

06644/11

(17)

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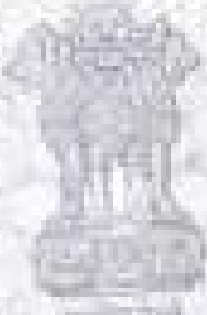
07657

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

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W/C No - 1523/11

H 062881

पश्चिम बंगाल WEST BENGAL



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8.9.11

DEED OF CONVEYANCE

(The Property Valued at Rs.2,19,00,000/-)

THIS DEED OF CONVEYANCE is made this 23rd day of August, Two Thousand and Eleven (2011) A.D.

BETWEEN

- 1) SMT. AMALA BALA MONDAL, wife of Late Chinibas Mondal,
 - 2) SHRI JOYDEB MONDAL, 3) SHRI PURNA MONDAL, 4) SHRI BADAL MONDAL, 5) SHRI SANYASI MONDAL, 6) SHRI NEPAL MONDAL, 7) SHRI HRIDAY MONDAL, 8) SMT. ADURI MONDAL, wife of Late Bijoy Mondal, 9) SHRI UTTAM MONDAL, 10) SHRI RAJU MONDAL, 11) SHRI SUSANTA MONDAL, 12) SHRI ...
- Si No-2 to 7 are all sons of Late Chinibas Mondal, Si No-9 to 11 are all sons of Late Bijoy Mondal, all by faith-Hindu, Si No-1 & 8 are by occupation-

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1587
5/8/2011
100/-

Stamp: 100/-
Stamp: 100/-
Stamp: 100/-

Debit Karna Ltd.

Stamp: THIS PROVISION
SUPPLIED WITH

- PERFECT PROPERTY IN LTD.
- MIRA PROPERTY PVT. LTD.
- NARAI COMPLEX PVT. LTD.
- MAHARAJA PVT. LTD.
- CAVIN MARKETING PVT. LTD.
- MAHARAJA & SONS PVT. LTD.
- MAHARAJA PVT. LTD.
- MAHARAJA PVT. LTD.

Debit Karna Ltd.
ATTENTION SIGNATURE

Handwritten signature and date: 21/8/11

Identified by me
Surbjit Ghosh
Advocate
High Court, Calcutta



Stamp: Adm. Secy. High Court
of Assurances - Kolkata
29 AUG 2011

occupation-Business, all are residing at Village-Daspur,
Nayabad, P.S.-Purba Jadavpur, Kolkata-700 099, 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 assigns etc)
of the FIRST PART.

AND

1)M/S NORTECH PROPERTY PRIVATE LIMITED, holder of
P.A.N.- AACCN0602N, 2)M/S MIRIK PROPERTY PRIVATE
LIMITED, holder of P.A.N.- AAECM1860B, 3)M/S NIRMAL
COMPLEX PRIVATE LIMITED, holder of P.A.N.-
AACCN0832G, 4)M/S MAINK HOUSING PRIVATE LIMITED,
holder of P.A.N.-AAECM1850D, 5)M/S CALVIN MARKETTING
PRIVATE LIMITED, holder of P.A.N.- AABCC1886A, 6)M/S
NAWHAH FINANCIAL & SERVICES PRIVATE LIMITED,
holder of P.A.N.- AABCN1220B, 7)M/S MADHUR ENCLAVE
PRIVATE LIMITED, holder of P.A.N.- AAECM1851C, 8)M/S
MOHINI MULTIPLEX PRIVATE LIMITED, holder of P.A.N.-
AAECM1849C, all companies are incorporated under the
provisions of the Companies Act, 1956, having its registered
office at 6C, Elgin Road, P.S.- Bhowanipur, Kolkata: 700 020,
being represented by their Authorized Signatory SHRI ASHOK
KUMAR MODI, son of Late Sadricass Modi, hereinafter jointly
called and referred to as the "PURCHASERS", (which
expression shall unless excluded by or repugnant to the
context shall mean and include its successors-in-office and
assigns etc) of the SECOND PART.

