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15/6/2011 पश्चिम बंगाल WEST BENGAL

V/C No-1282/11

H 114804

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

11/6/2011

R/S. Darg-161

NY. 11 P 333/

4A = Part of DK

Affidavit

Additional Registrar of Assurances-1, Kolkata

Sworn in before
The 1st Class

DEED OF CONVEYANCE
(The Property Valued at Rs. 5,50,000/-)

Judicial Magistrate

(5th Jan)

THIS DEED OF CONVEYANCE is made on this 5th day of June in the year Two Thousand and Eleven (2011) of the Christian Era.

Alipore

07.06.2011

N P P L + M I I R I K T
MADHUR

BETWEEN

07/2/2011

1) SHRI. MONGAL MONDAL, 2) SHRI. ARJUN MONDAL, both are sons of Late Santi Mondal, 3) FUTUL MONDAL, daughter of Late Santi Mondal, 4) SHYAMALI MONDAL, daughter of Late Santi Mondal, 5) HARANI MONDAL, daughter of Late Santi Mondal and wife of Shri Panchu Mondal, 6) RITA MONDAL, daughter of Late Santi Mondal and wife of Shri Prabhat Mondal, all by faith - Hindu, Sl No- 1 & 2 are by occupation -Business, and Sl No- 3 to 6 are by occupation - House hold work, all are residing at Village- Atghara, Post- Sonarpur, P.S.- Sonarpur, District- 24 Pargana(s), hereinafter jointly called and referred to as the "VENDORS", (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include his heirs, successors, executors, administrators, agents and assign etc) of the ONE PART.

1001

No. 677 Rs.....Date 02/06/11

Name.....

Address.....

Vender Sri.....

All India Collectory
South 24 Parganas

SANJAY KUMAR JAIN
ADVOCATE
9, OLD CHINA BAZAR STREET
KOLKATA - 700001

SANJAY KUMAR JAIN
ADVOCATE
9, OLD CHINA BAZAR STREET
KOLKATA - 700001



(Handwritten signature)
(KRISHNA MODI)



2982

Nortech Property Pvt. Ltd.

MIRIE PROPERTY PVT. LTD.

MADHUR ENCLAVE (P) LTD.

(Handwritten signature)
Authorized Signatory.



2985

(Vertical handwritten signature)

1376
2011

IDENTIFIED BY ME:-

(Handwritten signature)

MD MAHFUZ TAKRIM
B. Sc. SPL. B.A. (Double) M.A. LL. B. C. V. R.
Advocate, Surveyor Valuer Real Estate Manager
Co. Law Officer
EDEN GROUP
6C, Elgin Road, Kolkata-20

Additional Registrar
of Assurances-1, Kolkata
15 JUN 2011



AND

1) "M/S. NORTECH PROPERTY PVT. LTD.", 2) "M/S. MIRIK PROPERTY PVT. LTD.", 3) "M/S. MADHUR ENCLAVE PVT. LTD.", the companies incorporated under the provisions of the Companies Act, 1956 having their registered office at 6C, Elgin Road, 4th floor, Kolkata- 700020, hereinafter jointly called and referred to as the "**PURCHASERS**" being represented by its authorized signatory **SHRI KRISHNA MODI**, son of Shri Deokinandan Modi (which expression shall unless excluded by or repugnant to the subject or context shall include their successors in interest, agents and assign etc) of the **OTHER PART**.

WHEREAS during the Revisional Survey Settlement Records of Rights in 1956, 82 Decimals of land had been recorded in the name of one **SHRI BHUPATI POREL**, son of Late Ramesh Porel in respect of R.S. Dag No. 161 under R.S. Khatian no. 75, in Mouza-Nayabad, Pargana- Khaspur, R.S. No-3, J.L. No-25, Touzi No-56, P.S.-Purba Jadavpur and the said record had been finally published in the records of rights i.e. in Parcha and thus he became the absolute owner of the said property.

AND WHEREAS while the said **SHRI BHUPATI POREL**, son of Late Ramesh Porel had been enjoying the right, title, interest and possession in respect of .82 Decimals of land lying under R.S.Dag No. 161 under R.S. Khatian no. 75 in Mouza-Nayabad, sold, conveyed and transferred a demarcated portion of land measuring more or less 10 Kattahs to one 1) **SHRI SANTI MONDAL**, 2) **SHRI SUNDAR MONDAL**, 3) **SHRI RABIN MONDAL**, 4) **SHRI GOPAL MONDAL**, 5) **SHRI LALU MONDAL @ SANYASI**, 6) **SHRI BADAL MONDAL**, all sons of Late Rajen Mondal by way of a 'Deed of Conveyance' which was registered in the office of the D.S.R. Alipore on 17/07/1981 and duly recorded in Book No- I, Volume No - 288, pages in written-

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অফিস মাসুল

2987C

পুলিস মাসুল

2988C

ককেশন মাসুল

2989C

টিএসএসি হারানী

সংখ্যা: ৩৩৭৫
১৫/১১/১১
১৫/১১/১১

2990C

টিএসএসি বীভিএসএল

সংখ্যা: ৩৩৭৫
১৫/১১/১১

IDENTIFIED BY ME :-

MD MAHFUZ TAKRIM

B. Sc. SPL. B.A. (Double) M.A. LL. B. C. V. R.

Advocate, Surveyor Valuer Real Estate Manager

Sr. Law Officer

EDEN GROUP

6C, Elgin Road, Kolkata-20

Additional Registrar
of Assurances-1, Kolkata

15 JUN 2011



165 to 168, Being no- 8403 and for the Year 1981.

