

07881/10

PURCHASE DEED

D-08238/10

3m

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

G 997803

14/08/10
Certified that the document is admitted for registration. The signature sheets and the endorsement sheet attached with the document are the part of this document.

DEED OF CONVEYANCE

(The Property Valued at Rs.78,80,278/-)

THIS DEED OF CONVEYANCE is made this ^{7th} day of August, Two Thousand and Ten (2010) A.D.

BETWEEN

- 1) SMT. SAMPATTI PATRA, wife of Late Khagendra Nath Patra
- 2) SHRI SANKAR KUMAR PATRA, 3) SHRI BHAKTA PATRA, 4) SHRI KARTICK PATRA, 5) SHRI GANESH PATRA, 6) SHRI SUROJIT PATRA, 7) SHRI BISWAJIT PATRA, Sl no- 2 to 7 are sons of Late Khagendra Nath Patra,
- 8) SMT. JHARNA MONDAL, wife of Haran Mondal, all by faith - Hindu, Sl no- 1 & 8 are by occupation - House Wife, Sl no- 2 to 7 are by occupation - Cultivation, Sl no- 1 to 7 are residing

(2)

No ⁵⁸⁹⁸ Rs ^{100/-} Date.....

17 JUN 2010

Name.....

Address.....

Vendor Sri.....

Alipur Collectory
24 Parganas (sub)

SARBOJIT GHOSH
High Court, Calcutta
Advocate

SUBHANKAR DAS
STAMP - VENDOR
Alipore Police Court
Kolkata-700027

(Signature)
(KRISHNA MODI)



2896

NORTECH PROPERTIES PVT. LTD

(Signature)
Director

Alipore Sub-Registrar
South 24 Parganas



2916

1) L.T. of Sampatti Pabra
by the pen of Md. Mahfuz
Takrim



2) Sankar Krs. Pabra 2911



Identified by me

(Signature)

MD MAHFUZ TAKRIM

B. Sc. SPL. B.A. (Double) M.A. LL. B. C. V. R.
Alipore, Surveyor Valuer Real Estate Manager

NORTECH PROPERTIES

(Signature)
Authorized Signatory

at Village-Thakurani Chalk, P.O.- R.C. Thakurani, P.S.- Thakurpukur, District-24 Pargana(s) and Sl no- 8 is residing at Village-Ramkantapur, P.O.- R.C. Thakurani, P.S.- Thakurpukur, 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 their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART**.

AND

"**M/S. NORTECH PROPERTY PVT. LTD.**", the company incorporated under the provisions of the Company Act, 1956 having its registered office at 6C, Elgin Road, 4th floor, Kolkata- 700020, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, administrators and/or assigns etc) of the **OTHER PART**.

(R.S. DAG - 265)

WHEREAS during the Revisional Survey Settlement Records of Rights in 1956, .52 Decimtal of land had been recorded in the name of one 1) **SHRI PRAN KRISHNA PATRA**, son of Late Nim Chand Patra and 2) **SHRI GOSAI PATRA**, son of Late Kali Krishna Patra in respect of **R.S. Dag No. 265** under R.S. Khatian no. 31, corresponding to C.S. Dag no-265 under C.S. Khatian No- 31, corresponding to L.R. Dag no-317 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur and the said record had been finally published in the records of rights i.e. in Parcha and thus they



1 Bhakta Patra 2913



2912

L.T.S of Kartick Patra
by the pen of Md. Mahfuz
Taham



1 Ganesht Patra 2914



1 Surojit Patra 2915



1 BinSurojit Patra 2916



1 Surojit Patra 2917

Identified by me



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AND WHEREAS while the said **SHRI GOSAI PATRA**, son of Late Kali Krishna Patra had been enjoying the right, title, interest and possession in respect of a land measuring more or less .26 Satak in respect of R.S. Dag No. 265 under R.S. Khatian no. 31, corresponding to C.S. Dag no-265 under C.S. Khatian No- 31, corresponding to L.R. Dag no-317 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, sold, conveyed and transferred the same to one **SMT. MAHARANI DASI**, wife of Late Hare Krishna Patra by way of a 'Deed of Conveyance' which was registered in the office of the S.R. Behala on 21/11/1958 and duly recorded in Book No- I, Volume No.- 58, pages in written- 87 to 88, Being no- 3991 and for the Year 1958.

AND WHEREAS while the said **SMT. MAHARANI DASI**, wife of Late Hare Krishna Patra had been enjoying the right, title and possession in respect of the said .26 Satak of land in respect of R.S. Dag No. 265 under R.S. Khatian no 31, corresponding to C.S. Dag no-265 under C.S. Khatian No- 31, corresponding to L.R. Dag no-317 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, sold, conveyed and transferred a portion of the same i.e. .1650 Satak of land to one **SHRI KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra by way of a 'Deed of Conveyance' which was registered in the office of the S.R. Behala on 19/06/1972 and duly recorded in Book No- I, Volume No- 38



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NOTED FIRST

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AND WHEREAS while the said **SHRI PRAN KRISHNA PATRA, SHRI KHAGENDRA NATH PATRA** and **SMT. MAHARANI DASI** had been enjoying the right, title and possession in respect of the entire .52 Satak of land in respect of R.S. Dag No. 265 under R.S. Khatian no. 31, corresponding to C.S. Dag no-265 under C.S. Khatian No- 31, corresponding to L.R. Dag no-317 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, amicably partitioned their share by metes and bounds for better enjoyment and effective control and dealings of their respective shares and after amicable partitioned among themselves, **SHRI PRAN KRISHNA PATRA** had been enjoying the right, title, interest and possession in respect of his demarcated land measuring more or less .26 Satak, **SHRI KHAGENDRA NATH PATRA** had been enjoying the right, title, interest and possession in respect of his demarcated land measuring more or less .1650 Satak and **SMT. MAHARANI DASI** had been enjoying the right, title, interest and possession in respect of her demarcated land measuring more or less .0950 Satak.

