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N 568408

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 7th day of November in the year Two Thousand and Thirteen (2013) at Christian Bras.

Certified that the above document has been admitted to registration. The Signature sheet attached with this document is the part of this document.

BETWEEN

M/S NORTECH PROPERTY PVT. LTD. holder of P.A.N.-AACCN 0602N, having its registered office at 6C, Elgin Road, Oriental House, 4th Floor, P.S.-Bhawanipur, Kolkata-700 020, being represented by its Authorised Signatory SHRI ANUP GUPTA, son of late Shital Prasad Gupta, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context shall mean and include their successors, executors, administrators, legal representative, successors-in-interest, successors-in-office and assign etc) of the ONE PART

Adtl. District Sub-Registrar
 South 24 Parganas

১৫৬৪

নং ১৫৬৪
.....
SANJAY KUMAR JAIN
ADVOCATE
9 OLD CHINA BAZAR STREET
KOLKATA-700001

এ. ডি. এস. আই. অফিস, মগরাহাট
পল্লি ২৪ শরণা
ভেণ্ডার : আসাদুর রহমান

তারিখ
বাকর

12 JUN 2013

Amarp Gupta



M/s Nortech Property Pvt. Ltd.

Amarp Gupta
Director/Authorized Signatory

A.D.S.R. Behala
7 NOV 2013
Distt. South: 24 Pgs.

IDENTIFIED BY ME
Sudip Kumar Guha

Sudip Kumar Guha
Advocate
High Court, Calcutta
Mob: - 9830386465

NORTECH PROPERTY
[Signature]

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AND

1) **M/S ARROWLINE TOWERS PVT. LTD.**, holder of P.A.N.-AAKCA 0765F, having its registered office at 24A, Ray Street, Ground Floor, Kolkata-20 2) **M/S ARROWSPACE TOWERS PVT. LTD.**, holder of P.A.N.-AALCA 0239M, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20 3) **M/S AUROPLUS BUILDERS PVT. LTD.**, holder of P.A.N.-AALCA 0240N, having its registered office at 24A, Ray Street, Ground Floor, Kolkata-20 4) **M/S BHAVSAGAR NIKETAN PVT. LTD.**, holder of P.A.N.-AARCB 2200D, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 5) **M/S BLOCKDEAL COMPLEX PVT. LTD.**, holder of P.A.N.-AARCB 2198G, having its registered office at 24A, Ray Street, Ground Floor, Kolkata-20 6) **M/S BLUELAND RESIDENCY PVT. LTD.**, holder of P.A.N.-AARCB 2196J, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 7) **M/S BLUEMOTION REALCON PVT. LTD.**, holder of P.A.N.-AARCB 2199H, having its registered office at 24A, Ray Street, Ground Floor, Kolkata-20, 8) **M/S BOSSLIFE PROJECTS PVT. LTD.**, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 9) **M/S CAPABLE TOWERS PVT. LTD.**, holder of P.A.N.-AAFCC 0168F, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 10) **M/S DHARMIK AWAS PVT. LTD.** holder of P.A.N.-AAECD 4200E, having its registered office at 22/23B, Manohar Pukur Road, Kolkata-29, 11) **M/S FABERT PROCON PVT. LTD.**, holder of P.A.N.-AACCF 0654J, having its registered office at 24A, Ray Street, Ground Floor, Kolkata-20, 12) **M/S FLOWTOP HIRISE PVT. LTD.**, holder of P.A.N.-AACCF 07884H, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 13) **M/S GOODPOINT PROMOTERS PVT. LTD.**, holder of P.A.N.-AAECG 9773H, having its registered office at Eden Tolly Signature, Ground Floor, Near Kabardanga Bazar, Joka-I Gram, Dumdum, Kolkata-104 14) **M/S GOODSIDE BUILDERS PVT. LTD.**

ARROWLINE TOWERS PVT. LTD.

ARROWSPACE TOWERS PVT. LTD.

Auroplus Builders Pvt. Ltd.

Bhavsagar Niketan Pvt. Ltd.

Blaveland Residency Pvt. Ltd.

Bluevolution Realcon Pvt. Ltd.

Bosslife Projects Pvt. Ltd.

CAPABLE TOWERS PVT. LTD.