[Redacted] Level
Pogla Mandal

[Redacted] Level
Molajogani

[Redacted] Level
Uttam Mandal

[Redacted] Level
Molajogani

[Redacted] Level
Molajogani

[Redacted] Level
Molajogani Mandal

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AND

M/S SOUTHFIELD DEVELOPER (P) LTD, an existing company under the Companies Act 1956, holder of P.A.N.-AADCS 8319 J, being represented by its two Directors SHRI RAJESH GUPTA, son of M.L. Gupta and SHRI PALLAV CHATTERJEE, son of Late Pijush Chatterjee and having its registered office at P-62A, C.I.T. Road, Kolkata - 700054, P.S - Phoolbagan, hereinafter called and referred to as the '**CONFIRMING PARTY**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, assigns, nominees or agents etc.) of the **THIRD PART**.

WHEREAS one **CHINIBAS MONDAL** since deceased, son of Late Kujala alias Kuchho Mondal of Nayabad, 24 Parganas (south), was the original owner and recognised occupier of the entire land and property measuring more or less 1.58 Acres i.e. 95Kattaks 09Chittaks 208sqft situated in Mouza-Nayabad, J.L. No-25, Touzi No-56, R.S. No-3, Pargana-Khaspur, comprising in R.S. Dag No 182 under Khatai No 80, within Police Station previously Tollygunge, at present Police Station-Purba Jadavpur, within District South 24 parganas.

AND WHEREAS during Revisional Settlement Operation the name of the said **CHINIBAS MONDAL** since deceased was recorded and published in the Record of Rights in respect of the entire land and property measuring more or less 1.58 Acres i.e. 95Kattaks 09Chittaks 208sqft situated in Mouza-Nayabad, J.L. No-25, Touzi No-56, R.S. No-3, Pargana-

[Redacted] 4410
6/12/2011

[Redacted] 4411
Sudha Mohan

[Redacted] 4412

L.T. 1 of Anula Bala Mohan
by the son of Sarabjit Ghosh

[Redacted] 4413

L.T. 1 of Anur Mohan
by the son of Sarabjit Ghosh

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L.T. 1 of Sripal Mohan
by the son of Sarabjit Ghosh

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Police Station-Purba Jadavpur, within District South 24 Parganas.

AND WHEREAS most of the land had been sold to different persons previously and remaining land area measuring more or less **39 (Thirty Nine) Kattahs** appertaining to R.S Dag No-182, under R.S Khatian No- 80 in Mouza- Nayabad, J.L. No-25, Police Station- Purba Jadavpur, District - South 24 Parganas was the remaining portion of the land owned by **CHINIBAS MONDAL**.

AND WHEREAS the said **CHINIBAS MONDAL** died intestate on 13/11/1986 leaving behind his wife **SMT AMALA MONDAL** and seven sons namely **SRI JOYDEB MONDAL, SRI PURNA MONDAL, SRI BADAL MONDAL, SRI SANYASI MONDAL, SRI NEPAL CHANDRA MONDAL, SRI HRIDAY MONDAL** and **BIJOY MONDAL** since deceased, and two married daughters namely **SMT DURGA MONDAL** and **SMT. BHASHANI MONDAL** who jointly inherited the entire property measuring more or less **39(Thirty Nine) Kattahs** more or less as mentioned in the **TOTAL SCHEDULE PROPERTY**.

AND WHEREAS said **BIJOY MONDAL** died intestate on 05/12/2008, leaving behind his wife and three sons namely **SMT ADHURI MONDAL, SRI SUSANTA MONDAL, SRI UTTAM MONDAL,** and **SRI RAJU MONDAL**.

AND WHEREAS a 'Deed of Partition' was executed amongst themselves, i.e, the legal heirs and successors of deceased **CHINIBAS MONDAL** and **BIJOY MONDAL** which was registered in the office of the A.R.A.-I, Kolkata on 18/04/2006 and duly reported in Book No. 1114, at 15

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For Southfield Developers Pvt. Ltd.

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Director

(RITESH K. GUPTA)

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For Southfield Developers Pvt. Ltd.

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Director

Identified by me _____

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Associate

Highland, Calcutta.