AND WHEREAS while the said **SHRI KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra had been enjoying the right, title and possession in respect of his demarcated .1650 Satak of land appertaining to R.S. Dag No. 265 under R.S. Khatian no. 31, corresponding to C.S. Dag no-265 under C.S. Khatian No- 31, corresponding to L.R. Dag no-317 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, died and leaving intestate behind his wife namely **SMT. SAMPATI PATRA**, six sons namely 1) **SHRI SANKAR KUMAR PATRA**, 2) **SHRI BHAKTA PATRA**, 3) **SHRI**



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daughter namely **SMT. JHARNA MONDAL**, wife of Haran Mondal as his only legal heirs and successors.

AND WHEREAS thus 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** became the absolute owners of the said demarcated .1650 Satak of land appertaining to R.S. Dag No. 265 under R.S. Khatian no. 31, corresponding to C.S. Dag no-265 under C.S. Khatian No- 31, corresponding to L.R. Dag no-317 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s).

AND WHEREAS while the said 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** have been enjoying the right, title and possession in respect of the said demarcated .1650 Satak of land appertaining to R.S. Dag No. 265 under R.S. Khatian no. 31, corresponding to C.S. Dag no-265 under C.S. Khatian No-31, corresponding to L.R. Dag no-317 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, recorded their names before the authority and as such their names were recorded in L.R. record of rights in respect of .17 Decimal i.e. 10 Kattah 04 Chittak 25 Sqft as per following way:-

SL	RECORDED OWNER	L.R. DAG	RECORDED LAND
1.	SAMPATI PATRA	317	.02 DECIMAL



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3.	BHAKTA PATRA	317	.02 DECIMAL
4.	KARTICK PATRA	317	.02 DECIMAL
5.	GANESH PATRA	317	.02 DECIMAL
6.	SUROJIT PATRA	317	.02 DECIMAL
7.	BISWAJIT PATRA	317	.02 DECIMAL
8.	JHARNA MONDAL	317	.03 DECIMAL

AND WHEREAS while the said 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** i.e. the present owners herein, had been enjoying the right, title, interest and possession in respect of the demarcated .17 Satak i.e. 10 Kattah 04 Chittak 25 Sqft of land appertaining to R.S. Dag No. 265 under R.S. Khatian no. 31, corresponding to C.S. Dag no-265 under C.S. Khatian No-31, corresponding to L.R. Dag no-317 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, made a survey and divided into demarcated small plots of land for transfer purposes and sold, conveyed and transferred a part of their land i.e. 05 Kattah 10 Chittak 25 Sqft of land to third parties.

AND WHEREAS now the said 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** i.e. the present owners herein, have been enjoying the right, title, interest and possession in respect of the rest demarcated 04 Kattah 10 Chittak of land



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corresponding to **L.R. Dag no-317** in Mouza-Ramchandrapur, Pargana- Magura, R.S, No-333, J.L. No-31, P.S.-Thakurpukur.

(R.S. DAG-269)
WHEREAS during the Revisional Survey Settlement Records of Rights in 1956, .96 Decimal of land had been recorded in the name of one 1) **SHRI PRAN KRISHNA PATRA**, son of Late Nim Chand Patra and 2) **SHRI GOSAI PATRA**, son of Late Kali Krishna Patra in respect of **R.S. Dag No. 269** under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur and the said record had been finally published in the records of rights i.e. in Parcha and thus they became the absolute owners of equal share in respect of the said property.

AND WHEREAS while the said **SHRI GOSAI PATRA**, son of Late Kali Krishna Patra had been enjoying the right, title, interest and possession in respect of a land measuring more or less .48 Satak in respect of R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, sold, conveyed and transferred the same which was western part of the total property to one 1) **KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra and 2) **MADHUSUDAN PATRA**, son of Late Jogendra Nath Patra by way of a 'Deed of Conveyance' which was registered in the office of the S.R. Behala on 16/07/1956 and duly recorded in Book No- I, Volume No.- 40, pages in written- 1 to 3, Being no- 2499 and for the Year 1956



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and possession in respect of the said .24 Satak of land in respect of R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, sold, conveyed and transferred the same to one **SHRI KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra by way of a 'Deed of Conveyance'.

AND WHEREAS while the said **PRAN KRISHNA PATRA**, son of Late Nim Chand Patra had been enjoying the right, title and possession in respect of the said .48 Satak of land in respect of R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, sold, conveyed and transferred a portion of the same i.e. .1650 Satak to one **1) KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra and **2) MADHUSUDAN PATRA**, son of Late Jogendra Nath Patra by way of a 'Deed of Conveyance' which was registered in the office of S.R. Behala on 25/07/1969 and duly recorded in Book No- I, Volume No.- 50, pages in written- 289 to 292, Being no- 3325 and for the Year 1969.

AND WHEREAS while the said **PRAN KRISHNA PATRA**, son of Late Nim Chand Patra had been enjoying the right, title and possession in respect of the rest (3150 Satak of land in respect of R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, sold,



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Late Hare Krishna Patra and **2) MADHUSUDAN PATRA**, son of Late Jogendra Nath Patra by way of a 'Deed of Conveyance' which was registered in the office of S.R. Behala on 05/05/1971 and duly recorded in Book No- I, Volume No.- 25, pages in written- 249 to 252, Being no- 1486 and for the Year 1971.

AND WHEREAS while the said **PRAN KRISHNA PATRA**, son of Nim Chand Patra had been enjoying the right, title and possession in respect of the rest .15 Satak of land in respect of R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, sold, conveyed and transferred another portion of the same i.e. .0825 Satak to one **1) KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra and **2) MADHUSUDAN PATRA**, son of Late Jogendra Nath Patra by way of a 'Deed of Conveyance' which was registered in the office of S.R. Behala on 14/07/1972 and duly recorded in Book No- I, Volume No.- 47, pages in written- 77 to 79, Being no- 2688 and for the Year 1972.

