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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 R-388/12

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Visit Case No. 299 For 2012  
 J(1) (a) K. 250  
 Total Rs. 450  
 A.D.S.R. (Behala)  
 14/3/12

Addl. District Sub-Registrar  
 Behala, South 24 Parganas

Signature  
 Sunil Dhar  
 Sub Registrar

### DEED OF CONVEYANCE

(The Property Valued at Rs.60,00,000 /-)

**THIS DEED OF CONVEYANCE** is made on this 14<sup>th</sup> day of March in the year Two Thousand and Twelve (2012) of the Christian Era.

#### BETWEEN

- 1) M/S NORTECH PROPERTY PRIVATE LIMITED, holder of P.A.N.-AACCN0602N,
- 2) M/S MIRIK PROPERTY PRIVATE LIMITED, holder of P.A.N.-AAECM 1860B,
- 3) M/S NIRMAL

No. 3157 Dt. 12/3/2012 Rupees...  
 Mys/Sa/Sint. Sanjib K. Ghosh Advocate  
 Address. Howrah Judges Court  
 P. S. Howrah-1  
 Vendor. *[Signature]*

Santosh Kr. Dey  
 ALIPUR POLICE COURT  
 Kolkata - 27

*[Signature]*  
 (KRISHNA MODI)  
 V.C.T.-9  
 447

- (1) Nortech Property Pvt. Ltd. (2) Virib Property Pvt. Ltd.
- (3) Nirmal Complex Pvt. Ltd. (4) Nahwal Financial & Services Pvt. Ltd.
- (5) Maink Housing Pvt. Ltd. (6) Calvin Marketing Pvt. Ltd.
- (7) Mohini Multiplex Pvt. Ltd. (8) Prachi Housing Pvt. Ltd.
- (9) Namrata Housing Pvt. Ltd. (10) Dynesty Vanija Pvt. Ltd.
- (11) Raincom Goods Pvt. Ltd. (14) Bhagirathi Abasan Pvt. Ltd.
- (13) Madhur Enclave Pvt. Ltd. (15) Navrang Enclave Pvt. Ltd.
- (16) Lagan Nirman Pvt. Ltd. (17) Memory Estate Pvt. Ltd.
- (18) Purnima Promoters Pvt. Ltd. (19) Oliver Enclave Pvt. Ltd.
- (20) Rituraj Complex Pvt. Ltd. (21) Navrag Plaza Pvt. Ltd.
- (22) B.B.M. Construction Pvt. Ltd. (23) Larika Tradecom Pvt. Ltd.
- (24) Jeevandeep Trading Co. Pvt. Ltd. (25) Jyoti Dealer Pvt. Ltd.



*[Signature]*  
 Authorized Signatory  
 (KRISHNA MODI)

*[Fingerprints]*  
 V.C.T.-9  
 748

Narendra Chandra Dhar

*[Fingerprints]*  
 V.C.T.-9  
 749

Sunil Dhar

*[Fingerprints]*  
 V.C.T.-9  
 750

Subhodra Dhar

Identified by me,  
 Sudip Kumar Guha  
 Advocate,  
 Judges Court, Howrah.