AND WHEREAS while the said **SHRI SANTI MONDAL** had been enjoying the right, title and possession in respect of his undivided share of land in respect of schedule property, appertaining to R.S. Dag no- 161 under R.S. Khatian no- 75 in Mouza- Nayabad, died intestate and leaving behind his two sons namely **MONGAL MONDAL, ARJUN MONDAL** and four daughters namely **PUTUL MONDAL, SHYAMALI MONDAL, HARANI MONDAL, RITA MONDAL**. As a result thereof, the said **MONGAL MONDAL, ARJUN MONDAL, PUTUL MONDAL, SHYAMALI MONDAL, HARANI MONDAL** and **RITA MONDAL** finally became the joint owners in respect of their undivided share of land in respect of the 'Schedule property.

AND WHEREAS while the said **MONGAL MONDAL, ARJUN MONDAL** and four daughters namely **PUTUL MONDAL, SHYAMALI MONDAL, HARANI MONDAL, RITA MONDAL** the vendors herein had been enjoying the right, title, interest and possession in respect of their undivided shares i.e. **measuring more or less 1 Kattah 10 Chittaks 30 Sqft** appertaining to R.S.Dag No. 161 under R.S. Khatian no.75 in Mouza-Nayabad, agreed to sale the 'Schedule property' and the Purchasers have agreed to purchase the said land fully described in the schedule hereunder written and herein after called the said land at a price of **Rs.5,50,000/- (Rupees Five Lakhs and Fifty Thousand only)** which is free from all encumbrances, charges, mortgages, disputes, lispences, acquisitions, requisitions, alignments.

AND WHEREAS with the said SHRI SANJAY MONDAL has been
conferred the right title and possession in respect of the
said land in respect of schedule property
No. 15 in the name of K. S. Das no. 101 under K.S. Khuntia in
the year 1954 and thereafter and having behind his name
the names MONDAL ARJUN MONDAL and
MONDAL PUTUJ MONDAL SHYAMAL MONDAL
MONDAL KITA MONDAL as a result of the
said MONDAL ARJUN MONDAL PUTUJ MONDAL
SHYAMAL MONDAL HANANI MONDAL and KITA MONDAL
having become the joint owners in respect of the said
land in respect of the Schedule property

AND WHEREAS with the said MONDAL ARJUN
MONDAL and his daughter namely PUTUJ MONDAL
SHYAMAL MONDAL KITA MONDAL
written herein had been exercising the right title and possession

Additional Registrar
of Assurances-I, Kolkata
15 JUN 2011



AND WHEREAS the Vendors have assured and represented unto the Purchasers as follows:

- 1) The Vendors are having permanent heritable and transferable rights in the said land and are jointly seized and possessed of and / or otherwise well and sufficiently entitled to the land and is entitled to deal with transfer the said land without any restriction, dispute, denial, claim or obligation from any body else.
- 2) The schedule undivided land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions and alignments.
- 3) The Vendors have duly paid all rates, land revenues, municipal taxes including all other impositions and/or outgoings payable in respect of his share of land up to the date of execution of the "Deed of Conveyance".
- 4) The Vendors have not 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 any encumbrances.
- 5) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the Schedule undivided share of land or any portion thereof.
- 6) The Schedule land has not been given for agriculture to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".
- 7) That the Schedule land is **Sali** in nature.

AND WHEREAS the vendors have assigned and transferred

the said rights as follows

1. The vendors are having retained rights in

the said rights in the said land and the said

rights in and of themselves well and sufficiently

to deal with transfer of the said land

and the said rights in and of themselves

and the said rights in and of themselves

2. The vendors have paid all taxes and

charges payable in respect of the said land

and the said rights in and of themselves

3. The vendors have paid all taxes and

charges payable in respect of the said land

and the said rights in and of themselves

4. The vendors have not received and are not

entitled to receive any consideration in respect

of the said land and the said rights in and

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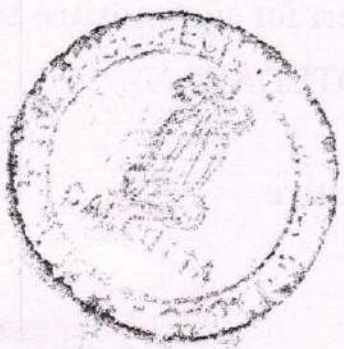
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Registrar
Kolkata
15 JUN 2011



