

2679/10 PURCHASE DEED

D 08296/10

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIAN NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 997804

DEED OF CONVEYANCE

(The Property Valued at Rs. 60,50,278/-)

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

BETWEEN

SHRI MADHUSUDAN PATRA, son of Late Jogendra Nath Patra, by faith - Hindu, by occupation - Business, residing at Thakurani Chalk, P.O.- R.C. Thakurani, P.S.-Thakurpukur, District-24 Pargana(s), hereinafter called and referred to as the "VENDOR", (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.

(1)

Handwritten notes and signatures on the left margin, including '50/1406/10' and '2/10'.

5652 1001

7 JUN 2010

Name
Address
Vendor Sri...

SAPBO IT (HO) 4
Blot Court Calcutta

Alipore Collectory
24 Parganas (South)

SUBHANKAR DAS
STAMP - VENDOR
Alipore Police Court
Kolkata-700027

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(KRISHNA MODI)



(Handwritten signature)
2876

NORTECH PROPERTY PVT. LTD

(Handwritten signature)
Director

**Sub-Registrar
South 24 Parganas**



2909



Identified by me

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MD MAHFUZ TAKRIM

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

Sr. Law Officer

EDEN GROUP

6C, Elgin Road, Kolkata-20

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**Sub-Registrar
South 24 Parganas**

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-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 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 the 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,



NONTECHNICAL

2

demarcated portion 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.

AND WHEREAS while the said **MADHUSUDAN PATRA**, son of Late Jogendra Nath Patra had been enjoying the right, title and possession in respect of the said undivided .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 Jogendra Nath Patra by way of a 'Deed of Conveyance'.

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 said demarcated .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 undivided 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



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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 Nim Chand Patra had been enjoying the right, title and possession in respect of the rest undivided .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, conveyed and transferred another undivided 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 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 undivided .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 undivided 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

16.5 + 16.5 = 33 Dec

48 Dec
33 Dec
15 Dec

8.25 Dec



Book No- I, Volume No.- 47, pages in written- 77 to 79, Being no- 2688 and for the Year 1972.

AND WHEREAS thus **SHRI MADHUSUDAN PATRA**, son of Late Jogender Patra became the absolute owner of the said undivided .2063 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 three deeds.

AND WHEREAS while the said **SHRI PRAN KRISHNA PATRA**, **SHRI KHAGENDRA NATH PATRA** and **SHRI MADHUSUDAN 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 his demarcated land measuring more or less .2063 Satak.



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AND WHEREAS while the said **SHRI MADHUSUDAN PATRA**, son of Late Jogender Patra had been enjoying the right, title and possession in respect of his demarcated .2063 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 his name before the authority and as such his name was recorded in L.R. record of rights in respect of .21 Decimal i.e. 12 Kattah 11 Chittak 13 Sqft of land as per following way:-

SL	RECORDED OWNER	L.R. DAG	RECORDED LAND
1.	MADHUSUDAN PATRA	504	.21 DECIMAL

AND WHEREAS thus the said **SHRI MADHUSUDAN PATRA**, i.e. the present owner herein, have been enjoying the right, title, interest and possession in respect of the demarcated .21 Decimal i.e. **12 Kattah 11 Chittak 13 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.

(R.S. DAG-267)

WHEREAS during the Revisional Survey Settlement Records of Rights in 1956, .17 Decimal of land had been recorded in the



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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 her demarcated land measuring more or less .0850 Satak



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AND WHEREAS while the said **SHRI MADHUSUDAN PATRA**, son of Late Jogender 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, recorded his name before the authority and as such his name was recorded in L.R. record of rights in respect of .09 Decimal as per following way:-

SL	RECORDED OWNER	L.R. DAG	RECORDED LAND
1.	MADHUSUDAN PATRA	502	.09 DECIMAL

AND WHEREAS thus the said **SHRI MADHUSUDAN PATRA** i.e. the present owner herein, has 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** in Mouza-Ramchandrapur, Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur.

(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 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 between 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 respect of his demarcated land measuring more or less .2050 Satak.

AND WHEREAS while the said **SHRI MADHUSUDAN PATRA**, son of Late Joginder 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



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Pargana- Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur, recorded his name before the authority and as such his name was recorded in L.R. record of rights in respect of .21 Decimal as per following way:-

SL	RECORDED OWNER	L.R. DAG	RECORDED LAND
1.	MADHUSUDAN PATRA	506	.21 DECIMAL

AND WHEREAS thus the said **SHRI MADHUSUDAN PATRA** i.e. the present owner herein, has been 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-333, J.L. No-31, P.S.-Thakurpukur.