Principal Registrar
of Assurance-1, Kolkata
23 AUG 2017

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by virtue of which, the entire property measuring more or less **39(Thirty Nine) Kattabs** was divided into 6(six) being Lot A to Lot F and demarcated as per plan attached therein.

AND WHEREAS by virtue of said deed of partition vide no- 7035 of 2006, the legal heirs and successors of deceased **CHINIBAS MONDAL** and **BIJOY MONDAL** became the absolute owners of the **LOT No- A** to **LOT No- E** mentioned and demarcated in the said deed of partition and **LOT No- F** mentioned and demarcated in the said deed of partition therein was demarcated as '**COMMON LOT**', to be owned by all the parties of the partition equally as mentioned in the table below:

NAME OF THE OWNER	LOT	LAND AREA
SMT. AMALA BALA MONDAL SHRI JOYDEV MONDAL	A	6K - 8CH
SHRI PURNA MONDAL SHRI BADAL MONDAL	B	6K - 8CH
SHRI SANYASI MONDAL SHRI NEPAL MONDAL	C	6K - 8CH
SMT. DURGA MONDAL SMT. BHASHANI MONDAL	D	6K - 8CH
SHRI HRIDAY MONDAL SHRI UTTAM MONDAL SMT. ADURI MONDAL SHRI RAJU MONDAL SHRI SUSANTA MONDAL	E	6K - 8CH
OWNED BY ALL PARTIES OF THE DEED OF PARTITION	F	6K - 8CH

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AND WHEREAS while one **SMT. DURGA MONDAL**, wife of Shri Sibul Mondal and **SMT. BHASHANI MONDAL**, wife of Shri Sibai Mondal, both daughters of Late Chinibas Mondal had been jointly enjoying their right, title, interest and possession in respect of their property measuring more or less **06 Kattaha 08 Chittaka** marked as **LOT- D** situated in Mouza-Nayabad, J.L. No- 25, Touzi No- 56, R.S. No- 3, Pargana-Khaspur, appertaining to R.S. Dag No- 182 under Khatian No- 80, within Police Station- Purba Jadavpur, conveyed and transferred their plot of land measuring more or less **06 Kattaha 08 Chittaka** by virtue of "Deed of Gift" to their brothers namely **SRI JOYDEB MONDAL, SRI PURNA MONDAL, SRI BADAL MONDAL, SRI SANYASI MONDAL, SRI NEPAL CHANDRA MONDAL** and **SRI HRIDAY MONDAL** which was registered in the office of the A.R.A.-I, Kolkata on 19/04/2006 and duly recorded in Book No- 1, Volume No-1, Pages in written 1 to 14, Being no- 17107 and for the Year 2006.

AND WHEREAS while one **SMT. DURGA MONDAL**, wife of Shri Sibul Mondal and **SMT. BHASHANI MONDAL**, wife of Shri Sibai Mondal, both daughters of Late Chinibas Mondal had been jointly enjoying their right, title, interest and possession in respect of their 2/10th undivided share of property measuring more or less **01Kattaha 04Chittaka 368sqft** situated in Mouza-Nayabad, J.L. No-25, Touzi No-56, R.S. No- 3, Pargana-Khaspur, appertaining to R.S. Dag No 182 under Khatian No 80 within Police Station - Purba Jadavpur, marked as part of **LOT-F**, conveyed and transferred the same by virtue of "Deed of Gift" to their brothers namely **SRI JOYDEB MONDAL, SRI PURNA MONDAL, SRI BADAL MONDAL, SRI SANYASI MONDAL, SRI NEPAL CHANDRA MONDAL** and **SRI HRIDAY MONDAL**

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MONDAL and SRI HRIDAY MONDAL which was registered in the office of the A.R.A.-I, Kolkata on 19/04/2006 and duly recorded in Book No- 1, Volume No-1, Pages in written 1 to 14, Being no- 17108 and for the Year 2006,