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**COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACCN 0832G, **4) M/S NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED**, holder of P.A.N.-AABCN 1220B, **5) M/S MAINK HOUSING PRIVATE LIMITED**, holder of P.A.N.-AAECM 1850D, **6) M/S CALVIN MARKETTING PRIVATE LIMITED**, holder of P.A.N.-AABCC 1886A, **7) M/S MOHINI MULTIPLEX PRIVATE LIMITED**, holder of P.A.N.-AAECM 1849C, **8) M/S PRACHI HOUSING PRIVATE LIMITED**, holder of P.A.N.-AADCP 5435G, **9) M/S NAMRATA HOUSING PRIVATE LIMITED**, holder of P.A.N.-AACCN 0601R, **10) M/S DYNASTY VANIJYA PRIVATE LIMITED**, holder of P.A.N.-AABCD 1171F, **11) M/S BHAGIRATHI ABASAN PRIVATE LIMITED**, holder of P.A.N.-AABCB 0743M, **12) M/S MADHUR ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AAECM 1851C, **13) M/S NAVRANG ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AACCN 0605M, **14) M/S MEMORY ESTATE PRIVATE LIMITED**, holder of P.A.N.-AAECM 1852B, **15) M/S LAGAN NIRMAN PRIVATE LIMITED**, holder of P.A.N.-AABCL 0633N, **16) M/S PURNIMA PROMOTERS PRIVATE LIMITED**, holder of P.A.N.-AADCP 5434H, **17) M/S OLIVER ENCLAVE PRIVATE LIMITED**, holder of P.A.N.-AAACO 7383F, **18) M/S RITURAJ COMPLEX PRIVATE LIMITED**, holder of P.A.N.-AACCR 9742H, **19) M/S NAVRAG PLAZA PRIVATE LIMITED**, holder of P.A.N.-AACCN0831F, **20) M/S B.B.M. CONSTRUCTION PRIVATE LIMITED**, holder of P.A.N.-AABCB 0764Q, **21) M/S LARIKA TRADECOM PRIVATE LIMITED**, holder of P.A.N.-AAACL5342F, **22) M/S JEEVANDEEP TRADING COMPANY PRIVATE LIMITED**, holder of P.A.N.-AAACJ 7744B, **23) M/S JYOTI DEALERS PRIVATE LIMITED**, holder of P.A.N.-AAACJ 7745A, **24) M/S RAINCOM GOODS PRIVATE LIMITED**, holder of P.A.N.-AABCR 3581M, all are incorporated under the provisions of the Companies Act, 1956, Sl No-1 to 20 having their office at 6C, Elgin

Narendra Choudhary

Sunil Dhanu  
 Subhoda Tharu



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Road, Oriental House, 4<sup>th</sup> Floor, P.S-Bhawanipur, Kolkata-700 020, **Sl No-21** having its office at 9, Old China Bazar Street, 3<sup>rd</sup> Floor, P.S-Hare Street, Kolkata- 700 001, **Sl No-22 to 24** having their office at 10/1/2, Syed Salley Lane, 1<sup>st</sup> Floor, P.S-Burrabazar, Kolkata-700 073, being represented by

Narendra Chandra Dhar  
 Sunil Dhar  
 Subhadra Dhar

their Authorized Signatory **SHRI KRISHNA MODI**, son of Sri Deokinandan Modi, <sup>of 10 No. Lord Sinha Road, P.S-Shakespeare Sarani, KOL-700071</sup> holding PAN-ACUPM7449P, hereinafter

jointly called and referred to as the "**PURCHASERS**" /**FIRST PARTIES**, (which expression shall, unless excluded by or repugnant to the context shall mean and include its successors-in-office, heirs, legal representatives, and assignees etc) of the **FIRST PART**.

#### AND

**(1)SHRI NARENDRA CHANDRA DHAR @ NARENDRA DHAR**, son of Late Sitanath Dhar, as well as husband of Smt. Bandana Dhar, holding PAN-APKPD9200Q, **(2)SHRI SUNIL DHAR**, son of Late Sitanath Dhar, as well as husband of Smt. Suparna dhar, holding PAN-BEDPD0478M, **(3) SUBHADRA DHAR**, daughter of Late Sitanath Dhar, holding PAN-BEFPD2055G, Sl No-1 by occupation-Business & Sl No- 2 by occupation-service, and Sl No-3 is by occupation Household work, all are by faith- Hindu, all are residing at 10/2, Daspara Road, P.S. - Haridevpur, Kolkata - 700 063, hereinafter jointly called and referred to as the "**VENDORS/SECOND PARTIES**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and /or assigns etc.) of the **SECOND PART**.



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**SHRI SAMARENDRA KUMAR BISWAS**, son of Late Simson Biswas was the absolute owner and occupier of 4 (four) bighas , or 80 (eighty) cottahs Sali land comprised in R.S.Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58, J.L. no- 22, Sheet No-2, P.S. (old)-Behala, now-Thakupukur, in Mouza-Kolua, District South 24 Parganas, with right, title, interest and possession over the same, acquired from **MOLINA BALA GOMES**, by virtue of a 'Deed of Conveyance' which was registered in the office of the Sub. Registrar, Behala on 08/01/1954 and duly recorded in Book no- I, Volume no- 4, Pages in written from 170 to 175, Being no- 40 and for the Year 1954.