Dharmik Avesa Pvt. Ltd.

Fabrik Procon Pvt. Ltd.

FLOWTOP HIGHRISE PVT. LTD.

GOODPOINT PROMOTERS PVT. LTD.

GOODSIDE BUILDERS PVT. LTD.

HULBERT CONCLAVE PVT. LTD.

Kotiretan Nirman Pvt. Ltd.

MahaLife Developers Pvt. Ltd.

Meantime Homes Pvt. Ltd.

Reliance Agarwal
Authorized Signatory



A.D.S.R. Behala

7 NOV 2019

Dist. South 24 Pgs.

IDENTIFIED BY ME

LTD., holder of P.A.N.-AADCH 0576Q, having its registered office at Plot Tolly Signature, Ground Floor, Near Kabardanga Bazar, Joka-I Gram Panchayat, Kolkata-104, 16) "M/S KOTIRATAN NIRMAN PVT. LTD., holder of P.A.N.-AAECK 9380J, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 17) "M/S MAKELIFE DEVELOPERS PVT. LTD., holder of P.A.N.-AAICM 2204K, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 18) "M/S MEANTIME HOMES PVT. LTD. holder of P.A.N.-AAICM 1899E, having its registered office at 24A, Ray Street, Ground Floor, Kolkata-20, 19) "M/S MEGAPIX PROMOTERS PVT. LTD. holder of P.A.N.-AAICM 2207N, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 20) "M/S MOONLINK RESIDENCY PVT. LTD. holder of P.A.N.-AAICM 2205Q, having its registered office at 6C, Elgin Road, 4th Floor, Kolkata-20, 21) "M/S MOONVIEW PLAZZA PVT. LTD. holder of P.A.N.-AAICM 2206P, having its registered office at 24A, Ray Street, Ground Floor, Kolkata-20, 22) "M/S MUSKAN PLAZZA PVT. LTD. holder of P.A.N.-AAICM 4797P, having its registered office at 22/23B, Manohar Pukur Road, Kolkata-29, 23) "M/S NEMINATH NIRMAN PVT. LTD. holder of P.A.N.-AAECN 1464E, having its registered office at 22/23B, Manohar Pukur Road, Kolkata-29, 24) "M/S OVAL BUILDCON PVT. LTD. holder of P.A.N.-AABCO 7371C, having its registered office at 22/23B, Manohar Pukur Road, Kolkata-29, 25) "M/S OVERGROW COMPLEX PVT. LTD. holder of P.A.N.-AABCO 7304D, having its registered office at 24A, Ray Street, Ground Floor, Kolkata-20, 26) "M/S OVERTOP INFRAHOMES PVT. LTD. holder of P.A.N.-AABCO 7370D, having its registered office at 22/23B, Manohar Pukur Road, Kolkata-29, 27) "M/S PANCHMURTI INFRASTRUCTURE PVT. LTD. holder of P.A.N.-AAGCP 8439H, having its registered office at 22/23B, Manohar Pukur Road, Kolkata-29, 28) "M/S PREMKUNJ NIKETAN PVT. LTD. holder of P.A.N.-AAGCP 8440A, having its registered office at 22/23B, Manohar Pukur Road, Kolkata-29, 29) "M/S SHIVMANI PROPERTIES PVT. LTD. holder of P.A.N.-AASCS 3281N, having its registered office at

MEGAPIX PROMOTERS PVT. LTD.

MOONLINK RESIDENCY PVT. LTD.

MOONVIEW PLAZA PVT. LTD.

MUSKAN PLAZZA PVT. LTD.

Nandish Niketan Pvt. Ltd.

Ovel Buildcon Pvt. Ltd.

Overtop Infrahomcs Pvt. Ltd.

Panchsathi Infrastrucure Pvt.Ltd

Premkunj Niketan Pvt. Ltd.

SRIVMANI PROPERTIES PVT. LTD.

SUNIDEA CONCLAVE PVT. LTD.

OVERGROW COMPLEX PVT LTD

BLOCKDEAL COMPLEX PVT LTD



Politya Agarwal
Authorised Signatory

A.D.S.R. Behala
7 NOV 2013
Dist. South 24 Pgs.