AND WHEREAS thus the present Vendors 1) SMT. AMALA BALA MONDAL, 2) SHRI JOYDEB MONDAL, 3) SHRI PURNA MONDAL, 4) SHRI BADAL MONDAL, 5) SHRI SANYASI MONDAL, 6) SHRI NEPAL MONDAL, 7) SHRI HRIDAY MONDAL, 8)SMT. ADURI MONDAL, 9) SHRI UTTAM MONDAL, 10) SHRI RAJU MONDAL, 11) SHRI SUSANTA MONDAL, became the absolute owners of the TOTAL SCHEDULE PROPERTY measuring more or less 39 (Thirty Nine) Kattahs situated in Mouza-Nayabad, J.L No-25, Touzi No-56, R.S. No-3, Pargana-Khaspur, appertaining to R.S. Dag No 182 under Khatian No 80, within Police Station- Purba Jadavpur, and have marketable title to the said premises and that the said premises is free from all encumbrances, charges, liens, dependents, attachments, trust whatsoever or howsoever and that the Owners is now absolutely seized and possessed of or otherwise will sufficiently entitled in respect of "TOTAL SCHEDULE PROPERTY".

AND FURTHER WHEREAS while the present Vendors 1)SMT. AMALA BALA MONDAL, 2) SHRI JOYDEB MONDAL, 3) SHRI PURNA MONDAL, 4) SHRI BADAL MONDAL, 5) SHRI SANYASI MONDAL, 6) SHRI NEPAL MONDAL, 7) SHRI HRIDAY MONDAL, 8)SMT. ADURI MONDAL, 9) SHRI UTTAM MONDAL, 10) SHRI RAJU MONDAL, 11) SHRI SUSANTA MONDAL, have been enjoying the right, title, interest and possession in respect of their share

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AND FURTHER WHEREAS while the present Vendors 1) SMT. AMALA BALA MONDAL, 2) SHRI JOYDEB MONDAL, 3) SHRI PURNA MONDAL, 4) SHRI BADAL MONDAL, 5) SHRI SANYASI MONDAL, 6) SHRI NEPAL MONDAL, 7) SHRI HRIDAY MONDAL, 8) SMT. ADURI MONDAL, 9) SHRI UTTAM MONDAL, 10) SHRI RAJU MONDAL, 11) SHRI SUSANTA MONDAL, have been enjoying the right, title, interest and possession in respect of their demarcated landed property measuring more or less 39(Thirty Nine) Kattahs situated in Mouza-Nayabad, J.L. No-25, Touzi No-56, R.S. No-3, Pargana-Khaspur, appertaining to R.S. Dag No 182 under Khatian No 80, being premises nos- 3156, 3157, 3158, 3159, 3160, 3161 Nayabad, Kolkata respectively within Police Station - Purba Jadavpur, District- 24 Pargana(s), they have entered into six separate unregistered Agreements with "M/S SOUTHFIELD DEVELOPERS (P) LTD", the Confirming Party herein for Development of their land, all dated 19th April, 2006.

AND FURTHER WHEREAS the present Vendors 1) SMT. AMALA BALA MONDAL, 2) SHRI JOYDEB MONDAL, 3) SHRI PURNA MONDAL, 4) SHRI BADAL MONDAL, 5) SHRI SANYASI MONDAL, 6) SHRI NEPAL MONDAL, 7) SHRI HRIDAY MONDAL, 8) SMT. ADURI MONDAL, 9) SHRI UTTAM MONDAL, 10) SHRI RAJU MONDAL, 11) SHRI SUSANTA MONDAL, have also executed a registered Power of Attorney in favour of Sri Rajesh Gupta, son of Late M. P. Gupta, residing at P62A, C.I.T Road, Kolkata - 700054, acting as Director of the said "M/S SOUTHFIELD DEVELOPERS (P) LTD", the Confirming Party herein on 22/4/2006 and duly

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AND FURTHER WHEREAS "M/S SOUTHFIELD DEVELOPERS (P) LTD", in pursuance of the Agreement for Joint Development and as Constituted Attorney, has obtained two building Plans sanctioned by the Kolkata Municipal Corporation being Plan No. 659/XII/10-11 dated 15/12/2010 in respect of premises no- 3161, Nayabad and Plan No. 120/XII/11-12 dated 31/05/2011 in respect of premises no- 3160, Nayabad respectively but as on today there has no construction in respect of building as per aforesaid sanction plans in the said two premises.

