

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, Collector and as well as the K. M. C. authority, Jadavpur unit, Kolkata.
- 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, 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.

power to sell, gift, mortgage, assign, mortgage and lease
the said land or any part thereof.

II. THAT THE PURCHASERS will also have the right to
execute its names in respect of the said land and to
contract building or buildings with the firm or firms
or approval of the concerned authority or authorities.

III. THAT THE PURCHASERS shall also be entitled to pay
revenue and taxes to the concerned authority (the
Collector and as well as the K. M. C. authority,
Jadavpur and Kolkata.

IV. THAT THE PURCHASERS shall pay any other taxes,
levies etc. as charged by the statutory authorities
regularly from the date of his purchase.



14 FEB 2012

SCHEDULE PROPERTY

ALL THAT piece and parcel of land measuring more or less **1(one) Cottahs 5 (five) Chittacks 25(twentyfive) Sft**, being undivided $\frac{2}{3}$ rd share of total land of **2 (two) Kattah, 15(fifteen) Sft** comprised in plot no-1 being delineated in the Red Verge in the deed plan annexed herewith, together with a tiled shed structure of 100 Sqft thereon, situated in Mouza-Nayabad, Pargana-Khaspur, P.S.- Purba Jadavpur, Kolkata-700099, J.L No-25, Touzi No-56, R.S. No-3, appertaining to R.S. Dag No-160, under R.S. Khatian No **2**, under K.M.C. Ward No-109, Borough- XII, within the limit of District South 24 Parganas, including 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, electrical lines, sewer, drain, surface and/or overhead/beneath of the soil. The said Deed Plan which shall be treated as a part of this deed of conveyance, is butted and bounded as follows:-

ON THE NORTH : 20 feet wide common passage,

ON THE SOUTH : Land of Plot no. P-3.

ON THE EAST : Land of Plot no. P-2.

ON THE WEST : Land of Dag no. 161.

un assessed premises, & unnamed Road.

SCHEDULE PROPERTY

... THAT piece and parcel of land measuring more or less
... (Caste 8 (Ives) Chittaka 25(wenayiva) 25, being
... 2/3" share of total land 2 (Ives) 1/2
... (Ives) 25 contained in plot no 2 being defined in the
... the deed plan annexed herewith, together with a
... of 100 sq ft thereon, situated in
... P.S. - Pinda Jaganpur, Kataka
... No. 25, E.S. No. 2, appearing in
... No. 2, under E.S. Number No. 2, under N.M.C.
... No. 100, Borough - XI, within the limit of District
... including all rights, title, interest, possession
... and egress rights, easement
... and rights, easement, appurtenances, appointments and
... water connection, telephone lines, electrical lines,
... and/or overhead/benefit of the said
... shall be treated as a part of the
... and bounded as follows:



Registrar, Pinda Jaganpur, Kataka
14 FEB 2012

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

1. Sanjib Kumar Ghosh
Advocate
Howrah Judges Court
Howrah.
2. Sudip Kumar Guha
Advocate
Judge's Court, Howrah

MADHUR ENCLAVE (P) LTD.

(Signature)
Authorized Signatory.

(KRISHNA MODI)
(SIGNATURE OF VENDORS)

NORTECH PROPERTY (P) LTD.

MERIK PROPERTY PVT. LTD

(Signature)

Authorized Signatory.

(SIGNATURE OF PURCHASER)

Drafted by me as per information
And instruction furnished by the
Parties.

(Signature)
Advocate
Howrah Judges Court,
Howrah.

WHEREOF the parties hereto set and
their respective hand and seal on the day month
first above written.

AND SEALED AND DELIVERED

in the presence of
[Faint handwritten text]

[Faint signature and text]

[Faint signature and text]



[Faint signature and text]

REGISTRATION NO. 24
4 FEB 2019

[Faint handwritten text]

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, We, the Vendor hereby received the within mentioned sum of Rs. 1,50,000/= (Rupees one lakh fifty thousand) 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. 150338, dated: 14 /02/2012 issued by HDFC Bank, Central Plaza Branch.	MADHUR ENCLAVE PRIVATE LIMITED	1,50,000/=

TOTAL RUPEES ONE LAKH FIFTY THOUSAND ONLY.