IDENTIFIED BY ME

Sudip Kumar Guha

Sudip Kumar Guha
Advocate
High Court, Calcutta

NORTECH PROPERTY SERVICES
[Signature]
Authorised Signatory

LTD. holder of P.A.N. AAECV 2533L, having its registered office at Eden
Tally Signature, Ground Floor, Near Kabardanga Bazar, Joka-I Gram
Panchayat, Kolkata 104, all companies are incorporated under the
provisions of the Indian Companies Act, 1956, being represented by
their Authorized Signatory SHRI ADITYA AGARWAL, son of Shri Sunil
Agarwal, ^{of 66, GANESH CHANDRA AVENUE, KOLKATA - 700012} hereinafter called and referred to as the "PURCHASERS",
(which expression shall unless excluded by or repugnant to the context
shall mean and include their successors, executors, administrators,
legal representative, successors-in-interest, successors-in-office and
assign etc) of the OTHER PART.

WHEREAS the company **M/S NORTECH PROPERTY PVT. LTD** is the
absolute owner of the demarcated land measuring more or less
69Kattaks 10Chittaks 20Sqt situated within **Mouza-**
Ramchandrapur, Pargana- Magura, appertaining 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, **Police Station-** Formerly Thakurpukur, now **Haridevpur**,
District- 24 Parganas(s), under the jurisdiction of Joka-I Gram
Panchayat by virtue of two "Deed of Conveyances" which was registered
in the office of R.A. Kolkata on 09/08/2010 and duly recorded in Book
No-1, CD Volume number-29, Pages in written 6237 to 6260, Deed No-
8236 and for the year 2010 and Book No-1, CD Volume number-29,
Pages in written 6287 to 6324, Deed No-8238 and for the year 2010
respectively.

AND WHEREAS while the said company **M/S NORTECH PROPERTY**
PVT. LTD has been enjoying the right, title, interest and possession in
respect of the property measuring more or less **69Kattaks 10Chittaks**
20Sqt situated within **Mouza-Ramchandrapur**, Pargana- Magura,
appertaining 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, **Police Station-** Formerly
Thakurpukur, now **Haridevpur**, District- 24 Parganas(s), mutated its
name before the B.L.& L.R.O. authority and had been recorded in L.R.



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AND FURTHER WHEREAS now the said **M/S NORTECH PROPERTY PVT. LTD.**, the Vendor herein being in financial requirement has decided to sell out and transfer the undivided schedule property measuring more or less **63Kattahs 10Chittaks 206sqft** situated within **Mouza-Ramchandrapur, Pargana- Magura**, appertaining 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, Police Station- Formerly Thakurpukur, now Haridevpur, District-24 Parganas(s)** and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of **Rs.1,88,80,469/- (Rupees One Crore Eighty Eight Lakh Eighty Thousand Four Hundred and Sixty Nine only)** which is free from all encumbrances, charges, mortgages, disputes, dependences, acquisitions, requisitions, alignments.

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

- 1) The Vendor is having permanent heritable and transferable right in the schedule property and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else
- 2) The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, dependences, acquisition, requisitions and alignments.
- 3) The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoing payable in respect of her undivided land up to the date of execution of the "Deed of Conveyance"



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NORTECH PROPERTIES

Authorized Signatory

4) The Vendor has not received and is not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any lispendences.

5) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.

6) The schedule property has not been given for agriculture purpose to any "CHASI", "BHAGCHASI" and /or any "NOTEDAR".

7) That the schedule property is **Sali** in nature.

AND WHEREAS relying on the said assurances and representation of the Vendor and believing the same to be correct and true, after searching all the courts of Law, Registration offices, all Government offices and also examining all the original and certified copy of deeds, and being fully satisfied in all respect whatsoever and having no other queries from the vendor, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendor herein and has conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,88,80,469/- (Rupees One Crore Eighty Eight Lakh Eighty Thousand Four Hundred and Sixty Nine only)** paid by the Purchasers to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledge)

The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the schedule property fully



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incidents thereof AND also all deeds, Pattas and porthas, 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 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, dispendences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS

as follows:

- I The right, title and interest in the land of the said premises which the Vendor doeth 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 undivided land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.
- II After purchasing the said land, the Purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said undivided land or any part thereof and the Purchasers shall have the right to mutate its name in respect of the Schedule Property and to



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III) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property 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 its predecessors-in-office 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 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 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 be prejudicially affected.