AND WHEREAS thus **KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra became the absolute owner of the said .6862 Satak of land appertaining to R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s) by way of above mentioned five deeds.

15 Dec
8.25 Dec
3.75 Dec



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PATRA had been enjoying the right, title and possession in respect of the entire .96 Satak of land in respect of R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, amicably partitioned their share by metes and bounds for better enjoyment and effective control and dealings of their respective shares and after amicable partitioned among themselves, **SHRI PRAN KRISHNA PATRA** had been enjoying the right, title, interest and possession in respect of his demarcated land measuring more or less .0675 Satak, **SHRI KHAGENDRA NATH PATRA** had been enjoying the right, title, interest and possession in respect of his demarcated land measuring more or less 6862 Satak and **SHRI MADHUSUDAN PATRA** had been enjoying the right, title, interest and possession in respect of her demarcated land measuring more or less 2063 Satak.

AND WHEREAS while the said **SHRI KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra had been enjoying the right, title and possession in respect of his demarcated 6862 Satak of land appertaining to R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s) died and leaving intestate behind his wife namely **SMT. SAMPATI PATRA**, six sons namely 1) **SHRI SANKAR KUMAR PATRA**, 2) **SHRI BHAKTA PATRA**, 3) **SHRI KARTICK PATRA**, 4) **SHRI GANESH PATRA**, 5) **SHRI SUROJIT PATRA**, 6) **SHRI**



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MONDAL, wife of Haran Mondal as his only legal heirs and successors.

AND WHEREAS thus 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** became the absolute owners of the said demarcated .6862 Satak of land appertaining to R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s).

AND WHEREAS while the said 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** have been enjoying the right, title and possession in respect of the said demarcated .6862 Satak of land appertaining to R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No-31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s) recorded their names before the authority and as such their names were recorded in L.R. record of rights in respect of .68 Decimal i.e. 41 Kattah 08 Chittak 12 Sqft of land as per following way:-

SL	RECORDED OWNER	L.R. DAG	RECORDED LAND
1	SAMPATI PATRA	504	08 DECIMAL



NOTES PROPERTY

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3.	BHAKTA PATRA	504	.08 DECIMAL
4.	KARTICK PATRA	504	.08 DECIMAL
5.	GANESH PATRA	504	.09 DECIMAL
6.	SUROJIT PATRA	504	.09 DECIMAL
7.	BISWAJIT PATRA	504	.09 DECIMAL
8.	JHARNA MONDAL	504	.09 DECIMAL

AND WHEREAS while the said 1) SMT. SAMPATI PATRA, 2) SHRI SANKAR KUMAR PATRA, 3) SHRI BHAKTA PATRA, 4) SHRI KARTICK PATRA, 5) SHRI GANESH PATRA, 6) SHRI SUROJIT PATRA, 7) SHRI BISWAJIT PATRA, 8) SMT. JHARNA MONDAL i.e. the present owners herein, had been enjoying the right, title, interest and possession in respect of the demarcated .6862 Satak i.e. 41 Kattah 08 Chittak 12 Sqft of land appertaining to R.S. Dag No. 269 under R.S. Khatian no. 31, corresponding to C.S. Dag no-269 under C.S. Khatian No- 31, corresponding to L.R. Dag no-504 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s) made a survey and divided into several demarcated small plots of land for transfer purposes and sold, conveyed and transferred various plots totaling 24 Kattah 04 Chittak 26 Sqft of land to third parties.

AND WHEREAS thus the said 1) SMT. SAMPATI PATRA, 2) SHRI SANKAR KUMAR PATRA, 3) SHRI BHAKTA PATRA, 4) SHRI KARTICK PATRA, 5) SHRI GANESH PATRA, 6) SHRI SUROJIT PATRA, 7) SHRI BISWAJIT PATRA, 8) SMT. JHARNA MONDAL i.e. the present owners herein, have been enjoying the right, title, interest and possession in respect of



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corresponding to **L.R. Dag no-504** in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur.

(R.S. DAG - 267)
WHEREAS during the Revisional Survey Settlement Records of Rights in 1956, .17 Decimal of land had been recorded in the name of one **1) SHRI KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra and **2) SHRI MADHUSUDAN PATRA**, son of Late Jogendra Nath Patra in respect of **R.S. Dag No. 267** under R.S. Khatian no. 31, corresponding to C.S. Dag no-267 under C.S. Khatian No- 31, corresponding to L.R. Dag no-502 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur and the said record had been finally published in the records of rights i.e. in Parcha and thus they became the absolute owners of equal share in respect of the said property.

AND WHEREAS while the said **SHRI KHAGENDRA NATH PATRA** and **SHRI MADHUSUDAN PATRA** had been enjoying the right, title and possession in respect of the entire .17 Decimal of land in respect of R.S. Dag No. 267 under R.S. Khatian no. 31, corresponding to C.S. Dag no-267 under C.S. Khatian No- 31, corresponding to L.R. Dag no-502 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, amicably partitioned their share by metes and bounds for better enjoyment and effective control and dealings of their respective shares and after amicable partitioned among themselves, **SHRI KHAGENDRA NATH PATRA** had been enjoying the right, title, interest and possession in respect of his demarcated land measuring more or less .0850 Satak and **SHRI MADHUSUDAN PATRA** had been enjoying the right, title, interest and possession in respect of his demarcated land measuring more or less .0850 Satak.