AND WHEREAS the Purchasers are being satisfied as to the marketability of the schedule land and Vendor's right, title and interest therein, the Purchasers have agreed to purchase the schedule undivided land and pay the aforesaid consideration money to the Vendors in the manner and on the terms & conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.5,50,000/- (Rupees Five Lakhs and Fifty Thousand only)** paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt of which the Vendors hereby admit and acknowledged and discharged the Purchasers & the schedule land). The Vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers, the SAID LAND fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE LAND" TOGETHER WITH all the legal incidents thereof AND also all deeds, Pattas and porchas, title deeds 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 thereto 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 in equal shares absolutely and forever as heritable and transferable estate in simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispences whatsoever but subject to payment of annual land revenue (Khajna) thereof now payable to the Government of West Bengal.

... WHEREAS the Purchasers are being satisfied as to the
... of the schedule land and Vendor's title, and
... the Purchasers have agreed to purchase the
... undivided land and pay the stated consideration
... to the Vendor in the manner and on the terms
... set forth in the schedule annexed.

IN WITNESS WHEREOF the said Vendor and the said Purchasers
... and in consideration of the sum of
... Rupees Five Lakhs and Fifty Thousand only
... the Purchasers to the Vendor as set forth in
... of these parties, the receipt of which the Vendor
... and acknowledged and discharged all
... the schedule land, the Vendor hereby sell, assign,
... and assign to and into the Purchasers, the said
... fully described in the schedule hereunto written and
... and known as the "SCHEDULED LAND"
... all the legal rights therein and all
... and portions, the same as if they were
... with all legal rights, easements, and
... and known as the "SCHEDULED LAND" and all
... the interest, property claim and demand whatsoever in
... and upon the said premises AND all other
... rights appertaining thereto AND all other
... RIGHTS WITH ALL

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Registrar
Kolkata
15 JUN 2017



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 and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey transfer unto the Purchasers, ownership entitlements, rights, title and interest in the said undivided land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

II) The Purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the Purchasers shall 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.

III) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold 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.

THE VENDORS DO HEREBY COVENANT WITH THE

PURCHASERS as follows:

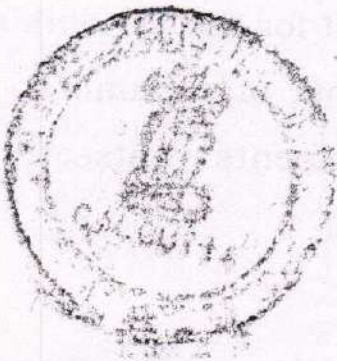
1. The right title and interest in the land of the said
estate which the Vendors do hereby profess to transfer to
the Purchasers shall be free from all encumbrances and
charges which are not shown in the schedule annexed
to this deed and the Purchasers shall have the right
to require the Vendors to discharge any such encumbrances
and charges and to execute all such documents and to do all
such things as may be necessary to give effect to the
purpose of this deed.

2. The Purchasers shall have absolute and undisturbed
possession of the land and the buildings thereon and
shall not be liable for any taxes or rates or other
charges or contributions which may be levied or imposed
on the land or the buildings or on the occupiers thereof
by any authority having jurisdiction in that behalf.

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3. It shall be lawful for the Purchasers from time to time
to alter the boundaries of the land and to divide the land
into lots and to sell or lease or otherwise dispose of
any part thereof and to execute all such documents and to
do all such things as may be necessary to give effect to
the purpose of this deed.

Admission Registrar
of the Office-L, Kolkata
15 JUN 2011



IV) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, 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 schedule land together with the benefits and rights hereby granted unto the Purchasers.

V) The Vendors 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.

VI) That the Vendors hereby further declare that the Schedule mentioned property or any part thereof was / is not affected by any provisions of West Bengal Land Reforms Act or West Bengal Land Requisition & Acquisition Act, 1948 or Land Acquisition Act, 1894 or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

VIII) 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 purchaser shall do and execute or cause to be done or executed any 'Deed of Rectification' in favour of the Purchaser.

Additional Registrar
of Land Revenue, Kolkata
15 JUN 2011



SCHEDULE PROPERTY

ALL THAT piece and parcel of **undivided land** measuring more or less **1 Kattahs 10 Chittaks 30 Sqft** together with a tile shed structure of 100 Sqft situated within **Mouza - Nayabad**, Pargana- Khaspur appertaining to **R.S. Dag no - 161** under **R.S Khatian no - 75**, Touzi no- 56, J.L. No. 25, R.S. No- 3 under **K.M.C. Ward No-109, Police Station- Purba Jadavpur**, District- 24 Pargana (S), together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, 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 VERGE**" which is butted and bounded as follows:-

NORTH--- Land of R.S.Dag No-161 and 20 ft wide road.

SOUTH--- 12 ft wide road and Land of R.S.Dag No-158.

EAST--- 8 ft wide common passage, Land of plot no-1 & 3 and Land of R.S.Dag No-160.

WEST--- Land of R.S.Dag No-161.