VI) That the purchasers having fully satisfied regarding the vendor right, title, interest, possession of the said land, has agreed to purchase the said property at their own risks and responsibilities whatsoever, the vendor in such a manner hereby sell, transfer and convey her said property to the purchasers.

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



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SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less 63Kattahs 10Chittaks 20Sqft situated within Mouza- Ramchandrapur, Pargana- Magura, appertaining to L.R. Dag no- 317, 502, 504 & 506 under L.R. Khatian no-2681, Touzi no- 1 to 6, 8 to 10, 12 to 16, J.L. No. 31, R.S. No- 333, **Police Station-** Formerly Thakurpukur, now **Haridevpur**, District- 24 Parganas(s), under the jurisdiction of **Joka-I Gram Panchayet** which is written in details as per following column:-

| MOUZA | R.S. KHATIAN | R.S. DAG | LAND AREA |
|---------------|-----------------|----------|--|
| Ramchandrapur | 31 | 265 | 3Kattahs 10Chittaks |
| Ramchandrapur | 31 | 267 | 9Kattahs 01Chittaks |
| Ramchandrapur | 31 | 269 | 27Kattahs 15Chittaks |
| Ramchandrapur | 31 | 271 | 23Kattahs 00Chittaks 20 Sqft |
| TOTAL= | | | 63Kattahs 10Chittaks 20Sqft |

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 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 kancha road. /

SOUTH Part land of R.S Dag No 379.

EAST--- 24 ft wide kancha road and part land of R.S Dag No-265 & 269. /

WEST--- Part land of R.S Dag No 266, 269 & 270



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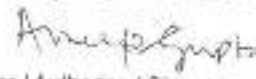
Dist. Subreg. 2nd Flr.

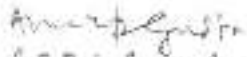
IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

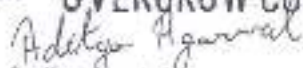
1. 
SANJAY KUMAR JAIT
ADVOCATE
HIGH COURT, CALCUTTA

Nortech Property Pvt. Ltd.

Director / Authorized Signatory

2. 
GOBEL-GRIIN ROAD
TRIDENTAL HOUSE
KOLKATA - 700025

SIGNATURE OF VENDOR

- ARROWLINE TOWERS PVT. LTD.
- ARROWSPACE TOWERS PVT. LTD.
- AROPUS BUILDERS PVT. LTD.
- Bhavsagar Niketan Pvt. Ltd.
- Blueland Residency Pvt. Ltd.
- Bluemotion Realcon Pvt. Ltd.
- Bosslife Projects Pvt. Ltd.
- SAPABLE TOWERS PVT. LTD.
- Dharmik Awas Pvt. Ltd.
- Faber Fresca Pvt. Ltd.
- FLOWTOP HIGHRISE PVT. LTD.
- GOODPOINT PROMOTERS PVT. LTD.
- GOODSIDE BUILDERS PVT. LTD.
- HULBERT CONCLAVE PVT. LTD.
- Koffratan Nirman Pvt. Ltd.
- Makelle Developers Pvt. Ltd.
- Meantime Homes Pvt. Ltd.
- MEGAPIX PROMOTERS PVT. LTD.
- MOONLINK RESIDENCY PVT. LTD.
- Moonview Plaza Pvt. Ltd.
- MUSKAN PLAZZA PVT. LTD.
- Muskaath Mirzani Pvt. Ltd.
- Ovel Builders Pvt. Ltd.
- Overtop Infrahomes Pvt. Ltd.
- Panchmurti Infrastructure Pvt. Ltd.
- Premkunj Niketan Pvt. Ltd.
- SHIVMANI PROPERTIES PVT. LTD.
- SUNIDEA CONCLAVE PVT. LTD.
- BLOCKDEAL COMPLEX PVT. LTD.
- OVERGROW COMPLEX PVT. LTD.


Aditya Agarwal
Authorized Signatory

SIGNATURE OF PURCHASERS

Drafted by me as per information and instruction furnished by the parties.