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AND WHEREAS while the said **SHRI KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra had been enjoying the right, title and possession in respect of his demarcated .0850 Satak of land appertaining to R.S. Dag No. 267 under R.S. Khatian no. 31, corresponding to C.S. Dag no-267 under C.S. Khatian No- 31, corresponding to L.R. Dag no-502 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, died and leaving intestate behind his wife namely **SMT. SAMPATI PATRA**, six sons namely 1) **SHRI SANKAR KUMAR PATRA**, 2) **SHRI BHAKTA PATRA**, 3) **SHRI KARTICK PATRA**, 4) **SHRI GANESH PATRA**, 5) **SHRI SUROJIT PATRA**, 6) **SHRI BISWAJIT PATRA**, and one daughter namely **SMT. JHARNA MONDAL**, wife of Haran Mondal as his only legal heirs and successors.

AND WHEREAS thus 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** became the absolute owners of the said demarcated .0850 Satak of land appertaining to R.S. Dag No. 267 under R.S. Khatian no. 31, corresponding to C.S. Dag no-267 under C.S. Khatian No- 31, corresponding to L.R. Dag no-502 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s).

AND WHEREAS while the said 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL**



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possession in respect of the said .0850 Satak of land appertaining to R.S. Dag No. 267 under R.S. Khatian no. 31, corresponding to C.S. Dag no-267 under C.S. Khatian No- 31, corresponding to L.R. Dag no-502 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s) recorded their names before the authority and as such their names were recorded in L.R. record of rights in respect of .08 Decimal as per following way:-

SL	RECORDED OWNER	L.R. DAG	RECORDED LAND
1.	SAMPATI PATRA	502	.01 DECIMAL
2.	SANKAR KUMAR PATRA	502	.01 DECIMAL
3.	BHAKTA PATRA	502	.01 DECIMAL
4.	KARTICK PATRA	502	.01 DECIMAL
5.	GANESH PATRA	502	.01 DECIMAL
6.	SUROJIT PATRA	502	.01 DECIMAL
7.	BISWAJIT PATRA	502	.01 DECIMAL
8.	JHARNA MONDAL	502	.01 DECIMAL

AND WHEREAS thus the said 1) SMT. SAMPATI PATRA, 2) SHRI SANKAR KUMAR PATRA, 3) SHRI BHAKTA PATRA, 4) SHRI KARTICK PATRA, 5) SHRI GANESH PATRA, 6) SHRI SUROJIT PATRA, 7) SHRI BISWAJIT PATRA, 8) SMT. JHARNA MONDAL i.e. the present owners herein, have been enjoying the right, title, interest and possession in respect of the said demarcated .0850 Satak of land i.e. 05 Kattah 02 Chittak 13 Sqft of land appertaining to R.S. Dag No. 267 under R.S. Khatian no. 31, corresponding to C.S. Dag no-267 under C.S. Khatian No- 31, corresponding to L.R. Dag no 502



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(R.S. DAG-271)

WHEREAS during the Revisional Survey Settlement Records of Rights in 1956, .41 Decimal of land had been recorded in the name of one 1) **SHRI KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra and 2) **SHRI MADHUSUDAN PATRA**, son of Late Jogendra Nath Patra in respect of **R.S. Dag No. 271** under R.S. Khatian no. 31, corresponding to C.S. Dag no-271 under C.S. Khatian No- 31, corresponding to L.R. Dag no-506 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur and the said record had been finally published in the records of rights i.e. in Parcha and thus they became the absolute owners of equal share in respect of the said property.

AND WHEREAS while the said **SHRI KHAGENDRA NATH PATRA** and **SHRI MADHUSUDAN PATRA** had been enjoying the right, title and possession in respect of the entire .41 Decimal of land in respect of R.S. Dag No. 271 under R.S. Khatian no. 31, corresponding to C.S. Dag no-271 under C.S. Khatian No- 31, corresponding to L.R. Dag no-506 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, amicably partitioned their share by metes and bounds for better enjoyment and effective control and dealings of their respective shares and after amicable partitioned among themselves, **SHRI KHAGENDRA NATH PATRA** had been enjoying the right, title, interest and possession in respect of his demarcated land measuring more or less .2050 Satak and **SHRI MADHUSUDAN PATRA** had been enjoying the right, title, interest and possession in



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AND WHEREAS while the said **SHRI KHAGENDRA NATH PATRA**, son of Late Hare Krishna Patra had been enjoying the right, title and possession in respect of the said .2050 Satak of land appertaining to R.S. Dag No. 271 under R.S. Khatian no. 31, corresponding to C.S. Dag no-271 under C.S. Khatian No-31, corresponding to L.R. Dag no-506 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, died and leaving intestate behind his wife namely **SMT. SAMPATI PATRA**, six sons namely 1) **SHRI SANKAR KUMAR PATRA**, 2) **SHRI BHAKTA PATRA**, 3) **SHRI KARTICK PATRA**, 4) **SHRI GANESH PATRA**, 5) **SHRI SUROJIT PATRA**, 6) **SHRI BISWAJIT PATRA**, and one daughter namely **SMT. JHARNA MONDAL**, wife of Haran Mondal as his only legal heirs and successors.

AND WHEREAS thus 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** became the absolute owners of the said .2050 Satak of land appertaining to R.S. Dag No. 271 under R.S. Khatian no. 31, corresponding to C.S. Dag no-271 under C.S. Khatian No- 31, corresponding to L.R. Dag no-506 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s).