Narandra Chandra Dhar  
 Duni Dhar  
 Subhendra Dhar

**AND WHEREAS** said **PURCHASER** Samarendra nath Biswas started exercising his occupation with absolute ownership over his said purchased the land of 80 (eighty) cottahs, he could be able to mutate his name in the Land Reforms department against his purchased land, and to the subsequent stage decided and sold & transferred his land of 80 (eighty) cottahs comprised in R.S.Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58, J.L. no- 22, Sheet No-2, P.S. (old)-Behala, now Thakurpukur, in Mouza-Kolua, District South 24 Parganas, to one **SRI SITANATH DHAR**, son of Late Gour Chandra Dhar, by vitrue of a 'Deed of Conveyance' which was registered in the office of the Joint Sub Registrar of Alipore at Behala on 18/12/1958 and duly recorded in Book no- I, Volume no- 61, Pages in written from 28 to 32, Being no- 4257 and for the Year 1958.

**AND WHEREAS** while the said **SRI SITANATH DHAR** had been enjoying the right, title interest and possession in respect of the said landed property measuring 80 (eighty)



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Kattahs appertaining to R.S. Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58, J.L. no- 22, in Mouza-Kolua, District South 24 Parganas, died intestate on 25/03/1965 leaving behind him wife namely **SMT. CHARUBALA DHAR**, three sons namely **SHRI NARAYAN CHANDRA DHAR**, **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR**, and one daughter namely **SUBHADRA DHAR** as his only legal heirs and successors who became absolute owners and occupiers to the aforesaid land of 80 (eighty) cottah, left by Sitanath Dhar since deceased.

Narendra Chandra Dhar  
Sunil Dhar  
Subhadra Dhar

**AND WHEREAS** to the subsequent stage while the said **SMT. CHARUBALA DHAR** along with other aforesaid co-sharers, had been enjoying the right, title and possession in respect of her undivided share in the aforesaid property of 80(eighty) cottah land appertaining to R.S. Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58, J.L. no- 22, in Mouza-Kolua, P.S.-Thakurpukur, District South 24 Parganas died intestate on 03/07/1994, leaving intestate behind her three sons namely **SHRI NARAYAN CHANDRA DHAR**, **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR**, and one daughter namely **SUBHADRA DHAR**, as her only legal heirs and successors.

**AND WHEREAS** thus the legal heirs and successors of said Smt. Charubala Dhar namely **SHRI NARAYAN CHANDRA DHAR**, **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR**, and **SUBHADRA DHAR** became joint owners of the said property i.e., measuring more or less 80(eighty) Kattahs Sali land appertaining to R.S. Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58,



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J.L. no- 22, Sheet No-2 in Mouza-Kolua, District South 24 Parganas, in respect of 1/4<sup>th</sup> share each.

Narendra Chandra Dhar  
Sunil Dhar  
Subhadra Dhar

**AND WHEREAS** to the subsequent stage while the said **SHRI NARAYAN CHANDRA DHAR**, had been enjoying the right, title and possession in respect of his 1/4<sup>th</sup> undivided share in the said total 80 (eighty) cottah Sali land appertaining to R.S. Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58, J.L. no- 22, in Mouza- Kolua, District South 24 Parganas, died in bachelor, intestate on 09/10/1998, leaving behind him two brothers namely **SHRI NARENDRA CHANDRA DHAR** alias **NARENDRA DHAR**, **SHRI SUNIL DHAR**, and one sister namely **SUBHADRA DHAR** as his only legal heirs and successors.

**AND WHEREAS** thus the legal heirs and successors of said Narayan Chandra Dhar, namely **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR** and **SUBHADRA DHAR** as well as present vendors herein, became joint owners of the property i.e. measuring more or less 80 (eighty) Kattahs appertaining to R.S. Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58, J.L. no- 22, Sheet No-2, in Mouza- Kolua, District South 24 Parganas, in respect of 1/3<sup>rd</sup> share each, inheriting the share of said Narayan Chandra Dhar since deceased.

