 1952

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 erections 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 encumbrances, liabilities, attachments, mortgage, liens, attachments etc.

Kamal Aruab

KAZ

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 56 R.S. No.147, Touzi No.109, Pargana Medanmalla, Police Station Sonarpur, District South 24 Parganas together with partly two storied and partly one storied

Contd.....

KAZ

21 APR 2009

DISTRICT SUB REGISTRAR - IV
WEST BENGAL
SOUTH 24 PARGANAS

~~Senior Sub Registrar IV - ABPS
West Bng. and Registrar West Bng.
of the Regn. Act. 1908~~

41810

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 particularly 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 undivided one half share of the Mourashi Mokrari land measuring by

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Contd.....

21 APR 2009

DISTRICT SUB REGISTRAR - IV
WEST BANGALORE
SOUTH BANGALORE PARGANA

~~Sub Registrar IV - Alpa
West Pgr. and Registrar IV - 7
of the Regn. Act, 1909~~

Alpa

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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KA2

21 APR 2009



~~Sub Registrar IV - Alipa
WB Pgs. and Registrar wa. 7
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

Contd.....

WA



S
~~Sub Registrar IV - Alipor
W.B. Pgs. and Registrar W.B. 7 (B)
of the Regn. Act. 1909~~

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 estates, 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



~~Section 104 of the Registration Act, 1908~~
~~14/8/02~~

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

Contd.....

WA

21 APR 1909



Sub-Registrar 17 April
1909 Pgs. and Registrar 18.7
of the Regn. Act, 1909

14/8/09

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 against 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

OFFICE OF THE DISTRICT SUB REGISTRAR - IV
WEST BENGAL
SOUTH 24 PARGANAS

স্বাক্ষরিত ২১ এপ্রিল ২০০৯
২৪ পশ্চিম বেঙ্গল কেরানি অফিস
দক্ষিণ ২৪ পরগণা, ১৯০৯

141862

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:

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area B. K. Ch. Sft.</u>	<u>Rent payable to State of W.B</u>
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 1909

DISTRICT SUB-REGISTRAR - IV
WEST BENGAL
SOUTH 24 PARGANAS

Section and Sub-section IV-Alpha
MBA Pgs. and Register No. 7
of the Regn. Act, 1909

41810

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.....

Kamal Arneb

KA

21 APR 1900

OFFICE OF THE DISTRICT SUB REGISTRAR-IV
BUDHGA PARGANAS

17-April
1900
of the Regn, Act. 1900

Handwritten signature

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. 1 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 Rebat Raijan Gupta
P-17, Railway co. operative
Kandahari / Garia / Cal-84
2. Prabir Ranjan Bhattacharya
S/o Abani Bhattacharya
56, Kolikata Bansdroni
Kolkata - 700070

FOR ENGINEERS (OVERSEAS) CORPORATION PVT. LTD.

Kamal Anand
Executive Director

VENDOR

Contd.....



S
Serial Sub Enclosure IV-Alpca
6/26 Pgs. and Registrar u/s.7 (b)
of the Regn. Act. 1908

141810

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 7.9.1997 by cash by pieces of 100 rupee denomination currency notes of R.B.I. of India | Rs. 11,500.00 |
| 2) | On 18.06.1998 by account payee cheque no.192397 dated 18.6.98 drawn on UCO Bank, Belvedere Road, Alipore, Kolkata by Sri Uttam Duta | Rs. 20,000.00 |
| 3) | On 19.01.1998 by cash by 140 pieces of 100 rupee denomination currency notes of R.B.I. of India. | Rs. 14,000.00 |
| 4) | On 12.02.1999 by account payee cheque no.005902 dated 12.02.1999 drawn on Vysya Bank, N.S. Road Kolkata Branch by Sri Uttam Dutta. | Rs. 50,000.00 |
| 5) | on 19.03.1999 by account payee cheque no.192422 dated 19.03.1999 drawn on UCO Bank, Belvedere Road, Alipore Branch, Kolkata by Sri Bithika Dutta. | Rs. 70,000.00 |
| 6) | On 12.02.1999 by account payee cheque no.192421 dated 12.02.1999 drawn on UCO Bank, Belvedere Road, Alipore Branch by Smt. Bithika Dutta | Rs. 25,000.00 |
| 7) | On 04.10.1999 by account payee cheque no.192426 dated 04.10.1999 drawn on | |

Contd.....