AND WHEREAS while the said 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL**



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appertaining to R.S. Dag No. 271 under R.S. Khatian no. 31, corresponding to C.S. Dag no-271 under C.S. Khatian No- 31, corresponding to L.R. Dag no-506 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s) recorded their names before the authority and as such their names were recorded in L.R. record of rights in respect of .20 Decimal as per following way:-

SL	RECORDED OWNER	L.R. DAG	RECORDED LAND
1.	SAMPATI PATRA	506	.03 DECIMAL
2.	SANKAR KUMAR PATRA	506	.03 DECIMAL
3.	BHAKTA PATRA	506	.03 DECIMAL
4.	KARTICK PATRA	506	.03 DECIMAL
5.	GANESH PATRA	506	.02 DECIMAL
6.	SUROJIT PATRA	506	.02 DECIMAL
7.	BISWAJIT PATRA	506	.02 DECIMAL
8.	JHARNA MONDAL	506	.02 DECIMAL

AND WHEREAS thus the said 1) SMT. SAMPATI PATRA, 2) SHRI SANKAR KUMAR PATRA, 3) SHRI BHAKTA PATRA, 4) SHRI KARTICK PATRA, 5) SHRI GANESH PATRA, 6) SHRI SUROJIT PATRA, 7) SHRI BISWAJIT PATRA, 8) SMT. JHARNA MONDAL i.e. the present owners herein, have been jointly enjoying the right, title, interest and possession in respect of the said demarcated .2050 Satak of land i.e. 12 Kattah 06 Chittak 20 Sqft of land appertaining to R.S. Dag No. 271 under R.S. Khatian no. 31, corresponding to C.S. Dag no-267 under C.S. Khatian No- 31, corresponding to L.R. Dag no-506 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-



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AND WHEREAS while the said 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** have been jointly enjoying the right, title and possession in respect of the said .2050 Satak i.e. **12 Kattah 06 Chittak 20 Sqft** of land appertaining to **R.S. Dag No. 271** under R.S. Khatian no. 31, corresponding to C.S. Dag no-271 under C.S. Khatian No- 31, corresponding to L.R. Dag no-506 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, District-24 Pargana(s), have decided to sell and transfer their demarcated scheduled land **measuring more or less 12 Kattah 06 Chittak 20 Sqft.**

AND WHEREAS as per above mention recital, the said 1) **SMT. SAMPATI PATRA**, 2) **SHRI SANKAR KUMAR PATRA**, 3) **SHRI BHAKTA PATRA**, 4) **SHRI KARTICK PATRA**, 5) **SHRI GANESH PATRA**, 6) **SHRI SUROJIT PATRA**, 7) **SHRI BISWAJIT PATRA**, 8) **SMT. JHARNA MONDAL** i.e. the present owners herein, have been jointly enjoying the right, title, interest and possession in respect of the **total demarcated land 39 Kattah 06 Chittak 19 Sqft** of land appertaining to R.S. Dag No. 265, 267, 269 & 271 under R.S. Khatian no. 31, corresponding to C.S. Dag no-265, 267, 269 & 271 under C.S. Khatian No- 31, corresponding to L.R. Dag no-317, 502, 504 & 506 in Mouza-Ramchandrapur, Pargana-Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur being in financial requirement, have decided to sell and transfer their demarcated scheduled land **measuring more or less 39**



NORTECH PROPERTY (P) LTD.


ASSISTANT REGISTRAR



269 & 271 under C.S. Khatian No- 31, corresponding to **L.R. Dag no-317, 502, 504 & 506 in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur** more fully mentioned in the schedule below and on negotiations with the Purchaser herein, the Vendors have agreed to sell and the Purchaser has 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. 78,80,278/- (Rupees Seventy Eight Lakhs Eighty Thousand Two Hundred and Seventy Eight only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

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

- 1) The Vendors having their permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said 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, lispendences, acquisitions, requisitions and alignments.
- 3) The Vendors have not received and is not aware of any notice of acquisitions or requisition or alignments of the said



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the said land has been initiated and /or is pending in any court of law and the said land is free from any lispendences.

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

5) That the Schedule land is **Sali** in nature.

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

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.78,80,278/- (Rupees Seventy Eight Lakhs Eighty Thousand Two Hundred and Seventy Eight only)** paid by the Purchaser to the Vendors at the time of execution of these presents (the receipt of which the Vendors hereby admit and acknowledged). The Vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchaser the **SAID LAND** fully described in the schedule hereunder written and hereinafter and hereinbefore 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



NOTED FOR FILE

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Sub-Registrar

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its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and **UNTO** the Purchaser **TO HAVE AND TO HOLD** the same jointly in equal shares absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispendences whatsoever but subject to payment of annual land revenue (Khajna) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER 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 Purchaser, ownership entitlements, rights, title and interest in the said demarcated land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

II) The Purchaser shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the Purchaser shall have the right to mutate its name in respect of the said land and to construct building or buildings with the prior sanction or approval of the



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MORTECH PROPERTY SERVICES

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III) It shall be lawful for the Purchaser 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.

IV) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser 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 said premises together with the benefits and rights hereby granted unto the Purchaser as in the manner aforesaid.

V) The Vendors has 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 Purchaser hereunder may be prejudicially affected.



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VI) That if it is found that the said premises is hereby sold, conveyed, transferred by the Vendors and if it is not free from all encumbrances as hereinbefore declared, the Vendors shall be liable legally and the Vendors will be further bound to refund the consideration money and also compensate of any loss to be sustained by the purchaser.

VII) That the Vendors to the best of her knowledge hereby further state that the schedule mentioned 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.

VIII) That if any error or omission in the recital of the "Deed of Conveyance", transpires at a later date, by the Vendor at the cost and request of the purchaser and shall do and execute or cause to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever require in favour of the Purchaser.

IX) That the Vendors hereby declare that they have no other land in the schedule dags and the Vendors further categorically assured that after this transaction, they will have no more right, title, interest and possession in respect of any



SCHEDULE AS ABOVE REFERRED TO
(SAID LAND)

ALL THAT piece and parcel of land containing an area more or less **39 Kattah 06 Chittak 19 Sqft** situated within **Mouza-Ramchandrapur**, Pargana- Magura, appertaining to **R.S. Dag no - 265, 267, 269 & 271** under R.S Khatian no - 31, corresponding to **L.R. Dag no-317, 502, 504 & 506**, Touzi No- 1 to 6, 8 to 10, 12 to 16, J.L. No. 31, R.S. No- 333 under **Joka-I Gram Panchayet, Police Station- Thakurpukur**, District- 24Pargana(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 --- 24 ft wide road.