**The VENDORS** being in financial requirement, have decided to sell out and transfer their schedule property measuring more or less 65(sixty five) Kattahs 42(forty two) sq. ft. appertaining to R.S. Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58, J.L. no- 22, in Mouza-



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Kolua, P.S.-Thakurpukur, District South 24 Parganas, morefully mentioned in the schedule below hereunder written and herein after called the said land at a price of **Rs.60,00,000/=(Rupees sixty Lac only)**, which is free from all encumbrances, charges, mortgages, disputes, lispensens, acquisitions, requisitions, alignments.

Notary at Chandra Abi  
Sunit Dhar  
Subhadra Dhar

**AND FURTHER WHEREAS** relying on the said assurances and representation of the Vendors and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the demarcated land and pay the consideration money to the Vendors herein and have conveyance thereof.

**NOW THIS INDENTURE WITNESSES** that in consideration of the said sum of **Rs.60,00,000/= (Rupees sixty lac) only** already been paid by the Purchaser to the Vendors at the time of execution of these presents (the receipt of which the Vendors hereby admitted and acknowledged), and the **VENDORS /OWNER** has accepted to sell the land as fully described in the **SCHEDULE** hereunder and whereof the Vendors do hereby, as also by the receipt as per **MEMO OF CONSIDERATION** hereunder, write and admit, or acknowledge to have received herein as cost of the said land. And on and from the payment of the same the **VENDORS** hereby release and discharge the said land along with his right, title, and interest to the **PURCHASERS** forever and absolutely, with easement and all other right also forever, and the **VENDORS** confirm the same that as absolute owners the **VENDORS** do hereby indefeasibly grant, sell, convey, transfer, assure and assign to and unto the **PURCHASER ALL THAT** the **SAID LAND** fully described in the



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schedule hereunder written and hereinafter and hereinbefore called the "**SCHEDULE PROPERTY**" **TOGETHER WITH** all the legal incidents thereof **AND** also all deeds, Pattas and porchas, title deed exclusively relating thereto **AND** also with all rights, privileges, easements, rents, issues and profits and yield thereof **AND** all the estate right, title, interest, property claim and demand whatsoever of the Vendors into and upon the said premises **AND** all other benefits and rights

appertaining **AND** various rights in all approaches, paths, passages thereto **TOGETHER WITH** all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and **UNTO** the Purchasers **TO HAVE AND TO HOLD** the same jointly hereby sold, conveyed, transferred unto and to the use of the **PURCHASERS**, its heirs, executors and assignees and representatives absolutely and forever absolutely and forever as heritable and transferable estates, **FREE FROM ANY ENCUMBRANCES** charges, mortgages, acquisitions, requisitions, attachment, alignments, lispense whatsoever free from all encumbrances, trust, liens, charges and attachments. The land is not a Debottor or Pirottor and not within the WAKF Estate.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:**

I) The right, title and interest in the land of the said premises which the VENDORS do hereby profess to transfer, subsist and that the Vendors have good marketable title, the absolute right, full power and absolute authority to grant, sell, convey, transfer, assign, confirm, and assure unto the Purchasers, their respective ownership entitlements, rights, title and interest in the said undivided and proportionate share in the demarcated land together with the benefits and rights in the

Nazimuddin Khan  
 Sunil Khan  
 Subhodka Khan



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common portions, common passages and /or easements rights, electric connection, drawing of drainage, sewers, water & telephone connection and all other utility service lines, and paths, passages and all other rights and facilities in the said land hereunder granted, conveyed, transferred and assured unto the PURCHASERS in the manner aforesaid.

Naren dza Choudhary  
Sunita Dhar  
Suhadran Dhar

**II)** The VENDORS will from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers do make, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the PURCHASERS as in the manner aforesaid.

**III)** The VENDORS have not / shall have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the PURCHASERS hereunder may be prejudicially affected.

**IV)** That the VENDORS to the best of their knowledge hereby further states that the total schedule property or any part thereof was / is not effected by any provisions of West Bengal Land Reforms Act or West Bengal Land Acquisition Act or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

**V).** That if any error or omission in the recital of the "Deed of Conveyance", transpires at a later date, the VENDORS at the cost and request of the purchasers shall do and execute or cause to be done or executed any 'Supplementary Deed' or



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'Deed of Declaration' or 'Deed of Rectification' or whatsoever as shall be required by the PURCHASERS.