স্বাক্ষরিত ২১-০৪-২০০৯
সি. ডি. অফিস, ২৪-২৪ পর্গানা
পশ্চিম বঙ্গ, ভারত

১৭/৪/০৯

	UCO Bank, Belvedere Road, Alipore Branch by Smt. Bithika Dutta	Rs. 25,000.00
8)	On 13.09.2000 by account payee cheque no.644583 dated 13.09.2000 drawn on Vaysya Bank, N.S. Road, Kolkata Branch by Smt. Bithika Dutta	Rs. 20,000.00
9)	On 7.8.2001 by account payee cheque no.451960 dated 7.8.2001 drawn on State Bank of India, Khidirpur Branch by Sri Uttam Dutta	Rs. 1,00,000.00
10)	On 13.09.2001 by account payee cheque no.451936 dated 13.9.2001 drawn on State Bank of India, Khidirpur Branch by Smt. Bithika Dutta.	Rs. 50,000.00
11)	This day by pay order/banker's cheque no.215103 dated 13.08.2002 issued by State Bank of India, Khidirpur Branch for and on behalf of Sri Uttam Dutta.	Rs. 2,00,000.00
12)	This day by pay order/banker's cheque no.124820 dated 13.08.2002 issued by State Bank of India, Khidirpur Branch for and on behalf of Smt. Bithika Dutta	Rs. 14,500.00
	Total :	Rs. 6,00,000.00

Kamal Arora

Kamal Arora

Kamal Arora

(Rupees six lakhs only)

WITNESSES :

1. Narayan Gupta
S/O - Late Rehati Ratan Gupta
A-17, Railway co. operative
Kamdhari / Garia (Cal- 84)
2. Prabir Raman Bhattacharya
S/O Abani Bhattacharya
56, Kalitola Bansdroni

Drafted by: Kolkata 700070

Subhasis Das Gupta
(Sri Subhasis Das Gupta)

Advocate

Judges' Court
Alipore, Kolkata - 700 027

FOR ENGINEERS (OVERSEAS) CORPORATION PVT. LTD.

