



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

817843



1922-UD/O/M/Law/C-38/26
dt 21-6-2004 (PT-11)

2/000736/2011

M.V. 20,00,000/-



10/01/11



289440

116500

of 92

THIS INDENTURE made this 9th day of February 2007 (Two Thousand and Seven) BETWEEN SRI AVIJIT MAJUMDER, son of Late Ajit Majumder, by faith Hindu, by occupation- Business, residing at BJ-7 Salt Lake City, Kolkata-700091, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART.

Signature of Vendor

Signature of Witness/Official

20,00,000/-
21987
22050

994

207

7-2-07

S.A. Transport Infrastructure Pvt Ltd.

1000f Salt Lake - Kol-64.

Department

4010

কমার কাছে এককেন্দ্রীয়
হলোয়র গ্যাম্প না থাকায় ন্যূনতম
সিদ্ধায় মোতাবেক গ্যাম্প পূরণ করিলাম।

- 994 - 1000
- 995 - 1000
- 996 - 1000
- 997 - 1000
- 998 - 10

স্বাঃ -
গ্যাম্প ডেভেলপার, বাবাক

2182
09.02.07

4010/c
০৯-০২-০৭

2183
Avijit Mondal

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.

Sukir Roy
Director

Identified by
Sukir Roy
Associate

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

817844

2

AND

M/S. S. A. TRANSPORT INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under Companies Act, 1956 having its Registered Office at BD-456, Sector-I, Salt Lake City, Kolkata - 700064, represented by Director Mr. Subir Roy, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and included its successors-in-interest, assigns and nominee or nominees) of the **OTHER PART**.

Subir Roy

995
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7-207

S. A. Transport Infrastructure Pvt. Ltd.
Sall-Lake. Net-64

Deputy

202/0209
1-900 v



M/S S. A. TRANSPORT INFRASTRUCTURE PRIVATE LIMITED
Incorporated under Companies Act, 1956 having
registered office at Plot No. 10, Sector 10, Gurgaon - 122001.
Director Mr. Shri. R. S. Chatterjee called the PURCHASER (who
expressed his interest in the subject of
contract be assigned to him and included its antecedents and
successors and members of the OTHER PART.

09.02.07



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

817845

3

WHEREAS the **VENDOR** Sri Avijit Majumder acquired 7 cottahs of land (more fully described in the in the schedule hereunder written), his own purchase from Sri Samir Naskar, Sri Ashoke Naskar, Sri Mihir Naskar and Anil Kumar Naskar in the year of 1997 and registered in the office of the District Registrar at Barasat, 24-Parganas , recorded in Book No. I, Volume No. 31, Pages 192 to , Being No. 1584 for the year 1997.

996

2nd

7-2-7

S. A. Transport Infrastructure Pvt Ltd

1000

1000

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6-9-01 U



WHEREAS the VENDOR...
have duly described in the...
particulars...
and And Kumar...
the District...
Volume No. 21... 1997

09.02.07

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

817846

4

AND WHEREAS the said **VENDORS** is the absolute owner and lawfully and rightly seized and possessed of the aforesaid land comprising an area 7 cottahs more or less, in Mouza Mahis Bathan, J.L. no. 18, R.S. and L.R. Khatian no. 770, C.S Dag no. 253 R.S. and L.R. Dag no. 154 District North 24-Parganas, morefully described in the schedule hereunder written.

223 18- 1900 v

09.02.07

भारतीय गैर न्यायिक

दस
रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AA 666889

5

AND WHEREAS the said vendors at being seized and possessed of or otherwise well and sufficiently entitled to the land absolutely by mutating the said land in his names and paying taxes thereto in the local municipality and B.L.R. office have been agreed to sell 7(seven) cottah of land to the purchaser herein.

207.

7. 2 v. f.

S. A. Transport-Infrastruktur, Port State

Salt Lake - Kolby.

— Wallace Hays

29-117

87, inf -

09.02.07



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00298 of 2011
(Serial No. 01230 of 2007)

On 09/02/2007

Payment of Fees:

Amount By Cash

Rs. 22080/-, on 09/02/2007

(Under Article : A(1) = 21989/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/02/2007) .

Deficit stamp duty

Deficit stamp duty Rs. 116500/- is paid, by the draft number 759440, Draft Date 09/02/2007, Bank Name STATE BANK OF INDIA, Kolkata, received on 09/02/2007

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

Presented for registration at 14.07 hrs on :09/02/2007, at the Office of the A. R. A. - II KOLKATA by Avijit Majumder ,Executant.

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

Execution is admitted on 09/02/2007 by

1. Avijit Majumder, son of Late Ajit Majumder , B J- 7 Salt Lake City, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700091 , By Caste Hindu, By Profession : Business
2. Subir Roy
Director, M/s. S A Transport Infrastructure Pvt Ltd, B D - 456, Sec-1, Salt Lake City, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700064 .
By Profession : Business

Identified By Sunil Kumar Chakraborty, son of - , High Court Cal, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(....)