**VII).** That the legal heirs of the VENDORS shall have no manner of claim since the execution of this Deed, and there is no any other son or daughter, grandsons and grand daughters of said Sitanath Dhar, than the present vendors, and the right, title and ownership of the below scheduled property has been duly devolved upon the PURCHASER absolutely forever by the VENDORS.

**VIII).** That the VENDORS have not made any hypothecation registration and /or equitable mortgage or agreement with any bank or any Financial Companies and agreement for sale with the third person or persons relating to the scheduled mentioned property in any manner at any time. And evenly neither aforesaid Sitanath Dhar during his life time, nor the Vendors herein, did ever transfer any part of land comprised in R.S. Dag no- 830 under R.S. Khatian no- 907, R.S. no-336, Pargana- Magura, Touzi no-98 & 58, J.L. no- 22, in Mouza- Kolua, P.S.-Thakurpukur, District South 24 Parganas, before the execution of this Deed of Conveyance herein.

**IX).** That in case of any defect of the property or defect in marketable title of the VENDORS, if the PURCHASERS suffer or sustain any loss, damage, costs, and expenses any time, the VENDORS and / or their legal heirs , assignees and their successors - in - interest shall be bound to indemnify and keep indemnified the PURCHASERS and his legal heirs, assignees and /or his successors -in - interest , with full compensation at any cost against such loss, damage, costs and expenses.

Narendra Chandra Dhar.  
Sunita Dhar  
Sudha Dhar Dhar-



✓  
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**X).** THAT the VENDORS being physically well and mentally fit and of sound mind, without any provocation and with free consent and by going through the contents of this sale deed in favour of the PURCHASERS and after realizing the same and accepting the consideration money, duly execute this DEED OF SALE as stated in the Schedule below which is absolutely FREE FROM ALL ENCUMBRANCES, in favour of the PURCHASERS.

Harendera Chandra Dhar  
Sunit Dhar  
Subhadra Dhar

**AND FURTHER WHEREAS** the VENDORS have assured and represented unto the purchasers as follows:

1) The Vendors having their permanent heritable and transferable rights and marketable title in the said land, are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land, and are entitled to deal with transfer the said, scheduled below demarcated land without any restriction, dispute, denial, claim or obligation from any body else.

2) The said demarcated land is free from all encumbrances, charges, mortgages, disputes, lispendens, acquisitions, requisitions and alignments.

3) The Vendors have not yet received and are not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and/or is pending in any court of law and the said land is free from all encumbrances, charges, mortgages, disputes, lispendens, acquisitions, requisitions and alignments.



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4) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the below scheduled demarcated land or any portion thereof.

5) That the Schedule land is **Sali** in nature. without any otherwise possession such as BARGADAR or BHAGCHASI therein.

Mandira Chandra Das.  
Gurmit Dhar  
Subhadra Dhar.

**THE PURCHASER DOETH HFEREBY COVENANT WITH THE VENDORS AS FOLLOWS ;-**

- I) THAT on the strength of this DEED OF CONVEYANCE the Purchasers in this deed will have absolute authority to sell, gift, transfer, assign, mortgage and /or let out the said land or any part thereof
  - II) THAT THE PURCHASERS will also have the right to mutate its names in respect of the said land and to construct building or buildings with the prior sanction or approval of the concerned authority or authorities,
  - III) THAT THE PURCHASERS shall also be entitled to pay revenues and taxes to the concerned authority i,e, B. L. & L. R. O. Thakurpukur, Behala, South 24 Parganas.
  - IV) THAT THE PURCHASERS shall pay any other taxes, levies etc, as charged by the statutory authorities regularly from the date of his purchase.
- IV) THAT it shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon, to hold,



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use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors, and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

Navendra Chandra Dha.  
Sunit Dhan  
Subhodan Dhan

## SCHEDULE PROPERTY

**ALL THAT** piece and parcel of Sali land containing an area more or less **65(sixty five) Kattahs 42(forty two) sq. ft.** situate within **Mouza- Kolua**, Pargana - Magura, **R.S. Dag No- 830(p)**, under **R.S. Khatian No- 907**, R.S. no - 336, J.L no - 22, Touzi no. - 98 & 58, **Police Station -Thakurpukur**, District- 24 Pargana (S), **within Joka II Gram Panchayat** together with all easement rights of common roads of 20ft wide connected from the main 120 ft wide Diamond Harbour Road to the schedule property including all rights of easement, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil thereto and more fully shown in the copy of annexed plan delineated in the "**RED BORDER**" which is butted and bounded as follows:-