WITNESSES:

1. Sanjib Kumar Ghosh
Advocate
Howrah Judges Court,
Howrah.
2. Sudip Kumar Guha
Advocate
Judge's Court, Howrah.


 MADHUR ENCLAVE (P) LTD. (KRISHNA MODI)
 Authorised Signatory.

SIGNATURE OF VENDORS.

MEMO OF CONSIDERATION

... of and from the within named Purchaser, We the Vendor
 have received the within mentioned sum of Rs. 1,00,000/- (Rupees
 one lakh only) being the consideration money in full and
 final payment as per terms below:-

AMOUNT IN RUPEES	ISSUED IN THE NAME OF	PARTICULARS
1,00,000/-	MAHARAJ EMPLOYEE PRIVATE LIMITED	Manager's Cheque No. 100000 dated 14/02/2012 issued by BNC Bank, Central Town Branch.

TOTAL FIGURES ONE LAKH FIFTY THOUSAND ONLY



[Faint signature and stamp area]

14 FEB 2012

SPECIMEN FORM FOR TEN FINGER PRINTS



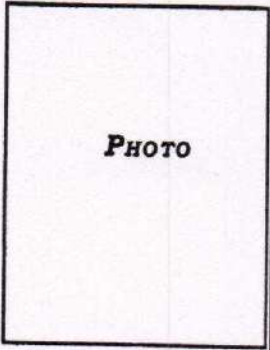
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sayay Jaw



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Opdrami



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

Left Hand	Index	Ring	Middle	Little	Thumb
Right Hand	Index	Ring	Middle	Little	Thumb

Signature

Left Hand	Index	Ring	Middle	Little	Thumb
Right Hand	Index	Ring	Middle	Little	Thumb

Signature

Left Hand	Index	Ring	Middle	Little	Thumb
Right Hand	Index	Ring	Middle	Little	Thumb



CSI - FBI Program - 21
 4400 South 24 Parkway

14 FEB 2012

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Right Hand	Index	Ring	Middle	Little	Thumb

Signature



Government Of West Bengal
Office Of the D.S.R.-III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01454 of 2012
(Serial No. 01379 of 2012)

of Fees:

/2012

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

nted for registration at 20.07 hrs on :14/02/2012, at the Private residence by Shri Sanjay Kr
Claimant.

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

on is admitted on 14/02/2012 by

Shri Krishna Modi

Authorised Signatory, M/s. Madhur Enclave Pvt Ltd. Pan No. Acupm7449p, Oriental House, 4th Floor,
6c, Elgin Road, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
By Profession : Others

Shri Sanjay Kr Jain

Authorised Signatory, M/s. Nortech Property Pvt Ltd. Pan No. Aaccn0602n, Oriental House, 4th Floor,
6c, Elgin Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India,
P.O. :- Pin :-700020 .

Authorised Signatory, M/s. Mirik Property Pvt Ltd. Pan No. Aaecm1860b, Oriental House, 4th Floor, 6c,
Elgin Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Pin :-700020 .

, By Profession : Others

Identified By Sudip Kr. Guha, son of . , Allipore Judges Court, Judges Court, Kolkata, Thana:-Alipore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Alipore Pin :-700027 , By Caste: Hindu, By
Profession: Advocate.

(Anima Sinha)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

n 15/02/2012

ertificate 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.-1065417/-

Certified that the required stamp duty of this document is Rs.- 63945 /- and the Stamp duty paid as:
Impresive Rs.- 100/-



District Sub-Registrar - III
South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

1/02/2012 15:43:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R.-III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01454 of 2012
(Serial No. 01379 of 2012)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

/2012

Condition of Admissibility (Rule 43, W.B. Registration Rules 1962)

Stamp is admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Stamp number : 23,4 of Indian Stamp Act 1899.

Amount of Fees:

By Cash

Rs. 0/-, on 21/02/2012

Amount by Draft

Rs. 11761/- is paid, by the draft number 526853, Draft Date 14/02/2012, Bank Name State Bank of
India, LA MARTINIÈRE, received on 21/02/2012

(Under Article : A(1) = 11715/- , E = 14/- , H = 28/- , M(b) = 4/- on 21/02/2012)

Deficit stamp duty

Deficit stamp duty Rs. 63945/- is paid, by the draft number 526852, Draft Date 14/02/2012, Bank Name
State Bank of India, LA MARTINIÈRE, received on 21/02/2012

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Signature)
District Sub-Registrar-III
South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Endorsement Page 2 of 2