SOUTH --- Part land of R.S. Dag No-379.

EAST --- 24 ft wide road and Land of Madhusudan Patra.



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[Stamp]

NORTECH PROPERTY PRIVATE LIMITED

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Authorized Secretary

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:



L.T.I. of Sampalli Patra by the pen of Sankar W. Patra

1. *Handwritten name in Bengali*

Handwritten address in Bengali

Sankar W. Patra
Bharka Patra



L.T.I. of Kanteek Patra by the pen of Sankar W. Patra

Ganesh Patra

Handwritten address in Bengali

Surojit Patra

Biswajit Patra

Handwritten name in Bengali

(SIGNATURE OF VENDORS)

NORTECH PROPERTY PVT. LTD

Signature of Nortech Property Pvt. Ltd
Director

(SIGNATURE OF PURCHASER)

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

Signature of drafter

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, We the Vendors hereby receive the within mentioned sum of **Rs. 78,80,278/- (Rupees Seventy Eight Lakhs Eighty Thousand Two Hundred and Seventy Eight only)** being the consideration money in full and final payment as per memo below:-

PARTICULARS :	ISSUED IN THE NAME OF :	AMOUNT IN RUPEES :
BANKER'S CHEQUE VIDE NO. 787943 to 787945 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	SAMPATTI PATRA	Rs. 3,00,000/-
BANKER'S CHEQUE VIDE NO. 787946 to 787948 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	SAMPATTI PATRA	Rs. 1,50,000/-
BANKER'S CHEQUE VIDE NO. 787949 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	SAMPATTI PATRA	Rs. 28,000/-
CASH	SAMPATTI PATRA	Rs. 4,50,000/-
BANKER'S CHEQUE VIDE NO. 787954 to 787957 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	SANKAR KUMAR PATRA	Rs. 4,00,000/
BANKER'S CHEQUE VIDE NO. 787958 to 787963 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	SANKAR KUMAR PATRA	Rs. 3,00,000/
CASH	SANKAR KUMAR PATRA	Rs. 22,62,556/
BANKER'S CHEQUE VIDE NO. 787907 to 787909 DATED: 06/08/2010 ISSUED BY HDFC Bank	BHAKTA PATRA	Rs. 6,00,000/



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BANKER'S CHEQUE VIDE NO. 787910 to 787911 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	BHAKTA PATRA	Rs. 2,00,000/
BANKER'S CHEQUE VIDE NO. 787912 to 787913 DATED: 06/08/2010 ISSUED BY HDFC Limited, Central Plaza Branch.	BHAKTA PATRA	Rs. 1,00,000/
BANKER'S CHEQUE VIDE NO. 787914 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	BHAKTA PATRA	Rs. 28,000/-
BANKER'S CHEQUE VIDE NO. 787925 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	KARTICK PATRA	Rs. 2,00,000/-
BANKER'S CHEQUE VIDE NO. 787926 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	KARTICK PATRA	Rs. 1,00,000/
BANKER'S CHEQUE VIDE NO. 787927 to 787929 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	KARTICK PATRA	Rs. 1,50,000/
CASH	KARTICK PATRA	Rs. 4,78,000/
BANKER'S CHEQUE VIDE NO. 787938 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	GANESH PATRA	Rs. 1,00,000/
BANKER'S CHEQUE VIDE NO. 787939 to 787941 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	GANESH PATRA	Rs. 1,50,000/



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**District Sub-Registrar-II
Alipore, South 24 Parganas**

NORTECH PROPERTY PRIVATE

Limited, Branch.	Central Plaza		
CASH		GANESH PATRA	Rs. 7,34,000/
BANKER'S CHEQUE VIDE NO. 787915 to 787917 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.		SUROJIT PATRA	Rs. 6,00,000/
BANKER'S CHEQUE VIDE NO. 787918 to 787919 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.		SUROJIT PATRA	Rs. 2,00,000/
BANKER'S CHEQUE VIDE NO. 787920 to 787923 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.		SUROJIT PATRA	Rs. 2,00,000/
BANKER'S CHEQUE VIDE NO. 787924 DATED: 06/08/2010 ISSUED BY HDFC Limited, Central Plaza Branch.		SUROJIT PATRA	Rs. 28,000/-
BANKER'S CHEQUE VIDE NO. 787930 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.		BISWAJIT PATRA	Rs. 2,00,000/
BANKER'S CHEQUE VIDE NO. 787931 to 787933 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.		BISWAJIT PATRA	Rs. 3,00,000/
BANKER'S CHEQUE VIDE NO. 787934 to 787936 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.		BISWAJIT PATRA	Rs. 1,50,000/
BANKER'S CHEQUE VIDE NO. 787937 DATED: 06/08/2010 ISSUED BY HDFC Bank		BISWAJIT PATRA	Rs. 30,000/-



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CASH	BISWAJIT PATRA	Rs. 4,50,000/
BANKER'S CHEQUE VIDE NO. 787950 to 787952 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch.	JHARNA MONDAL	Rs. 3,00,000/
BANKER'S CHEQUE VIDE NO. 787953 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch	JHARNA MONDAL	Rs. 43,000/-
CASH	JHARNA MONDAL	Rs. 6,85,000/
TOTAL =		Rs.78,80,278/

TOTAL RUPEES SEVENTY EIGHT LAKHS EIGHTY THOUSAND TWO HUNDRED AND SEVENTY EIGHT ONLY.