**ON THE NORTH** : Land of R.S. Dag No-829 & 855.

**ON THE SOUTH** : Part Land of R.S. Dag No-830 and two roads of 20ft wide each. ✓



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**ON THE EAST** : Part Land of R.S. Dag No-830 & 1303.

**ON THE WEST** : Part Land of R.S. Dag No-830.

**IN WITNESS WHEREOF** the parties hereunto set and subscribed their respective hand and seal on the day month and year first above written in the presence of following witnesses;

**SIGNED SEALED AND DELIVERED**

at Kolkata in the presence of:

1. *Sanjay Tuluk*  
Sant-Nandoo Nath Tuluk  
130, Ramkrishna Nagar  
Thakurpukur - Cal - 63

1. *Harindra Chandra Ph.*

2. *Junil Dhan*

3. *Subhadra Dhan*

**VENDORS/SECOND PARTY**

2. *Sanjiv Kumar Ghosh*  
Advocate

Howrah Judges Court,  
Howrah - I.

Drafted by me :-

*Sanjiv Kumar Ghosh*

Advocate,  
Howrah Judges Court,  
Howrah - I.

(1) Nortech Property Pvt. Ltd. (2) Mirik Property Pvt. Ltd.  
(3) Nirnal Complex Pvt. Ltd. (4) Nahal Financial & Services Pvt. Ltd.  
(5) Maink Housing Pvt. Ltd. (6) Calvin Marketing Pvt. Ltd.  
(7) Mohini Multiple Pvt. Ltd. (8) Prachi Housing Pvt. Ltd.  
(9) Namrata Pvt. Ltd. (10) Dynasty Vanijya Pvt. Ltd.  
(11) Rainco Pvt. Ltd. (14) Bhagirathi Aharan Pvt. Ltd.  
(13) Madhu Pvt. Ltd. (15) Navrang Estate Pvt. Ltd.  
(16) Lagan Pvt. Ltd. (17) Memory Estate Pvt. Ltd.  
(18) Purnima Pvt. Ltd. (19) Oliver Enclave Pvt. Ltd.  
(20) Ritura Pvt. Ltd. (21) Navrag Pvt. Ltd.  
(22) B.B.M. Construction Pvt. Ltd. (23) Lanka Tradecore Pvt. Ltd.  
(24) Jeevandeep Trading Co. Pvt. Ltd. (25) Jyoti Deeds Pvt. Ltd.

*Krishna Modi*  
Authorised Signatory

(KRISHNA MODI)

**PURCHASERS/FIRST PARTY**



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## MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, we, the Vendors hereby received the within mentioned sum of Rs 60,00,000/= (Rupees Sixty Lac only) being the consideration money in full and final payment as per memo below:-

PARTICULARS	ISSUED IN THE NAME OF :	AMOUNT IN RUPEES :
Manager's Cheque vide no. 150859 dated: 14/3/2012 issued by HDFC Bank, Central Plaza Branch	NARENDRA CHANDRA DHAR	20,00,000/-
Manager's Cheque vide no. 150822 dated: 12 /3/2012 issued by HDFC Bank, Central Plaza Branch	SUNIL DHAR	20,00,000/-
Manager's Cheque vide no. 150823 dated: 12 /3/2012 issued by HDFC Bank, Central Plaza Branch	SUBHADRA DHAR	20,00,000/-

### WITNESSES:

1. Sanjiv Tulukder.  
 Son of Late Nandoo Nalla Tulukder.  
 130, Ramkrishna Nagar,  
 Thiruvananthapuram - 611 031

2. Sanjiv K. Ghosh  
 Advocate  
 Howrah Judges Club  
 Howrah - 1.


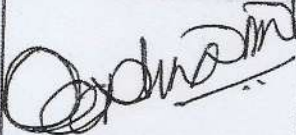











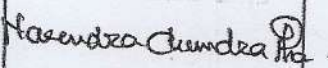











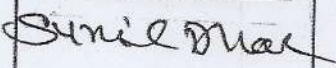




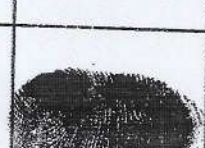






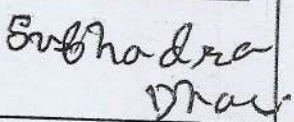










Narendra Chandra Dhar  
 Sunil Dhar

Subhadra Dhar.