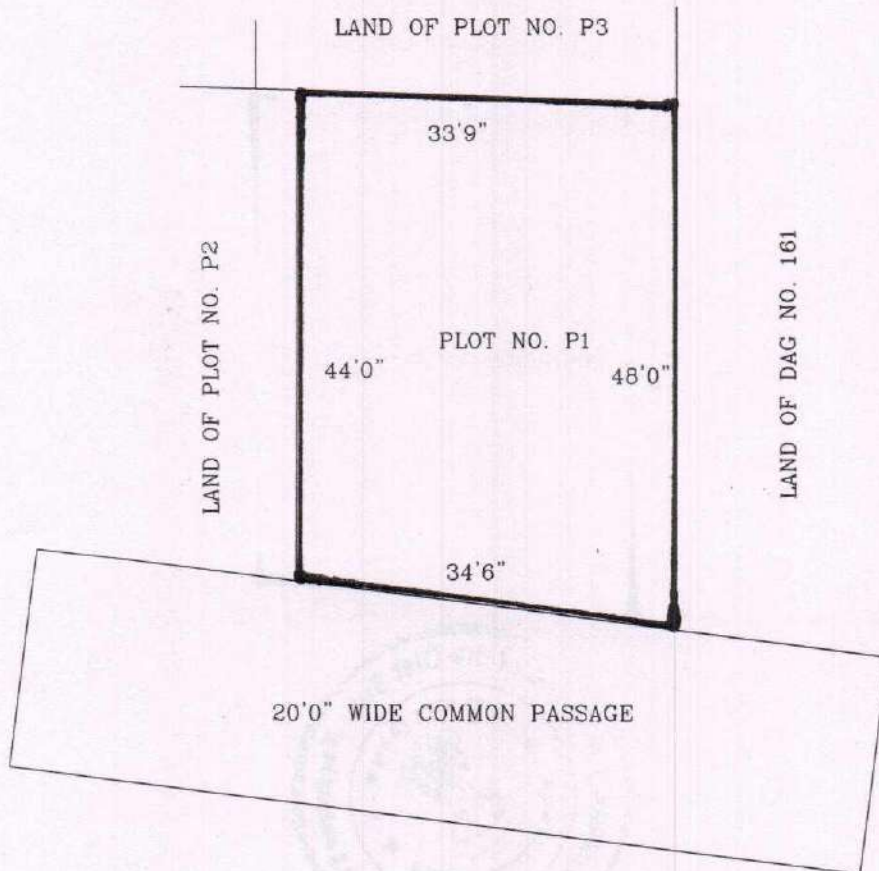
SHOWS THE PLOT OF LAND AT R.S. DAG No. 160, KHATIAN NO. 2,
MOUZA - NAYABAD,
SHEET NO. 2, UNDER K.M.C., WARD NO. 109, P.S. PURBA JADAVPUR,
700 099



AREA OF LAND = 1K 5CH 25 SFT out of TOTAL LAND OF 2K 0CH 15SFT
SHOWN IN RED BORDER LINE

Name of Vendor
M/S MADHUR ENCLAVE PVT. LTD

Name of PURCHASER
M/S NORTECH PROPERTY PVT. LTD. & ANOTHER



MADHUR ENCLAVE (P) LTD.
[Signature]
Authorised Signatory.

Sig. Of Vendor

NORTECH PROPERTY PVT. LTD.
NORTECH PROPERTY (P) LTD.

[Signature]
Authorised Signatory.

Sig. Of Purchaser

Sig. Of L.B.S.

THE LAND IS NOT TO BE USED FOR ANY OTHER PURPOSE
SHOWS IN THE RECORDS



CHIEF EXECUTIVE OFFICER
WEST BENGAL GOVT
MUMBAI

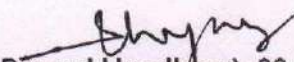
CHIEF EXECUTIVE OFFICER : II
MUMBAI SOUTH 24 PARGANAS

14 FEB 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 241 to 258
being No 01454 for the year 2012.



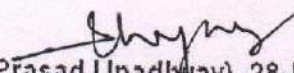

(Rajendra Prasad Upadhyay) 28-February-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

~~Seal of the District Sub-Registrar III, South 24 Parganas~~
Seal of the District Sub-Registrar III, South 24 Parganas

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(Rajendra Prasad Upadhyay) 28-February-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

Dist. Sub. Registrar : DP
South 24 Parganas