AND WHEREAS while the said **SHRI MADHUSUDAN PATRA** has been 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), has decided to sell and transfer his demarcated scheduled land **measuring more or less 12 Kattah 06 Chittak 20 Sqft.**



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AND WHEREAS as per above mention recital, the said **SHRI MADHUSUDAN PATRA** i.e. the present owner herein, has been enjoying the right, title, interest and possession in respect of the **total demarcated land 30 Kattah 04 Chittak 01 Sqft** of land appertaining to R.S. Dag No. 267, 269 & 271 under R.S. Khatian no. 31, corresponding to C.S. Dag no- 267, 269 & 271 under C.S. Khatian No- 31, corresponding to L.R. Dag no- 502, 504 & 506 in Mouza-Ramchandrapur, Pargana-Magura, R.S. No-333, J.L. No-31, P.S.-Thakurpukur being in financial requirement, has decided to sell and transfer his demarcated scheduled land **measuring more or less 30 Kattah 04 Chittak 01 Sqft as per physical measurement appertaining to R.S. Dag No. 267, 269 & 271** 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. 60,50,278/- (Rupees Sixty Lakhs Fifty Thousand Two Hundred and Seventy Eight only)** which is free, from all encumbrances, charges, mortgages, disputes, dispendences, acquisitions, requisitions, alignments but subject to the obligation to pay and contribute annual land revenue, as hereinafter stated.

AND FURTHER WHEREAS the Vendor has assured and represented unto the purchasers as follows:

1) The Vendor having his permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently



NORTECH FACED BY...


Authorized Signatory

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 Vendor has not received and is 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 lispendences.

4) The Vendor has 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 Vendor and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the schedule land and pay the consideration money to the Vendor 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. 60,50,278/- (Rupees Sixty Lakhs Fifty Thousand Two Hundred and Seventy Eight only)** paid by the Purchaser to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledged).



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 Vendor 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 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 VENDOR DO HEREBY COVENANT WITH THE PURCHASERS as follows:

I) The right, title and interest in the land of the said premises which the Vendor do hereby profess to transfer and that the Vendor has 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 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 their 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) 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 Vendor and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendor and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendor 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 said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

V) The Vendor 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 Purchasers hereunder may



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

VII) That the Vendor to the best of his 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 Purchasers.

IX) That the Vendor hereby declare that he has no other land in the schedule dags and the Vendor further categorically assured that after this transaction, he will have no more right, title, interest and possession in respect of any part and parcel of schedule property appertaining to these dags.



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SCHEDULE AS ABOVE REFERRED TO
(SAID LAND)

ALL THAT piece and parcel of land containing an area more or less **30 Kattah 04 Chittaks 01 Sqft** situated within **Mouza-Ramchandrapur, Pargana- Magura**, appertaining to **R.S. Dag no - 267, 269 & 271** under R.S Khatian no - 31, corresponding to **L.R. Dag no-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 --- Land of legal heirs of Khagendra Nath Patra.

SOUTH --- Part land of R.S. Dag No-391. 8 379

EAST --- 24 ft wide road and Part land of R.S.Dag No-268, 269 & 272.

WEST --- Land of legal heirs of Khagendra Nath Patra.

268 270 268



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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. श्री कलशान शर्मा,
 पति - श्री बलराम शर्मा,
 आश्रित - श्री सुनील शर्मा,
 पता - प्लॉट: डि: 8/1/1/1/1,
 कलकत्ता - 700 008, भारत गणराज्य.
2. श्रीत मन्दिना 28 परडामा -

2, Sankar-kp. Palra
 S/o Late Kragendra Nath Palra
 Vill - Thakurani Chak
 P.O - R. C. Thakurani
 KOL - 700104, P.S - Thakurpukur,
 Dist - South 24-Paraganas.

श्री सुदीप शर्मा

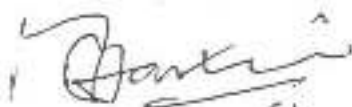
.....
 (SIGNATURE OF VENDOR)

NORTECH PROPERTY PVT. LTD.



(SIGNATURE OF PURCHASER)

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



ADVOCATE

MD MAHFUZ TAKRIM

B.Sc. SPL. B.A. (Political Science) M.A. (Hons.)

NORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory



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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser, I the Vendor hereby receive the within mentioned sum of Rs. 60,50,278/- (Rupees Sixty Lakhs Fifty 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. 787964 to 787973 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch	MADHUSUDAN PATRA	Rs. 20,00,000/-
BANKER'S CHEQUE VIDE NO. 787973 to 787978 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch	MADHUSUDAN PATRA	Rs. 5,00,000/-
BANKER'S CHEQUE VIDE NO. 787979 to 787983 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch	MADHUSUDAN PATRA	Rs. 2,50,000/-
BANKER'S CHEQUE VIDE NO. 787984 DATED: 06/08/2010 ISSUED BY HDFC Bank Limited, Central Plaza Branch	MADHUSUDAN PATRA	Rs. 20,000/-
CASH	MADHUSUDAN PATRA	Rs. 32,80,278/
TOTAL =		Rs. 60,50,278/-

TOTAL RUPEES SIXTY LAKHS FIFTY THOUSAND TWO HUNDRED AND SEVENTY EIGHT ONLY.

WITNESSES:

1. श्री राजेश भाग्य -
पति - श्री मधुसूदन भाग्य,
सपत्नी - सपत्नी श्री
श्री. भाग्य. वि. सपत्नी -
बस. भाग्य - १०० २०८,
बस. भाग्य - १०० २०८,
बस. भाग्य - १०० २०८.
2. श्री. भाग्य - २८ २०८/०८

श्री मधुसूदन भाग्य



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)



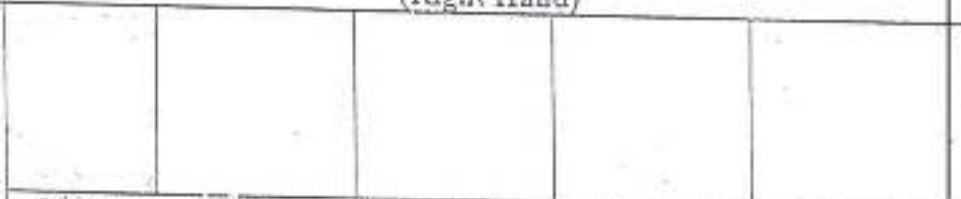
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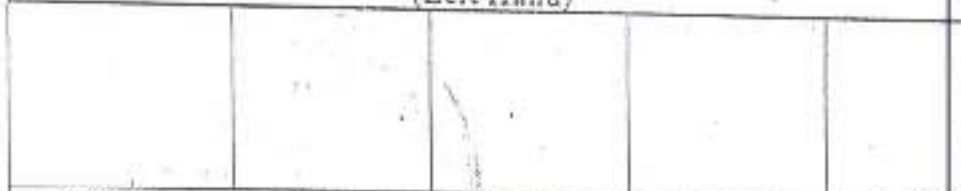
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(Left Hand)



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)





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 - 08236 of 2010
(Serial No. 07679 of 2010)

On 09/08/2010

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

Presented for registration at 17.12 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. Madhusudan Patra, son of Lt. Jogendra Nath Patra , Thakurani-chak, Thana:-Thakurpukur,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :-R C Thakurani , By Caste Hindu, By
Profession : Business

2. Krishna Modi
Representative, M/s. Nortech Property Pvt. Ltd., 6 C, Elgin Road, 4th Floor, District:-South
24 Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
By Profession : Others

Identified By Md. Mahafuz 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. -6253552/-

Certified that the required stamp duty of this document is Rs.- 375234 /- and the Stamp duty paid as:
impressive 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) = 68783/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 13/08/2010

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II



NORTON PROPERTY INVESTMENT


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 - 08236 of 2010
(Serial No. 07679 of 2010)

Deficit stamp duty

Deficit stamp duty Rs. 375234/- is paid, by the Bankers cheque number 080881, Bankers Choque Date 12/08/2010, Bank Name State Bank of India, LA MARTINIÈRE, received on 13/08/2010