ADVOCATE



A.D.S.R. Behala
7 NOV 2019
Dist. South 24 Pgs.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.1,88,80,469/- (Rupees One Crore Eighty Eight Lakh Eighty Thousand Four hundred and Sixty Nine only) being the consideration in full and final payment as per memo below:

| SL. NO | PARTICULARS | ISSUED IN THE NAME OF | AMOUNT IN RUPEES |
|---------------|---|----------------------------|-------------------------|
| 1. | A/C Payee Cheque vide No-421576 dated 06/11/13 issued by HDFC Bank, Central Plaza Branch. | NORTECH PROPERTY PVT. LTD. | Rs.31,45,000/- |
| 2. | A/C Payee Cheque vide No-469152 dated 06/11/13 issued by HDFC Bank, Central Plaza Branch. | NORTECH PROPERTY PVT. LTD. | Rs.31,45,000/- |
| 3. | A/C Payee Cheque vide No-421526 dated 06/11/13 issued by HDFC Bank, Central Plaza Branch. | NORTECH PROPERTY PVT. LTD. | Rs.31,45,000/- |
| 4. | A/C Payee Cheque vide No-468326 dated 06/11/13 issued by HDFC Bank, Central Plaza Branch. | NORTECH PROPERTY PVT. LTD. | Rs.31,45,000/- |
| 5. | A/C Payee Cheque vide No-110829 dated 06/11/13 issued by Yes Bank, Camac Street Branch. | NORTECH PROPERTY PVT. LTD. | Rs.31,45,000/- |
| 6. | A/C Payee Cheque vide No-468378 dated 06/11/13 issued by HDFC Bank, Central Plaza Branch. | NORTECH PROPERTY PVT. LTD. | Rs.31,55,469/- |
| TOTAL= | | | Rs.1,88,80,469/- |

TOTAL RUPEES ONE CRORE EIGHTY EIGHT LAKH EIGHTY THOUSAND FOUR HUNDRED AND SIXTY NINE ONLY.

WITNESSES:

1.

Sanjay Kumar Jain
SANJAY KUMAR JAIN
ADVOCATE
104/1, 2ND FLOOR

2.

Anup Singh
608/6, INROAD, ORIENTAL
HDFC BANK BRANCH

NORTECH PROPERTY PVT LTD

Anup Singh



A.D.S.R. Behala

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Dist. South 24 Pgs.

Photo & Signatures
of the Executants /
Presentants

• SPECIMEN FOR TEN FINGER PRINTS

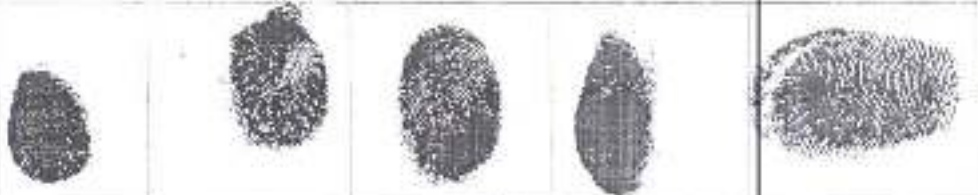


Nortech Property, Ltd.

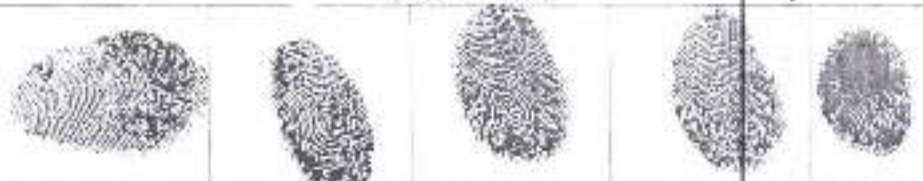
Amal Kumar
Director / Authorized Signatory



Abhishek Aggarwal



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)



A.D.S.R. Behala



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Dist. South 24 Pgs.