**(SIGNATURE OF VENDORS)**



SPECIMEN FORM FOR TEN FINGERPRINTS

 	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				
 	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
	 Thumb	 Fore	 Middle	 Ring	 Little
	(Right Hand)				



A.D.S.R. Behala  
14 MAR 2012  
Dist. South 24 Pgs





Government Of West Bengal  
Office Of the A. D. S. R. BEHALA  
District:-South 24-Parganas

Endorsement For Deed Number : I - 02702 of 2012  
(Serial No. 02760 of 2012)

On

Payment of Fees:

On 14/03/2012

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

Presented for registration at 17.15 hrs on :14/03/2012, at the Private residence by Shri Krishna Modi, Claimant.

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

Execution is admitted on 14/03/2012 by

1. Shri Narendra Chandra Dhar Alias Narendra Dhar, son of Late Sitanath Dhar , 10/2, Daspara Road, Thana- Haridevpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700063 , By Caste Hindu, By Profession : Business
2. Shri Sunil Dhar, son of Late Sitanath Dhar , 10/2, Daspara Road, Thana- Haridevpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700063 , By Caste Hindu, By Profession : Service
3. Subhadra Dhar, daughter of Late Sitanath Dhar , 10/2, Daspara Road, Thana- Haridevpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700063 , By Caste Hindu, By Profession : Others

( Asish Goswami )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

15/03/2012 15:50:00

EndorsementPage 1 of 4



✓  
Addl. District Sub-Registrar  
Behala, South 24 Parganas



Government Of West Bengal  
Office Of the A. D. S. R. BEHALA  
District:-South 24-Parganas

Endorsement For Deed Number : I - 02702 of 2012

(Serial No. 02760 of 2012)

4. Shri Krishna Modi

Authorized Signatory, M/s. Nortech Property Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Mirik Property Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Nirmal Complex Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Nawhal Financial & Services Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Maink Housing Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Calvin Marketing Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Mohini Multiplex Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s Prachi Housing Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Namrata Housing Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Dynasty Vanijya Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Bhagirathi Abasan Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Madhur Enclave Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

( Asish Goswami )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

15/03/2012 15:50:00

EndorsementPage 2 of 4



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Addl. District Sub-Registrar  
Behala, South 24 Parganas



**Government Of West Bengal**  
**Office Of the A. D. S. R. BEHALA**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 02702 of 2012**  
**(Serial No. 02760 of 2012)**

Authorized Signatory, M/s. Navrang Enclave Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Memory Estate Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Lagan Nirman Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Purnima Promoters Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Oliver Enclave Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Rituraj Complex Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Navrang Plaza Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. B. B. M. Construction Private Limited, 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .

Authorized Signatory, M/s. Larika Tradecom Private Limited, 9, Old China Bazar Street, 3rd Floor, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorized Signatory, M/s. Jeevandeep Trading Company Private Limited, 10/1/2, Syed Salley Lane, 1st Floor, Kolkata, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 .

Authorized Signatory, M/s. Jyoti Dealers Private Limited, 10/1/2, Syed Salley Lane, 1st Floor, Kolkata, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 .

Authorized Signatory, M/s. Raincom Goods Private Limited, 10/1/2, Syed Salley Lane, 1st Floor, Kolkata, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 .  
, By Profession : Business

Identified By Sudip Kumar Guha, son of , Judges Court, Howrah, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

( Asish Goswami )

**ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA**

**EndorsementPage 3 of 4**



A.D.S.R. Behala  
14 MAR 2012  
Dist. South 24 Pgs

Certificate of Registration under section 60 and Rule 69.