ADDL. REGISTRAR OF ASSURANCES-II

On 10/01/2011

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.-2000000/-

Certified that the required stamp duty of this document is Rs.- 120010 /- and the Stamp duty paid as: Impresive Rs.- 4010/-

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00298 of 2011
(Serial No. 01230 of 2007)

On 11/01/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 11/01/2011

Exempted (on 11/01/2011)

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2

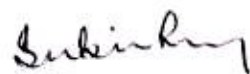
AND WHEREAS the **VENDOR** has agreed to sell and the **PURCHASER** has agreed to purchase the said land, measuring and area 7(seven) cottahs more or less in R. S. & L.R. Khatian no. ~~770~~, Dag no. 253, R.S. ~~154~~. Dag no. 154, Mouza Mahis Bathan more fully described in the schedule herein below and shown in the map here to annexed at or for the consideration of Rs.20,00,000/- (Rupees Twenty Lakh) only, free from all encumbrances lines and attachment.

NOW THIS INDENTURE WITNESS and it is hereby agreed by between the parties that in consideration of the sum of Rs.20,00,000/- (Rupees Twenty Lakh) only paid the **PURCHASER** to the **VENDOR** as detailed below in the memo of consideration immediately before the **execution** of this presents, the receipt whereof the **VENDOR** doth hereby admits and the **VENDOR** doth here by grants, sells, transfer, covenants , and assigns unto the **PURCHASER** , free from all encumbrances whatsoever

ALL THAT piece and parcel agricultural land measuring about 7 (seven) cottahs in L.R. Khatian No. ~~770~~, C.S. Dag no. 253 R.S. ~~and L.R.~~ Dag no. 154, District North 24- Parganas, more particularly described in the schedule hereunder written and delineated and depicted in the map plan hereto annexed, and every part whereof now is, or are, or at any time hereafter butted and bounded, called, known, And numbered described, or distinguished **AND ALSO** the intangible right of easement in common on the road path ways, or passages ,delineated in the said map or plan annexed hereto and coloured '**RED**', to pass and repass, without vehicles and animals in along over the said road , way or the passage and passages **AND ALSO** common right and liberty of laying underground pipe lines for water, sewerage electricity, cooking gas and

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 10-10-2001 BY 60322 UCBAW/BJS

telephone lines, AND ALSO intangible right of easement on the said common roads AND ALL easement appertaining thereto, or otherwise belonging to, or usually held or enjoyed therewith or reputed to be belonging or appertaining to the said land, and all estate, right, title, interest, claims, demands, whatsoever of the VENDOR into and upon the said plot of land and every part thereof, TO HAVE AND TO HOLD the said land unto and to the use of the PURCHASER absolutely and forever and the VENDOR hereby delivers vacant possession of the same to the PURCHASER and the VENDOR and the VENDOR hereby covenants with the PURCHASER that NOTWITHSTANDING any act, deed, or thing by the VENDOR, the VENDOR hath good, right, full power and absolutely authority to grant, sell, transfer and convey the said land and also the intangible right of easement in common over the roads, pathway, or passage/passages as aforesaid AND that the said land and his by transferred and conveyed or expressed or intended so to be is free from all encumbrances, lines, charges, attachments or lispendances whatsoever and the PURCHASER shall and will at all times hereafter peaceable and quietly possess and enjoy the said land absolutely and forever and receive rents, issues, and/or there of without any lawful interruption, claim, demand whatsoever from and by the VENDOR, or any person or persons lawfully equitably claiming through him, or instruction of his predecessor-in-interest, free and clear of all manner of claims, lines, attachments, charges or encumbrances whatsoever made or suffered by the VENDOR or any person or persons lawfully equitably claim in any interest or estate in the said land AND the VENDOR further covenants PURCHASER that he the VENDOR and the request and the costs of the PURCHASER, their successors/

~~CONFIDENTIAL~~

and assigns , do or execute all such lawful acts, deeds and things whatsoever, for further and more perfectly ensuring the said land and every art thereof UNTO and to the use of the PURCHASER , as may reasonably be required, and the VENDOR further covenants with the PURCHASER that the VENDOR having other plots is not in a position to part with the ORIGINAL title deeds relating to the property hereby transferred and conveyed by the VENDORS, and the VENDOR undertake and assure the PURCHASER that he , the VENDOR shall allow inspection of the ORIGINAL DEED to the PURCHASER at any time and place with notice or such inspection , and shall also at the request and costs of the PURCHASER produce the documents at any time and place as may be required by the PURCHASER harmless, and will at all times hereafter keep the PURCHASER harmless and indemnified against any losses, lines, attachments, charges, encumbrances lispendences, claims demands whatsoever in respect of these presents.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of agricultural land by estimation an area of 7(seven) cottahs , Agricultural land in Mouza Mahis Bathan , J.L. no. 18, Re-Sa no.203 Touza no. 145, R.S. Khatian no 770, R.S. Dag no.154, District North 24-Parganas, Kolkata A.D.S.R. office Bidhan Nagar, District North 24-Parganas and delineated in the map or plan annexed hereto and thereon **BORDERED** in the 'RED' and the right of common use of the common passage shown in yellow on the said plan and butted and bounded in the following manner.

Land used .