AND FURTHER WHEREAS while the present Vendors 1) SMT. AMALA BALA MONDAL, 2) SHRI JOYDEB MONDAL, 3) SHRI PURNA MONDAL, 4) SHRI BADAL MONDAL, 5) SHRI SANYASI MONDAL, 6) SHRI NEPAL MONDAL, 7) SHRI HRIDAY MONDAL, 8) SMT. ADURI MONDAL, 9) SHRI UTTAM MONDAL, 10) SHRI RAJU MONDAL, 11) SHRI SUSANTA MONDAL, had entered into six separate Agreements with **"M/S SOUTHFIELD DEVELOPERS (P) LTD"**, the Confirming Party herein for Development of their land, all dated 19th April, 2006 and also executed a registered Power of Attorney in favour of Sri Rajesh Gupta, son of Late M. P. Gupta, residing at P62A, C.I.T Road, Kolkata - 700054, acting as Director of the said **"M/S SOUTHFIELD DEVELOPERS (P) LTD"**, the Confirming Party herein on 22/4/2006 recorded in A.R.A. III in Book No. IV, Volume 38, Pages 161-169, being No. 2130 for the year 2006, several problems between the Vendors and the Confirming Party cropped up, thereby making it impossible for the Vendors and

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AND WHEREAS due to irreconcilable differences between the Vendors and the Confirming Parties, they have cancelled their Agreements for Joint Venture Development and also to revoke the Registered Power of Attorney mentioned above on 19/08/2011 and the Vendors have decided to sell their entire land along with the two sanctioned building plans to the Purchasers herein and the Confirming Parties have agreed to confirm the sale.

AND FURTHER WHEREAS hereinafter for the sake of brevity the said six Premises being - 3156, 3157, 3158, 3159, 3160, 3161 Nayabad, Kolkata respectively will be referred to as the **"TOTAL SCHEDULE PROPERTY"**.

AND FURTHER WHEREAS while the present Vendors: 1) SMT. AMALA BALA MONDAL, 2) SHRI JOYDEB MONDAL, 3) SHRI PURNA MONDAL, 4) SHRI BADAL MONDAL, 5) SHRI SANYASI MONDAL, 6) SHRI NEPAL MONDAL, 7) SHRI HRIDAY MONDAL, 8) SMT. ADURI MONDAL, 9) SHRI UTTAM MONDAL, 10) SHRI RAJU MONDAL, 11) SHRI SUSANTA MONDAL, have been enjoying the right, title, interest and possession in respect of their demarcated landed property measuring more or less 39 (Thirty Nine) Kattaha situated in Mouza-Nayabad, J.L No-25, Touzi No-36, R.S. No-3, Pargana-Khaspur, appertaining to R.S. Dag No 152 under Khatian No 80, being premises nos- 3156, 3157, 3158, 3159, 3160, 3161 Nayabad, Kolkata respectively within Police Station - Purba Jadavpur, District- 24 Pargana(s), marked as **LOT No-A to LOT No-F** being in financial requirement, have



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on negotiations with the Purchasers herein, the Vendors and Confirming Party have agreed to sell and the Purchaser has agreed to purchase the said demarcated land fully described in the schedule hereunder written and herein after called the ~~said~~ land at a price of **Rs.2,19,00,000/- (Rupees Two Crores and Nineteen Lakhs) only** together with two building sanction plan vide no- Plan No. 659/XII/10-11 dated 15/12/2010 in respect of premises no- 3161,Nayabad and Plan No. 120/XII/11-12 dated 31/05/2011 in respect of premises no-3160, Nayabad respectively, sanctioned by Kolkata Municipal Corporation 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 and Confirming Party have assured and represented unto the purchasers 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 and/or Confirming Party have not received

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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 liabilities.

4) The Vendors and/or Confirming Party 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.

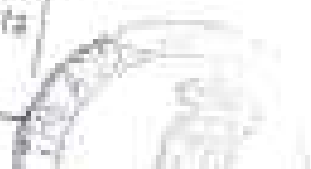
5) That the Schedule land is **Sell** in nature.