WITNESSES:

1. श्री (45122 011)
पति - श्री/श्रीमती/श्रीमान/श्रीमती
श्री/श्रीमती/श्रीमान/श्रीमती
पति/पत्नी, श्री/श्रीमती/श्रीमान/श्रीमती-900208;
पति/पत्नी, श्री/श्रीमती/श्रीमान/श्रीमती-28-08-2010
पति/पत्नी

 L.T.I. of Sampatti patra by
The Pen of Sankar K.P. Patra

Sankar K.P. Patra
Bhakti Patra

2.
पति/पत्नी श्री/श्रीमती/श्रीमान/श्रीमती-
पति/पत्नी, श्री/श्रीमती/श्रीमान/श्रीमती-
900208, पति/पत्नी/श्री/श्रीमती/श्रीमान/श्रीमती

 L.T.I. of Kanti Patra by
The Pen of Sankar K.P. Patra

Ganesh Patra
Surojit Patra
Biswasjit Patra



District Sub-Registrar-II
Alipore, South 24 Parganas

NORTECH PROPERTY PRIVATE LIMITED

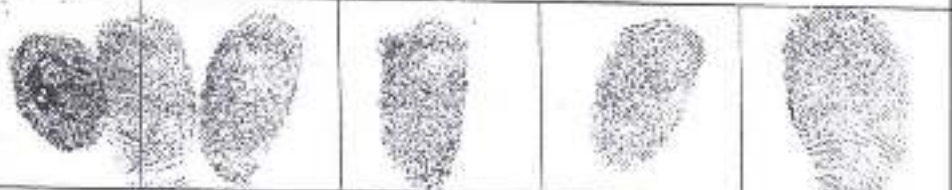

Authorized Signer

Photo & Signatures
of the Executants /
Presentant

SPECIMEN FOR TEN FINGERPRINTS



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Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Sammanna Paba



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)





NORTECH PROJECTS PRIVATE LIMITED

Alibore

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Photo & Signatures
of the Executants /
Presentant

SPECIMEN FOR TEN FINGERPRINTS

4



L.T. of Kambhapatra by
the present
Sambha K. Patra



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

5



Ganesh K. Patra



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

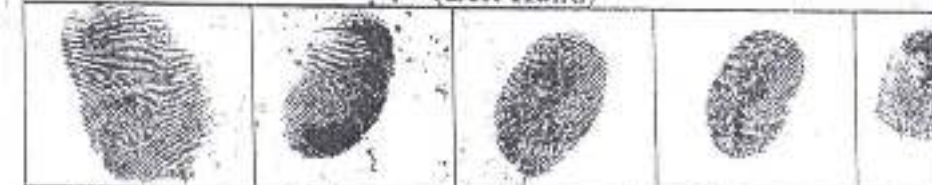
6



Surojit Patra



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

7



Little Ring Middle Index Thumb
(Left Hand)



NORTECH PROPERTY PRIVATE LIMITED

[Handwritten signature]
Authorized Signatory

8

Photo & Signatures
of the Executants /
Presentant

SPECIMEN FOR TEN FINGERPRINTS



[Handwritten signature]



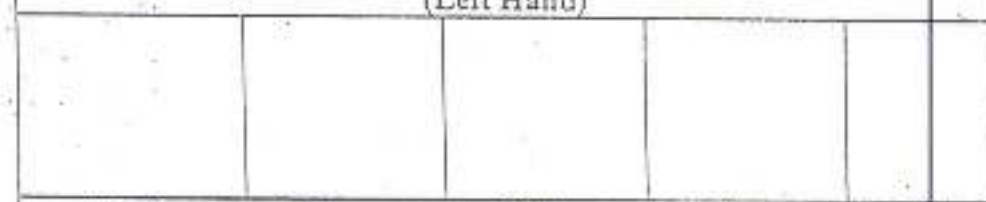
Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



NOTES ON PROPERTY

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

Endorsement For Deed Number : I - 08238 of 2010
(Serial No. 07681 of 2010)

On 09/08/2010

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

Presented for registration at 17.25 hrs on :09/08/2010, at the Private residence by Krishna Modi
, Claimant.

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

Execution is admitted on 09/08/2010 by

1. Sampatti Patra, wife of Lt. Khagendra Nath Patra , Thakurani Chak, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By Profession : House wife
2. Sankar Kumar Patra, son of Lt. Khagendra Nath Patra , Thakurani Chak, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By Profession : Cultivation
3. Bhakta Patra, son of Lt. Khagendra Nath Patra , Thakurani Chak, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By Profession : Cultivation
4. Karick Patra, son of Lt. Khagendra Nath Patra , Thakurani Chak, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By Profession : Cultivation
5. Ganesh Patra, son of Lt. Khagendra Nath Patra , Thakurani Chak, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By Profession : Cultivation
6. Surojit Patra, son of Lt. Khagendra Nath Patra , Thakurani Chak, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By Profession : Cultivation
7. Biswajit Patra, son of Lt. Khagendra Nath Patra , Thakurani Chak, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By Profession : Cultivation
8. Jharna Mondal, wife of Haran Mondal , Thakurani Chak, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By Profession : House wife
9. Krishna Modi
Representative, M/s. Nortech Property Pvt. Ltd, 5 C, Elgin Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Business

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II



NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory



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

Endorsement For Deed Number : I - 08238 of 2010
(Serial No. 07681 of 2010)

Identified By Md. Mahfuz Takrim, son of . . ., 6 C, Elgin Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 , By Caste: Hindu, By Profession: Others.