Kamal Arora
Executive Director

NO F 751/778 OF 1989

21 APR 1909



Registrar IV-Alipor
494 Pgs. and Registrar no. 7
of the Regn. Act, 1908

14/8/11



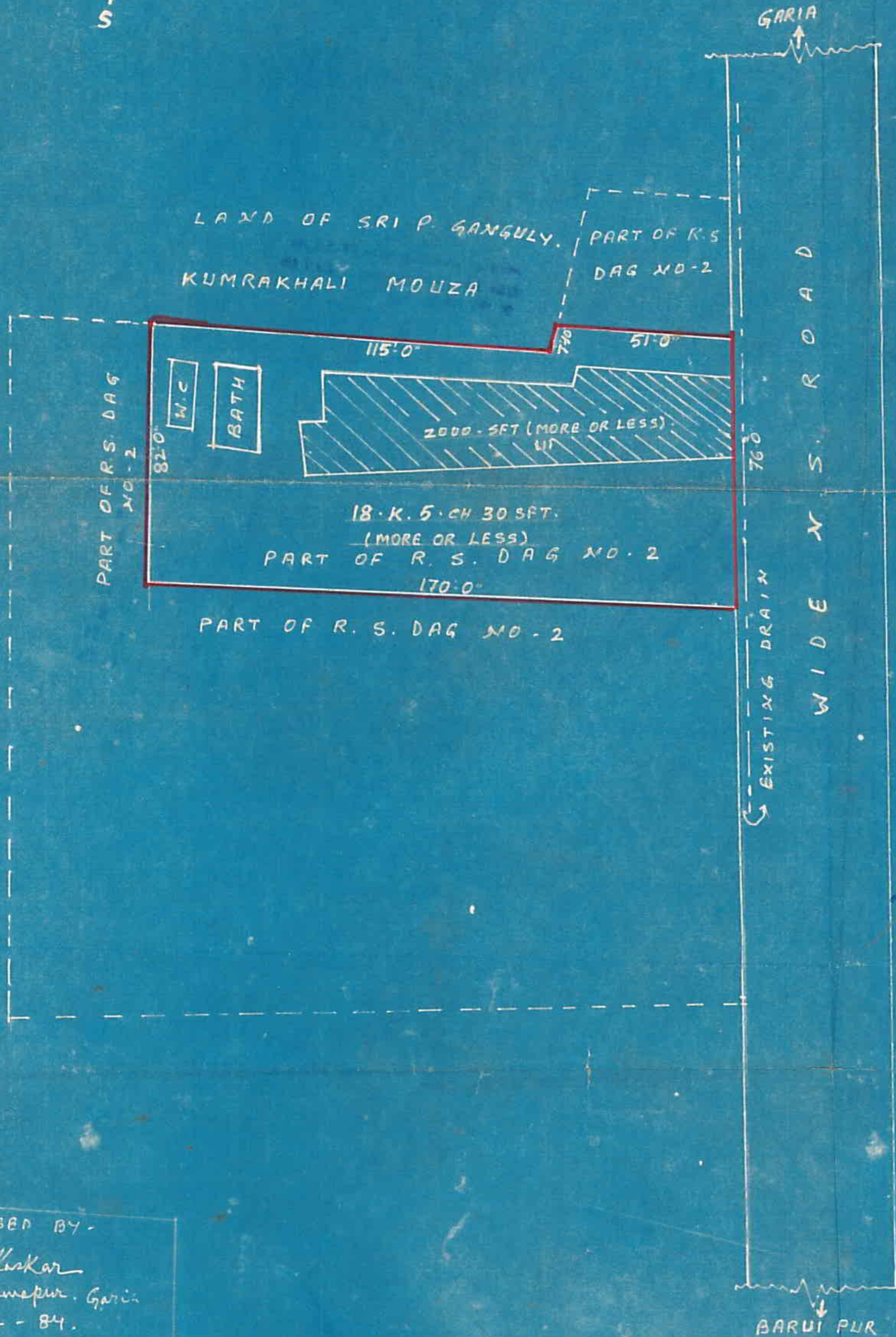
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9.4.03

Book No. ...
Volume No. ... 8 ...
Pages .. 7.5.8. ... 391
Being No. ... 24/35
For the year 200 ... 03

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

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



ENGINEERS ADVISORY CORPORATION PVT. LTD.
Kamal Arbab
Executive Director

TRACED BY -
G.M. Laskar
Brahmapur, Garia
KOL - 84.

21 APR 2009



[Signature]
District Sub-Registrar IV-Allp
24 P. and Registrar 24.7
of the Regn. Act. 1908

418102



[Signature]
District Sub-Registrar IV-Allp
24 P. and Registrar 24.7
of the Regn. Act. 1908

1-5-09
Book No
Volume No
Pages
Being No.
for the year 200

DATED THIS 14th DAY OF AUGUST 2002



BETWEEN

ENGINEERS (OVERSEAS) CORPORATION
PRIVATE LIMITED
..... VENDOR

- AND -

SRI UTTAM KUMAR & ANR.
..... PURCHASERS

DEED OF CONVEYANCE

SRI SUBHASIS DAS GUPTA

Advocates
Judges' Court, Alipore,
Kolkata - 700 027