AND FURTHER WHEREAS relying on the said assurances and representation of the Vendors and the Confirming Party and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the demarcated land and pay the consideration money to the Vendors and the Confirming Party 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.2,19,00,000/- (Rupees Two Crores and Nineteen Lakhs)** only paid by the Purchasers 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 **"TOTAL SCHEDULE PROPERTY" TOGETHER WITH** all the legal incidents thereof **AND** also all deeds, Pattas and porchas, title deed 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

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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, regulations, alignments, dependencies 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 AND CONFIRMING PARTY 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 Purchasers, 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 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

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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 Vendees 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 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 Vendors have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchasers hereunder may be prejudicially affected.

VI) That the Vendors to the best of their knowledge hereby further states that the total schedule 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.

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

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TOTAL SCHEDULE PROPERTY

ALL THAT piece and parcel of land measuring more or less 39 Kattah together with six separate residential dwelling units each having 100 sqft in each plot i.e. altogether total structures measuring more or less 600 sqft made by brick built wall and tile shed lying thereon situated within Mousa-Nayabad, Pargana-Khaspur, Police Station-Purba Jadavpur, appertaining to R.S. Dag No- 182 under R.S. Khatian no- 80, R.S. No- 3, J.L. No- 25, Touxi No- 56, being Premises nos- 3157, 3159, 3160, 3161, 3158 & 3156, Nayabad, Kolkata marked as PLOT No-A, B, C, D, E & F respectively, District- 24 Parganas(s), under K.M.C. Ward No- 109 together with two building Plans sanctioned by the Kolkata Municipal Corporation being Plan No. 659/XII/10-11 dated 15/12/2010 in respect of premises no- 3161, Nayabad and Plan No. 120/XII/11-12 dated 31/05/2011 in respect of premises no- 3160, Nayabad respectively including all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, electrical lines, sewer, drain, surface and/or overhead/beneath of the soil and more fully shown in the copy of annexed plan delineated in the "RED VERGE" which is butted and bounded as follows:-

ON THE NORTH : Land of others.

ON THE SOUTH : Land of others.

ON THE EAST : 40 ft wide road.

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2 AUG 2011

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IN WITNESS WHEREOF the parties herunto 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

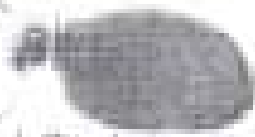
1. ~~Signature~~
U. Bhattacharya
Kolkata

2. ~~Signature~~
Maha. Karan
Kolkata

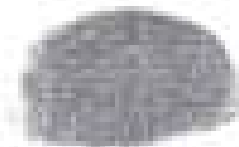
3. ~~Signature~~
Anil Kumar
Kolkata

~~Signature~~
Sanyal Mandal
Kolkata

~~Signature~~
U. Mandal
Kolkata



L.T. of above
filled by one
pair of witnesses
Shank



L.T. of stamp etc
by two pair of
Shank

Sanyal Mandal



L.T. of stamp etc
by one pair of
Shank

SIGNATURE OF VENDORS.

P

Additional Registrar
of Assurances-I, Kolkata
23 AUG 2011



For Southfield Developers Pvt. Ltd.

Rajan K. Gupta

Director

SIGNATURE OF CONFIRMING PARTY.

HERTECH PROPERTY (P) LTD.

Merk Property Pvt. Ltd.

Nirmal Complex Pvt. Ltd.

SHREE HOUSING (P) LTD.

Calvin Marketing Pvt. Ltd.

Radha Sweets & Sweets Pvt. Ltd.

MADHVI ENCLAVE (P) LTD.

SHREE HOUSING (P) LTD.