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

On 12/08/2010

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.-8061418/-

Certified that the required stamp duty of this document is Rs.- 483705 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

On 13/08/2010

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 88671/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 13/08/2010

Deficit stamp duty

Deficit stamp duty Rs. 483705/- is paid, by the Bankers cheque number 080880, Bankers Cheque Date 12/08/2010, Bank Name State Bank of India, LA MARTINIERE, received on 13/08/2010

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II

16/08/2010 10:18:00

EndorsementPage 2 of 2



NORTECH PROPERTY PRIVATE LIMITED


Authorized Officer

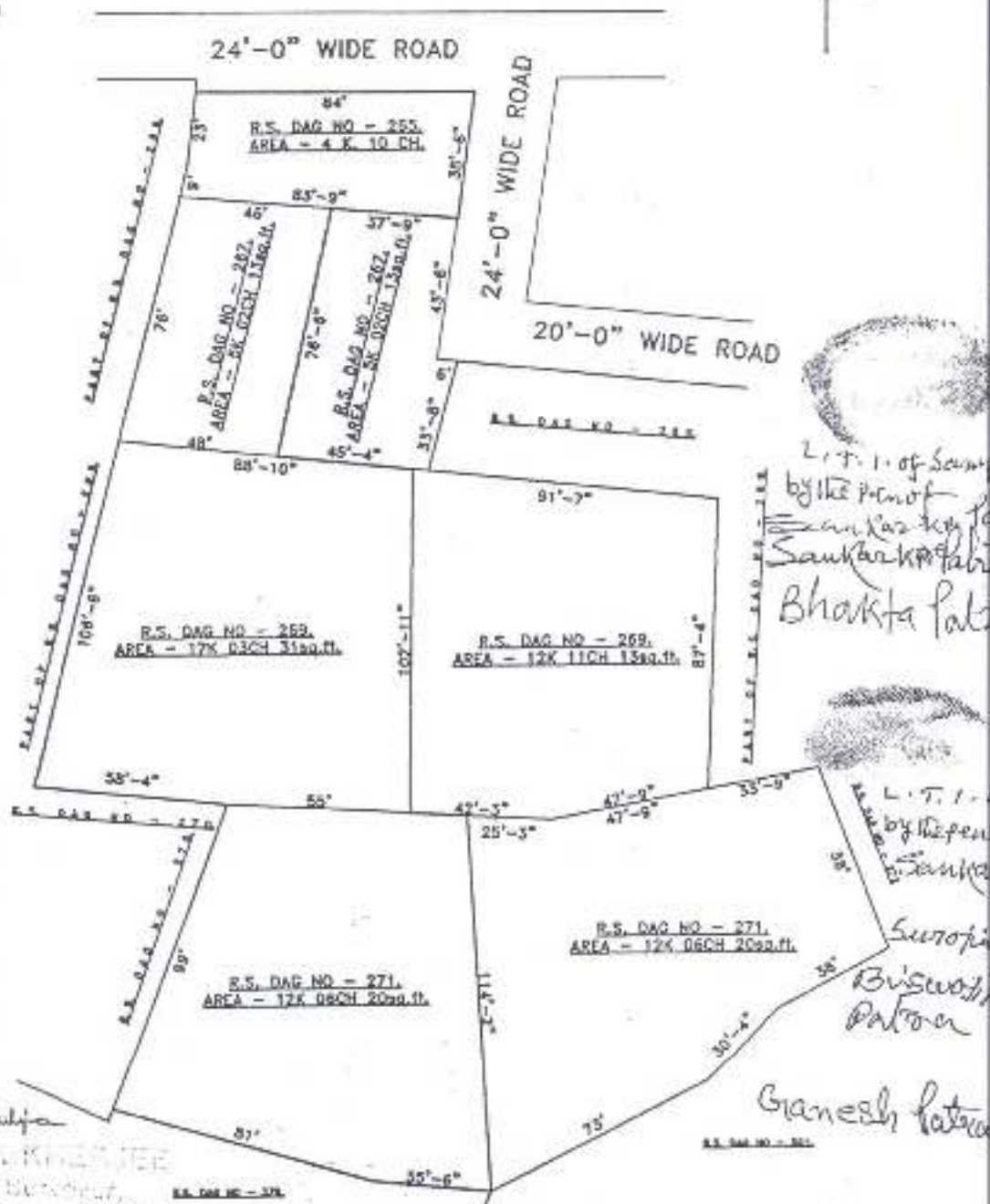
SITE PLAN OF A LAND MEASURING MORE OR LESS 39K-06CH-19Sq.ft. APPERTAINING TO R.S.DAG NO. 265,267,269 & 271 UNDER R.S. KHATLAN No.31,CORRESPONDING TO L.R.DAG NO. - 317,502,504 & 506,TOUZI No.1 to 6,8 to 10,12 to 16, J.L.No.31 R.S.No 333. UNDER MOUZA - RAMCHANDRAPUR, PARGANA - MAGURA, P.S.-THAKURPUKUR.DISTRICT-24 PARGANA(S) WITHIN JOKA - I GRAMPANCHAYET.

NAME OF THE VENDOR :

1. Sri. SAMPATI PATRA. 2. Sri. SANKAR KUMAR PATRA 3. Sri. BHAKTA PATRA 4. Sri. KARTRIK PATRA
 4. Sri. KATRIK PATRA 5. Sri. GANESH PATRA. 6. Sri. SUROJIT PATRA 7. Sri. BISWAJIT PATRA
 & Smt. JHAINA MONDAL

NAME OF THE PURCHASER : M/S NORTECH PROPERTY (P) LTD.

SCALE :- 1 : 25



L.T. 1. of Sampati Patra
 by the power of
 Sankar Kumar Patra
 Bhakta Patra

L.T. 1. of Kartrik Patra
 by the power of
 Sankar Kumar Patra
 Surojit Patra
 Biswas Patra
 Ganesh Patra

Kartri & Hulja
 L.S. NO. 152/11

NORTECH PROPERTY (P) LTD

[Signature]
 Director

[Signature]
 SIGNATURE OF VENDOR

SIGNATURE OF L.S.



Engineer
South 24 Parganas - NORTECH PROPERTY

[Handwritten Signature]
Authorized