<u>ON THE NORTH</u>	:	Part of Dag No. 154.
<u>ON THE SOUTH</u>	:	Drain and Metal Road.
<u>ON THE EAST</u>	:	Part of Dag No. 154.
<u>ON THE WEST</u>	:	16' ft wide Private Passage.

IN WITNESS WHEREOF the said parties have hereunto set their respective hands and seals and executed these presents the day month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE **VENDOR** above-named

In the presence of :-

WITNESSES:

1. (BIPLAB SAHA) *Biplab Saha*
42/42, DUMDUM ROAD
KOLKATA - 7A.

2. UHAM - Das
16, Dumdum Park
Kolkata - 67

A. S. M. G. S.
Signature of the Vendor

SIGNED SEALED AND DELIVERED

BY THE **PURCHASER**

above-named in the presence of

WITNESSES

1. *Biplab Saha*

2. UHAM - Das

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.
Sanku Roy Director

Signature of Purchaser

Drafted by me :

Sunil Kumar Chakraborty
Sunil Kumar Chakraborty
Advocate
High Court, Calcutta

IN WITNESS WHEREOF, the said Board of Directors has caused this Certificate to be signed by its duly authorized officers and its corporate seal to be hereunto affixed, and the same to be attested by its Secretary, this 15th day of January, 1924.

ATTEST:
SECRETARY

WITNESSES:
J. Edgar Hoover
J. Edgar Hoover

15th day of January, 1924
J. Edgar Hoover

PROCESSED, SEALED AND DELIVERED
BY THE PURCHASER

WITNESSES:
J. Edgar Hoover



15th day of January, 1924

High Court of Justice
J. Edgar Hoover

[Handwritten signature]
J. Edgar Hoover

RECEIVED from the within the mentioned **PURCHASER**, the within mentioned sum of Rs.20,00,000/- (Rupees Twenty Lakh) only being the full consideration money as per memo Below.

MEMO OF CONSIDERATION

We have received a total consideration of Rs.20,00,000/- (Rupees Twenty Lakh) only in the following manner:

	Particulars	Amount (Rs.)
1.	By Cash in different dates	1,61,600.00
2.	By draft No. 015604 dated 09.02.2007 drawn on Standard Chartered Bank, Salt Lake Branch, Kolkata.	15,00,000.00
3.	By Cheque No. 200615 dated 09.02.2007 drawn on Standard Chartered Bank, Salt Lake Branch, Kolkata.	3,38,400.00
	TOTAL :	20,00,000.00 =====

(Rupees Twenty Lakh only).

WITNESSES :

1. *Biplab Saha*


Signature of the Vendor

2. Uttam-Dab

THESE CIVIL RIGHTS ARE THE PROPERTY OF THE UNITED STATES OF AMERICA
AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE
UNITED STATES DEPARTMENT OF JUSTICE, CIVIL RIGHTS DIVISION

STATE OF CALIFORNIA

WE HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE
ORIGINAL AS SUBMITTED TO THE CIVIL RIGHTS DIVISION OF THE UNITED STATES
DEPARTMENT OF JUSTICE

Exhibit	Description	Date
1	Exhibit 1: [illegible]	10/1/77
2	Exhibit 2: [illegible]	10/1/77
3	Exhibit 3: [illegible]	10/1/77
4	Exhibit 4: [illegible]	10/1/77
5	Exhibit 5: [illegible]	10/1/77
6	Exhibit 6: [illegible]	10/1/77
7	Exhibit 7: [illegible]	10/1/77
8	Exhibit 8: [illegible]	10/1/77
9	Exhibit 9: [illegible]	10/1/77
10	Exhibit 10: [illegible]	10/1/77



Report of the [illegible]

WITNESSES:

[illegible signature]

[illegible signature]
[illegible text]

U.S. DEPARTMENT OF JUSTICE

[illegible signature]

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Signature]
Secretary of Association
Dentists

LAND PLAN PART OF R.S. DAG NO. 154. R.S. KHATTAN NO.
K.B. KHATTAN NO.7 MOUZA MAHISH BATHAN, J.L. NO.18
RESA NO.203. P.S. RAJARHAT NOW UNDER BIDHANNAGAR
EAST WARD NO.14 DIST - NORTH 24 PARGANAS.

PLOT NO.

NAME OF VENDOR

1.

AVIJIT MAZUMDAR

[Signature]

NAME OF VENUEE

N/S. S.A. TRANSPORT INFRASTRUCTURE (P) LTD.

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.

LAND AREA

7 KA. CH 0 SQF.

SCALE

PL NO. 2

PART OF R.S. DAG NO. 154

70'-0"

PL NO.. 1

PART OF R.S. DAG 154

73'-0"

18' WIDE
PRIVATE ROAD

73'-0"
PART OF R.S. DAG 154

70'-0"

NOW DRAIN AND METAL ROAD

Subinkey





1-1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 288 to 307
being No 00298 for the year 2011.



(Sudhakar Sahu) 11-January-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

a R a R a R a R a R a R a R a R a R a R a

.....**VENDOR**

.....PURCHASER

SUNIL KUMAR CHAKRABORTY
Advocate
High Court, Calcutta