Shree K. Gupta

AUTHORIZED SIGNATURE

SIGNATURE OF PURCHASERS

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

Additional Registrar
of Assurances, Kolkata
23 AUG 2011



[Handwritten signature]

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, We, the Vendors hereby receive the within mentioned sum of **Rs.2,19,00,000/- (Rupees Two Crores and Nineteen Lakhs)** only being the consideration money in full and final payment as per memo below:-

PARTICULARS	ISSUED IN THE NAME OF :	AMOUNT IN RUPEES :
CASH	AMALA BALA MONDAL	Rs. 1,00,000/-
Manager's Cheque vide no. 146788 dated:18/08/2011 issued by HDFC Bank, Central Plaza Branch.	JOYDES MONDAL	Rs. 25,00,000/-
Manager's Cheque vide no. 146790 dated:18/08/2011 issued by HDFC Bank, Central Plaza Branch.	PURNA MONDAL,	Rs. 25,00,000/-
Manager's Cheque vide no. 146791 dated:18/08/2011 issued by HDFC Bank, Central Plaza Branch.	BADAL MONDAL	Rs. 25,00,000/-
Manager's Cheque vide no. 146794 dated:18/08/2011 issued by HDFC Bank, Central Plaza Branch.	SANYASI MONDAL	Rs. 25,00,000/-
Manager's Cheque vide no. 146789 dated:18/08/2011 issued by HDFC Bank, Central Plaza Branch.	NEPAL MONDAL	Rs. 25,00,000/-
Manager's Cheque vide no. 146793 dated:18/08/2011 issued by HDFC Bank, Central Plaza Branch.	HRIDAY MONDAL	Rs. 25,00,000/-
Manager's Cheque vide no. 146797 dated:18/08/2011	ADURI MONDAL	Rs. 2,00,000/-

Additional Registrar
of Assurances, Kolkata
23 AUG 2011



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Registration
No. /
Date

SPECIMEN FOR TEN FINGERPRINTS



Chhota Khan

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



Pratap Kumar

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



Pratap Kumar

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



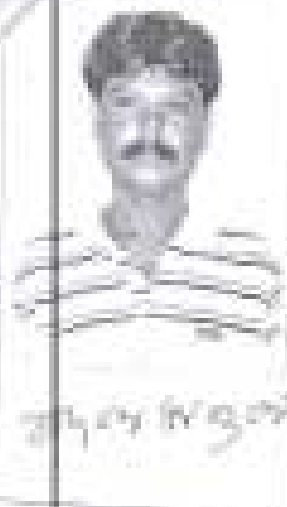
Pratap Kumar

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

Additional Registrar
of Assurances, Kolkata
23 Aug 2011

Originals
Exposures
Enlarges

SPECIMEN FOR TEN FINGERPRINTS



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



Rajee Mandal

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



Arshad Mandal

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



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

Additional Registrar
of Assurances, Kolkata
23 Aug 2011

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Photographs
Circulating /
Journal

SPECIMENS FOR TEN FINGERPRINTS



Little Ring Middle Index Thumb
(Left Hand)



Top of thumb prints
by the person
of thumb prints



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Top of thumb prints
by the person
of thumb prints



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Top of thumb prints
by the person
of thumb prints



Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Additional Registrar
of Assurance-1, Kolkata
23 AUG 2011

[Handwritten signature]



Signature
Date
Print Name

SPECIMEN FOR TEN FINGERPRINTS



Signature
Date
Print Name

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



Signature

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

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

Little	Ring	Middle (Left Hand)	Index	Thumb

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Registrar
of Companies, Kolkata
23 AUG 2011

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Government Of West Bengal
Office Of the A.R.A. - KOLKATA
District- Kolkata

Endorsement For Deed Number : I - 07651 of 2011
(Serial No. 08644 of 2011)

On

Payment of Fees:

On 23/08/2011

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

Presented for registration at 18.00 hrs on 23/08/2011, at the Private residence: By Ashok Kumar Modak

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

Execution started on 23/08/2011 by

1. Ananta Bala Mondal, wife of Lt. Chintoo Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - House wife
2. Joydip Mondal, son of Lt. Chintoo Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business
3. Partha Mondal, son of Lt. Chintoo Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business
4. Nanda Mondal, son of Lt. Chintoo Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business
5. Samrat Mondal, son of Lt. Chintoo Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business
6. Rajat Mondal, son of Lt. Chintoo Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business
7. Indraj Mondal, son of Lt. Chintoo Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business
8. Adan Mondal, wife of Lt. Biju Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - House wife
9. Raju Mondal, son of Lt. Biju Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business
10. Biswajit Mondal, son of Lt. Biju Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business
11. Ujjan Mondal, son of Lt. Biju Mondal - Village-Daspura, Thana-Purba Jodhpur, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700099 - By Caste Hindu, By Profession - Business



NORTECH PROPERTY PVT.LTD.