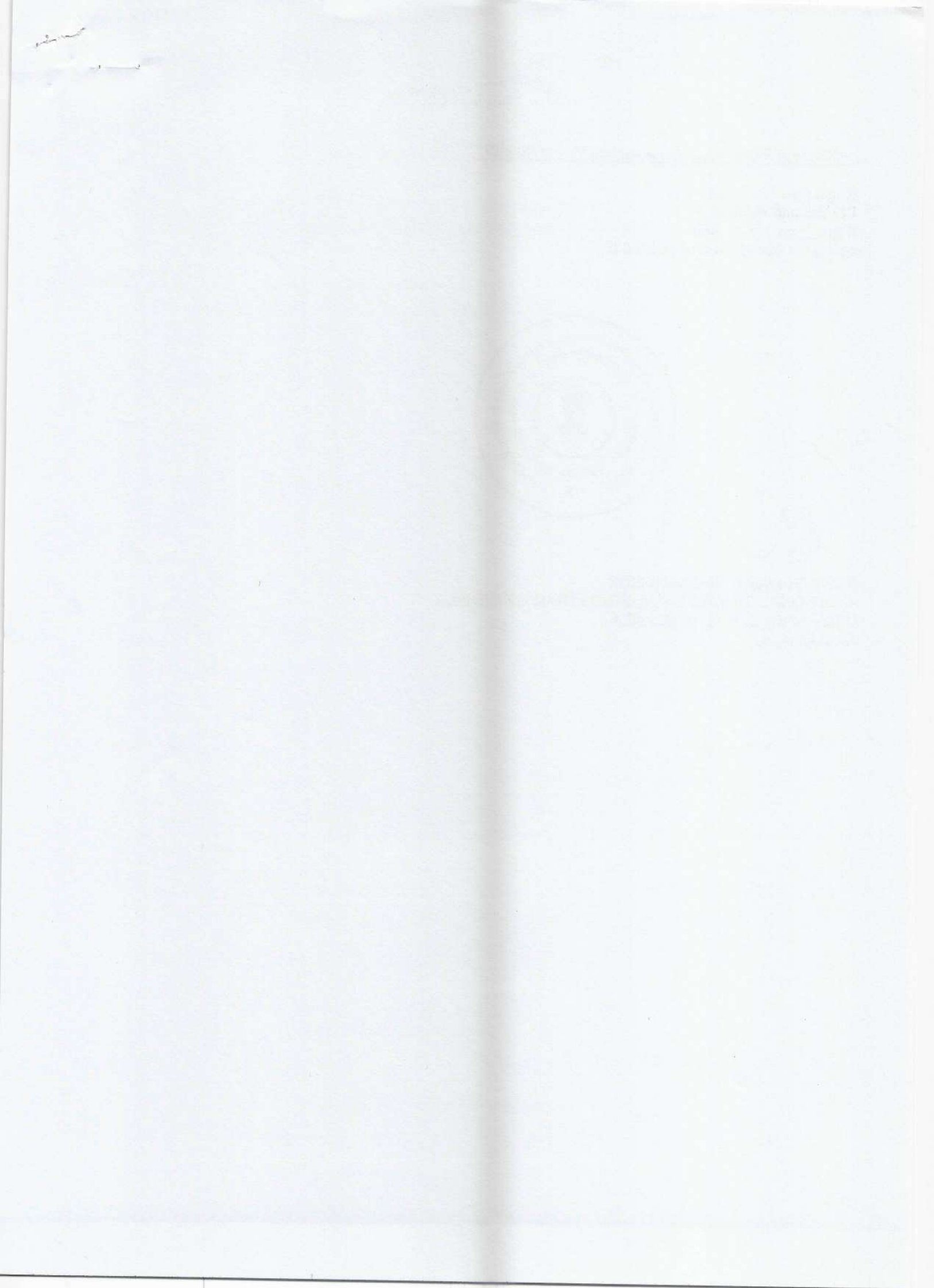
Registered in Book - I  
CD Volume number 9  
Page from 647 to 669  
being No 02702 for the year 2012.



(Asish Goswami) 16-March-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA  
Office of the A. D. S. R. BEHALA  
West Bengal







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(Asish Goswami) 16-March-2012  
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Office of the A. D. S. R. BEHALA  
West Bengal