(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II



(Sadhan Chandra Das)
DISTRICT SUB-REGISTRAR-II



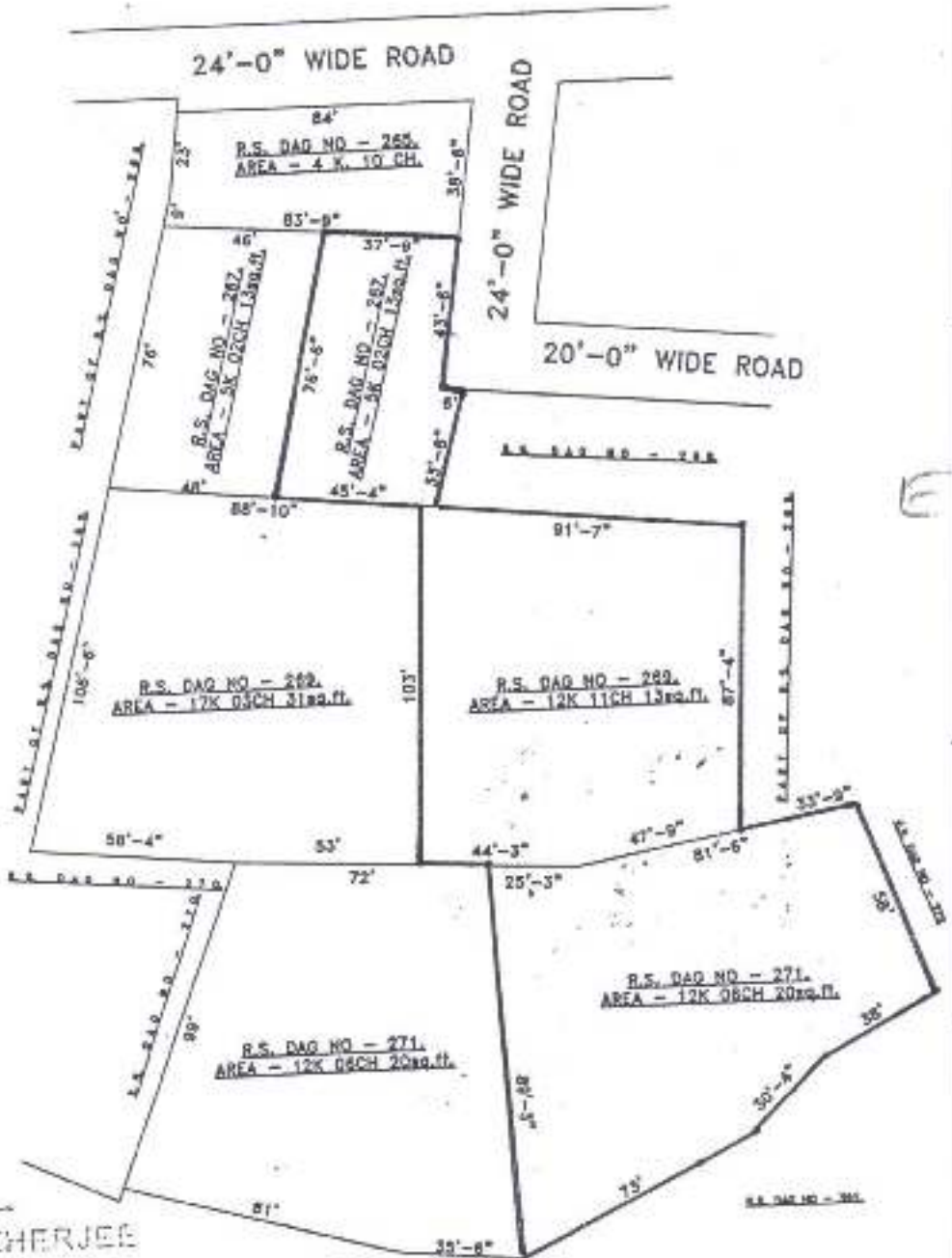
NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory

SITE PLAN OF A LAND MEASURING MORE OR LESS 30K-04CH-01sq.ft. APPERTAINING TO R.S. DAG No. 267,269, & 271 UNDER R.S. KHATIAN No.31,CORRESPONDING TO L.R. DAG No. 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 GRAM PANCHAYET.
 NAME OF THE VENDOR SRI.MADHUSUDAN PATRA
 NAME OF THE PURCHASER : M/S NORTECH PROPERTY (P) LTD.

SCALE - 1:25

N



RAJESH K. MUKHERJEE
 Surveyor,
 B. S. No. 125201
 ESTIMATOR,
 REGIONAL
 SIGNATURE OF L.B.S.

NORTECH PROPERTY PVT LTD
 Director

Sri Madhusudan Patra
 SIGNATURE OF VENDOR

NORTECH PROPERTY PVT LTD



**Sub-Registrar,
South 24 Parganas**

NOTED FOR...

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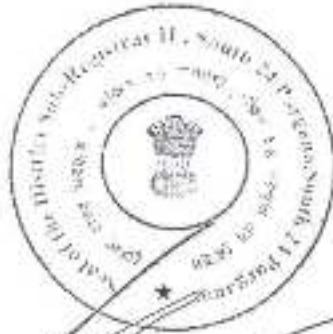


NOTED FOR REVIEW

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 6237 to 6260
being No 08236 for the year 2010.



(Sadhan Chandra Das), 23-August-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II SOUTH 24-PARGANAS
West Bengal

NORTECH PROPERTY FEDERAL LLP


Authorized Signatory

24.8.10