Authorized Signatory

Additional Registrar
of Assurances, Kolkata
- 1 SEP 2011

[Ashok Sandhyopadhyay]

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Endorsement Page 1 of 1



Government Of West Bengal
Office Of the A.R.A - I KOLKATA
District-Kolkata

Endorsement For Deed Number : I - 07651 of 2011
(Serial No. 06644 of 2011)

- 12. **Harsh Datta**
 Director, M. S. Southfield Developers (P) Ltd, P/2 A, C. I. T. Road, CALCUTTA, Trans-Pooj
 Jagari, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700054
 By Profession: Business
- 13. **Prasanna Chatterjee**
 Director, M. S. Southfield Developers (P) Ltd, P/2 A, C. I. T. Road, CALCUTTA, Trans-Pooj
 Jagari, District-South 24-Parganas, WEST BENGAL, India, P.O. - Pin -700054
 By Profession: Business
- 14. **Ashok Kumar Modi**
 Authorized Signatory, M. S. Northch Property Pvt. Ltd., S. C. Egan Road/Lane Light Rail Sema
 CALCUTTA, Trans-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, P.O. - P
 -700070.
 Authorized Signatory, M. S. Mink Property Pvt. Ltd., S. C. Egan Road/Lane Light Rail Sema
 CALCUTTA, Trans-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, P.O. - P
 -700070.
 Authorized Signatory, M. S. Nimal Complex Pvt. Ltd., S. C. Egan Road/Lane Light Rail Sema
 CALCUTTA, Trans-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, P.O. - P
 -700070.
 Authorized Signatory, M. S. Mark Housing Pvt. Ltd., S. C. Egan Road/Lane Light Rail Sema
 CALCUTTA, Trans-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, P.O. - P
 -700070.
 Authorized Signatory, M. S. Green Marketing Pvt. Ltd., S. C. Egan Road/Lane Light Rail Sema
 CALCUTTA, Trans-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, P.O. - P
 -700070.
 Authorized Signatory, M. S. Neutral Financial & Services Pvt. Ltd., S. C. Egan Road/Lane Light
 Sema, CALCUTTA, Trans-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India,
 - Pin -700070.
 Authorized Signatory, M. S. Mathur Entava Pvt. Ltd., S. C. Egan Road/Lane Light Rail Sema
 CALCUTTA, Trans-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, P.O. - P
 -700070.
 Authorized Signatory, M. S. Mohan Nudrak Pvt. Ltd., S. C. Egan Road/Lane Light Rail Sema
 CALCUTTA, Trans-Bhowanipore, District-South 24-Parganas, WEST BENGAL, India, P.O. - P
 -700070.
 By Profession: Other

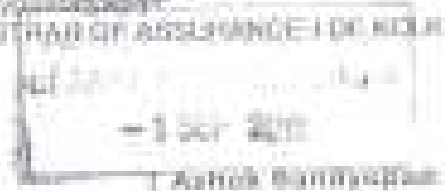
Identified By Section Underwritten of
 Court Kolkata, WEST BENGAL, India, P.O.

NORTCH PROPERTY PVT. LTD.

Authorized Signatory

High Court, CALCUTTA, Trans-Hare I
 By Court Hand. By Profession: Advocate

Ashok Kumar Modi
 ADDL. REGISTRAR OF ASSURANCE I OF KOLKA



Certificate of Registration under section 60 and Rule 6A

Registered in Book - A
CD Volume number 32
Page No. 4051 to 4120
Entry No-3763 for the year 2011.



Office of the Registrar of Assurances, West Bengal,
05 September 2011
APOL REGISTER OF ASSURANCES OF KOLKATA
Office of the S.R.A. KOLKATA
West Bengal

MORTECH PROPERTY PVT. LTD.


Authorized Signatory