NORTECH PROPERTY PRIVATE LIMITED
[Signature]
Authorised Signatory

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BEHALA, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 09350 / 2013, Deed No. (Book - I , 09026/2013)

Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|---|---|---|--------------------------|
| Anub Gupta 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhowanipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029 |  07/11/2013 |  LTI 07/11/2013 | Anub Gupta 07.11.2013 |

II. Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|--|----------------|
| 1 | Anub Gupta Address -6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhowanipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029 | Self |  07/11/2013 |  LTI 07/11/2013 | Anub Gupta |
| 2 | Aditya Agarwal Address -66, Ganesh Ch. Avenue, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700013 | Self |  07/11/2013 |  LTI 07/11/2013 | Aditya Agarwal |

Name of Identifier of above Person(s)
 Sudip Kr. Guha
 High Court Kolkata, District:-Kolkata, WEST BENGAL, India.

Signature of Identifier with Date


 7/11/13



A.D.S.R. Behala

7 NOV 2013

Dist. South 24 Pgs.

NORTECH PROPERTY PRIVATE LIMITED

[Signature]

Authorized Signatory



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

Endorsement For Deed Number : I - 09026 of 2013
(Serial No. 09350 of 2013 and Query No. 1607L000015224 of 2013)

On 07/11/2013

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:

Amount by Draft

Rs. 207687/- is paid , by the draft number 415669, Draft Date 05/11/2013, Bank Name State Bank of India, La Martiniere (Calcutta), received on 07/11/2013

Under Article : A(1) = 207680/- ,E = 7/- on 07/11/2013)

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.-1,88,80,469/-

Certified that the required stamp duty of this document is Rs.- 1132838 /- and the Stamp duty paid as impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 1132838/- is paid , by the draft number 415668, Draft Date 05/11/2013, Bank State Bank of India, La Martiniere (Calcutta), received on 07/11/2013

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

Presented for registration at 13.56 hrs on :07/11/2013, at the Office of the A.D.S.R. BEHALA by Anup Gupta ,Executant.

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

Execution is admitted on 07/11/2013 by

1. Anup Gupta

Authorised Signatory, M/s. Nortech Property Pvt. Ltd., 6 C, Elgin Road, Oriental House, 4th Floor, Kolkata, Thana:-Bhowanipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
By Profession : Business

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



A.D.S.R. Behala
7 NOV 2013
Dist. Registrar, Behala

NORTECH PROPERTY DEVELOPERS

Authorized Signatory



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

Endorsement For Deed Number : I - 09026 of 2013
(Serial No. 09350 of 2013 and Query No. 1607L000015224 of 2013)

- 2 Aditya Agarwal
Authorized Signatory, M/s. Arrowline Towers Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Arrowspace Towers Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Auroplus Builders Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Bhavsagar Niketan Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Blockdeal Complex Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Blueland Residency Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Bluemotion Realcon Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Bosslife Projects Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Capable Towers Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Dharmik Awas Pvt. Ltd., 22/23 B, Monohar Pukur Road, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700029.
- Authorized Signatory, M/s. Fabert Procon Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Flowtop Hirise Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Goodpoint Promoters Pvt. Ltd., Eden Tolly Signature, Ground Floor, Near
Kabardanga Bazar, Joka- I, Gram Panchayat, Kolkata, District:-South 24-Parganas, WEST BENGAL,
India, Pin :-700104.
- Authorized Signatory, M/s. Goodside Builders Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata,
District:-Kolkata, WEST BENGAL, India, Pin :-700020.
- Authorized Signatory, M/s. Hulbert Conclave Pvt. Ltd., Eden Tolly Signature, Ground Floor, Near
Kabardanga Bazar, Joka- I, Gram Panchayat, Kolkata, District:-South 24-Parganas, WEST BENGAL,
India, Pin :-700104.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



A.D.S.R. Behale
7 NOV 2013
Dist. South

NORTECH PROPERTIES


Authorized Signatory



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

Endorsement For Deed Number : I - 09026 of 2013
(Serial No. 09350 of 2013 and Query No. 1607L000015224 of 2013)

Authorized Signatory, M/s. Kotiratan Nirman Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorized Signatory, M/s. Makelife Developers Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorized Signatory, M/s. Meantime Homes Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorized Signatory, M/s. Megapix Promoters Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorized Signatory, M/s. Moonlink Residency Pvt. Ltd., 6 C, Elgin Road, 4th Floor, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorized Signatory, M/s. Moonview Piazza Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorized Signatory, M/s. Muskan Piazza Pvt. Ltd., 22/23 B, Manohar Pukur Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700029.

Authorized Signatory, M/s. Nemnath Nirman Pvt. Ltd., 22/23 B, Manohar Pukur Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700029.

Authorized Signatory, M/s. Oval Buildcon Pvt. Ltd., 22/23 B, Manohar Pukur Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700029.

Authorized Signatory, M/s. Overgrow Complex Pvt. Ltd., 24 A, Ray Street, Ground Floor, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700020.

Authorized Signatory, M/s. Overtop Infrahomes Pvt. Ltd., 22/23 B, Manohar Pukur Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700029.

Authorized Signatory, M/s. Panchmurti Infrastructure Pvt. Ltd., 22/23 B, Manohar Pukur Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700029.

Authorized Signatory, M/s. Premkunj Niketan Pvt. Ltd., 22/23 B, Manohar Pukur Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700029.

Authorized Signatory, M/s. Shivmani Properties Pvt. Ltd., Eden Tolly Signature, Ground Floor, Near Kabardanga Bazar, Joka- I, Gram Panchayat, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

Authorized Signatory, M/s. Funidea Conclave Pvt. Ltd., Eden Tolly Signature, Ground Floor, Near Kabardanga Bazar, Joka- I, Gram Panchayat, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104.

(Asish Goswami

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



A.D.S.R. Behala
7 NOV 2019
Dist. South- 24 Pgs.

NORTECH PROJECT


Authorized Signature



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

Endorsement For Deed Number : I - 09026 of 2013
(Serial No. 09350 of 2013 and Query No. 1607L000015224 of 2013)

By Profession : Business

Identified By Sudip Kr. Guha, son of ., High Court Kolkata, District:-Kolkata, WEST BENGAL, India,
By Caste: Hindu, By Profession: Advocate.

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

Hdetya Agarwal

Anoop Gupta

Identified by me,

Sudip Kumar Guha

Adv.

7/11/13.

(Asish Goswa



A.D.S.R. Behala
7 NOV 2013
Dist. South 24 Pgs.

NO. 100/2013


Authorized Signatory

DEED PLAN OF UNDIVIDED LAND MEASURING MORE OR LESS 63 KATTAHS 10 CHITTAKS 20 SFT. 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, TOHJI 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. - HARIDEVPUR, DISTRICT - 24 PARGANAS (S). UNDER K.M.C WARD



- 1) GOODPOINT PROMOTERS PVT. LTD.
- 2) Blue Horizon Realcon Pvt. Ltd.
- 3) Moonview Plaza Pvt. Ltd.
- 4) BUSKAN PLAZZA PVT. LTD.
- 5) Subhavigar Niketan Pvt. I
- 6) GOODSIDE BUILDERS PVT. LTD.
- 7) FLOWTOP HIGHRISE PVT. LT
- 8) FLOWTOP HIGHRISE PVT.
- 9) MEGAPIX PROMOTERS PVT.
- 10) Etapeland Residency Pr
- 11) ARROWSPACE TOWERS PVT
- 12) MOONLINK RESIDENCY PV
- 13) HULBERT CONCLAVE P
- 14) FUNIDEA CONCLAVE P
- 15) Richmond Infrastr ctur
- 16) Kalyani postroingit
- 17) Maritime Homes P
- 18) SHIVMANI PROPERTIES
- 19) Faber's Procas
- 20) Dhwani/Awa
- 21) Bossifa Project
- 22) Mahalife Develop
- 23) Oval Builders Pv
- 24) Auroplus Builders
- 25) ARROWLINE TOWER
- 26) CAPABLE TOWERS P
- 27) Reshath Nilman P
- 28) Kotratan Niketan
- 29) Premkunj Niketan
- 30) Overtop Infrahomes

TAMAL KANTI ROY

Tamal Kanti Roy

Signature of Surveyor
SIGNATURE OF L.B.S

29)

BLOCKDEAL COMPLEX PVT LTD

Fotia Agarwal
Authorized Signatory
SIGNATURE OF PURCHASER

Nortech Property Pvt. Ltd.

Director / Authorized Signatory
SIGNATURE OF VENDOR

M/s Nortech Property Pvt. Ltd.

Amir Singh
Director / Authorized Signatory



A.D.S.R. Behala
7 NOV 2013
Dist. South 24 Pgs.

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory