

00538/14

I-00644/14



4.55
29.11.14

पश्चिम बंगाल WEST BENGAL
9-12/1/14
मुम्बई 400 001, 11181-

P 122340

Stamp text: 'I have the pleasure to certify that the above stamp is genuine and valid for use in the State of West Bengal. Dated 24.1.14'

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the ^{23rd} day of January in the year Two Thousand and Fourteen (2014) A.D. of the Christian Eras.

BETWEEN

1) "M/S NORTECH PROPERTY PVT. LTD." holder of P.A.N.-AACGN 0602N, 2) "M/S PRACHI HOUSING PVT. LTD." holder of P.A.N.-AADCP 5435G, 3) "M/S LAGAN NIRMAN PVT. LTD.", holder of P.A.N.-AABCL 0633N, 4) "M/S MEMORY ESTATES PVT. LTD." holder of P.A.N.-AAECM 1852B, 5) "M/S BARON PROMOTERS PVT. LTD." holder of P.A.N. AACCB 7602C, all companies are incorporated under the

NORTECH PROPERTY PRIVATE LIMITED

R
Authorized Signatory

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নং..... ক্রম
BANJAY KUMAR JAIN
ক্রম.....
9 OLD CHINA BAZAR STREET
কো. নং.....
KOLKATA 700001
এ. ডি. এস. কার, অফিস, মণিরহাট
সংখ্যা ২৪ পরগণা
ডেপুটি : আসাদুর রহমান
জা.....

29 OCT 2013

Aditya Agarwal
356

Nortech Property Pvt. Ltd.
Prachi Housing Pvt. Ltd.
Lagan Nirman Pvt. Ltd.
Memory Estate Pvt. Ltd.
ARON PROMOTERS PVT. LTD

Aditya Agarwal
Authorised Signatory

357

PERNIMA PROMOTERS PVT. LTD
MONDI MULTIPLEX PVT. LTD

Krishna Modi
Authorised Signatory (KRISHNA MODI)

IDENTIFIED BY ME

Mohd Wahfuz Takrim
MO. WAHFUZ TAKRIM
BSc Sp. Ed/Dipl. MA, LLB CMA
Advocate & Property Valuer
Calcutta High Court

NORTECH PROPERTY PRIVATE LIMITED

[Signature]
Authorised Signatory

provisions of the Companies Act, 1956, having their office at 6C, Elgin Road, Oriental House, 4th Floor, Kolkata-700 020, being represented by their Authorised Signatory **SHRI ADITYA AGARWAL**, son of Shri Sunil Agarwal, hereinafter called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include their heirs, successors, executors, administrators, agents and assign etc) of the **ONE PART**.

AND

1)M/S PURNIMA PROMOTERS PRIVATE LIMITED, holder of P.A.N.-AADCP 5434H, 2)M/S MOHINI MULTIPLEX PRIVATE LIMITED, holder of P.A.N.-AAECM 1849C, both companies are incorporated under the provisions of the Companies Act, 1956, having their office at 6C, Elgin Road, Oriental House, 4th Floor, Kolkata-700 020, being represented by their Authorised Signatory **SHRI KRISHNA MODI**, son of Shri Deeknandan 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 their successors, executors, administrators, legal representative, successors-in-interest, successors in-office and assign etc) of the **OTHER PART**.

WHEREAS by virtue of partition, present vendors/companies herein and Fourth Parties therein became the absolute owners of demarcated land measuring more or less 10Kattans 12Chittaks 9Sqft marked as "LOT-D" therein appertaining to R.S. Dag No. 16 under R.S Khatian no. 174 in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, District-24 Parganas(south) by virtue of "Deed of Partition" which was registered in the office of A.R.A.-I, Kolkata on 30/04/2013 and duly recorded in Book No-1, CD Volume Number-9, Pages in written-3443 to 3483, Deed No.-4470 and for the year 2013.

NORTECH PROPERTY PRIVATE LIMITED

Authorised Signatory

ADDITIONAL REGISTRAR
22 JAN 2016

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory

AND FURTHER WHEREAS while the present vendors/companies have been enjoying aforesaid land measuring more or less 10Kattahs 12Chittaks 9Sqft appertaining to R.S. Dag No. 16 under R.S Khatian no. 174 in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, District-24 Parganas(south) being in financial requirement have jointly decided to sell out and transfer undivided land measuring more or less 2Chittaks 10Sqft appertaining to R.S. Dag No. 16 under R.S Khatian no. 174 in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No 416B1, R.S. No-334, J.L. No-31 and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of **Rs.3,00,000/- (Rupees Three Lakhs only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments.

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

- 1) The Vendors are 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 property and are entitled to deal with and transfer the said undivided 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, lispendences, acquisition, requisitions and alignments.
- 3) The Vendors have duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoing payable in respect of their land up to the date of execution of the "Deed of Conveyance".

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory

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Authorized Signatory

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4) The Vendors have not received and are 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 Vendors have 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 "JOTEDAR".

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

AND WHEREAS relying on the said assurances and representation of the Vendors 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 vendors, the Purchasers have agreed to complete the purchase of the schedule property and pay the consideration money to the Vendors herein and have conveyance thereof.

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.3,00,000/- (Rupees Three 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 acknowledge).

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory

REGIONAL REGISTRAR
OF LAND, SURVEY & TOWN PLANNING
22 JAN 2014

NORTECH PROPERTY SERVICES

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The Vendors hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers in respect of the schedule property fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE PROPERTY" 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 Vendors 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, dependences 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 VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:

I) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey, transfer unto the Purchaser, ownership entitlements, rights, title and interest in the said undivided land together with the benefits and rights in the manner aforesaid including rights to easements thereof in the manner aforesaid.

WASTECH PROPERTY PRIVATE LIMITED

[Handwritten Signature]
 Additional Document

ADDITIONAL REGISTRAR
OF ASSURANCE & KOLKATA
22 JAN 2014

NORTECH PROPERTY PRIVATE LTD.


Authorized Signatory

II) After purchasing the said land, the Purchasers will have absolute authority to sell, transfer, assign, mortgage and /or let out the said undivided land or any part thereof and the Purchasers will have the right to mutate their names in respect of the Schedule Property and to construct building or buildings with the prior sanction or approval of the concerned authority.

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 Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors and free and clear from and against all manner of encumbrances, mortgages, charges, trust, liens and attachments whatsoever.

IV) The Vendors will 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 Purchaser hereunder may be prejudicially affected.

VI) 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' or 'Deed of Rectification' whatsoever in favour of the Purchasers.

NORTECH PROPERTY PRIVATE LIMITED


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RECEIVED
22 JUN 2008

NORTECH PROPERTY SERVICES


Authorized Signatory

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less 2Chittaks 10Sqft together with a tile shed structure of 100 Sqft situated within **Mouza-Ramchandrapur**, Pargana- Magura, appertaining to **L.R. Dag no- 25** under L.R. Khatian no-3432, 3433, 3434, 3437 & 3438, corresponding to **R.S. Dag No. 16** under **R.S. Khatian no. 174**, Touzi no- 416B1, J.L. No. 31, R.S. No- 334, **Police Station- Haridevpur**, District- 24 Parganas (south), under the jurisdiction of formerly Joka-1 Gram Panchayet and now within the jurisdiction of **K.M.C. Ward No.- 142** together with all easement rights including all rights, title, interest, possession, claim, demand, profits, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, telephones lines, sewer, drain, surface and/or overhead/beneath of the soil.

NORTECH PROPERTY PRIVATE LIMITED



Authorized Signatory

1311 10/10/2010

NORTECH PROCEEDINGS



Authorized Signatory

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. PRITAM MANNA
G.C. High Road
Kolkata - 700020.

2. Alka Guljaba
ALKA GULJABA
6C High Road
Kolkata - 700020.

Nortech Property Pvt. Ltd.
Prachi Housing Pvt. Ltd.
Lagan Nirman Pvt. Ltd.
Memory Estate Pvt. Ltd.
SARON PROMOTERS PVT. LTD

Aditya Agarwal
Authorised Signatory

.....
SIGNATURE OF VENDORS

REBIMA PROMOTERS PVT. LTD.

MORINI MULTIPLEX PVT LTD

Aditya Agarwal
Authorised Signatory

.....
SIGNATURE OF PURCHASERS

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

Md. Mahfuz Takrim
ADVOCATE

MD. MAHFUZ TAKRIM
B.S. BA. LL.M., VALLU, CIVIL
Advocate & Property Valuer
Calcutta High Court

NORTECH PROPERTY PRIVATE LIMITED
[Signature]
Authorised Signatory

ADDITIONAL REGISTRAR
GEORGETOWN, GUYANA
22 JAN 2014

NORTECH PROPERTY SERVICES



Authorized Signatory

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.3,00,000/- (Rupees Three Lakhs only) being the consideration in full and final payment as per memo below:

SL.	PARTICULARS	ISSUED IN THE NAME	AMOUNT IN RUPEES
1a.	Account Payee Cheque vide number-390865 dated-21/01/14 issued by Citi Bank N.A.	NORTECH PROPERTY PVT. LTD.	Rs.30,000/-
1b.	Account Payee Cheque vide number-557891 dated-21/01/14 issued by Citi Bank N.A.	NORTECH PROPERTY PVT. LTD.	Rs.30,000/-
2a.	Account Payee Cheque vide number-390866 dated-21/01/14 issued by Citi Bank N.A.	PRACHI HOUSING PVT. LTD.	Rs.30,000/-
2b.	Account Payee Cheque vide number-557892 dated-21/01/14 issued by Citi Bank N.A.	PRACHI HOUSING PVT. LTD.	Rs.30,000/-
3a.	Account Payee Cheque vide number-390867 dated-21/01/14 issued by Citi Bank N.A.	LAGAN NIRMAN PVT. LTD.	Rs.30,000/-
3b.	Account Payee Cheque vide number-557893 dated-21/01/14 issued by Citi Bank N.A.	LAGAN NIRMAN PVT. LTD.	Rs.30,000/-
4a.	Account Payee Cheque vide number-390868 dated-21/01/14 issued by Citi Bank N.A.	MEMORY ESTATES PVT. LTD.	Rs.30,000/-
4b.	Account Payee Cheque vide number-557894 dated-21/01/14 issued by Citi Bank N.A.	MEMORY ESTATES PVT. LTD.	Rs.30,000/-
5a.	Account Payee Cheque vide number-390869 dated-21/01/14 issued by Citi Bank N.A.	BARON PROMOTERS PVT. LTD.	Rs.30,000/-
5b.	Account Payee Cheque vide number-557895 dated-21/01/14 issued by Citi Bank N.A.	BARON PROMOTERS PVT. LTD.	Rs.30,000/-
TOTAL=			Rs.3,00,000/-

TOTAL RUPEES THREE LAKHS ONLY.

WITNESSES:

1. PRITAM MANNA
6 C Gopin Road
Kolkata - 700020.

2. *Alka Gulgulia*
ALKA GULGULIA
6C, Gopin Road
Kolkata - 700020.

Nortech Property Pvt. Ltd.
Prachi Housing Pvt. Ltd.
Lagan Nirman Pvt. Ltd.
Memory Estate Pvt. Ltd.

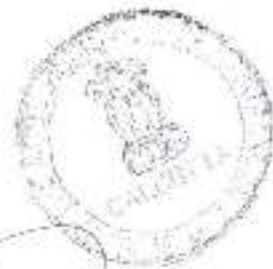
BARON PROMOTERS PVT, LTD

Aditya Ghoshal
Authorized Signatory

SIGNATURE OF VENDORS

NORTECH PROPERTY PRIVATE LIMITED


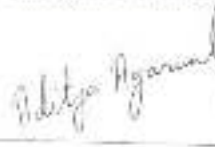


[Signature]



RECEIVED
STATE OF CALIFORNIA
JAN 23 2008

NORTECH PROPERTY

Authorized Signatory

Photo & Signatures of the Executors/Presenters	SPECIMEN FOR TEN FINGER PRINTS				
					
	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
	Thumb	Index	Middle (Right Hand)	Ring	Little

RECEIVED
OFFICE OF THE SECRETARY
22 JAN 2018

NORTECH PROPERTY FINITE INC.



Authorized Secretary



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

Endorsement For Deed Number : I - 00644 of 2014
(Serial No. 00597 of 2014 and Query No. 1901L000001217 of 2014)

On 22/01/2014

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

Presented for registration at 16.05 hrs on 22/01/2014, at the Private residence by Aditya Agarwal
Executant.

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

Execution is admitted on 22/01/2014 by

Aditya Agarwal

Authorised Signatory, M/ S. Nortech Property Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani),
Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020

Authorised Signatory, M/ S. Prachi Housing Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020

Authorised Signatory, M/ S. Logan Nirma Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana-Bhawanipore, District-South 24 Parganas, WEST BENGAL, India, Pin :-700020

Authorised Signatory, M/ S. Memory Estates Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020

Authorised Signatory, M/ S. Borah Promoters Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani),
Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
By Profession : Others

2. Krishna Modi

Authorised Signatory, M/ S. Purnima Promoters Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani),
Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin :-700020

Authorised Signatory, M/ S. Mohini Multiplex Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata,
Thana-Bhawanipore, District-South 24 Parganas, WEST BENGAL, India, Pin :-700020
By Profession : Others

Identified By Mr. Mahfuz Takrim, son of _____ High Court, CALCUTTA, Thana-Hare Street,
District-Kolkata, WEST BENGAL, India. By Caste: Muslim, By Profession: Advocate.

(Dinabandhu Roy)
ADDL REGISTRAR OF ASSURANCE-KOLKATA

On 24/01/2014

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, 5 of Indian Stamp Act 1999.

Payment of Fees:

(Dinabandhu Roy)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

24/01/2014 15:09:00

EndorsementPage 1 of 2

NORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory



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

Endorsement For Deed Number : I - 00644 of 2014
(Serial No. 00597 of 2014 and Query No. 1901L000001217 of 2014)

Amount by Draft

Rs. 3475/- is paid, by the draft number 416999, Draft Date 21/01/2014, Bank Name State Bank of India, LA MARTINIERE, received on 24/01/2014

(Under Article : A(1) = 3377/-, E = 14/-, I = 56/-, M(a) = 29/-, M(b) = 4/- on 24/01/2014)

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.-3,07,778/-

Certified that the required stamp duty of this document is Rs. 18487/- and the Stamp duty paid as: Impositive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 18487/- is paid, by the draft number 416999, Draft Date 21/01/2014, Bank : State Bank of India, LA MARTINIERE, received on 24/01/2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



24/01/2014 15:09:00

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Endorsement Page 2 of 2

NORTECH PROPERTY / REGISTRATION

Authorized Signatory

Certificate of Registration under section 60 and rule 69.

Registered in Book -1
CD Volume number 2
Page from 526 to 538
being No 00644 for the year 2014.



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(Dinobandhu Roy) 25-January-2014
ADDL. REGISTRAR OF ASSURANCE-1 OF KOLKATA
Office of the A.R.A. -1 KOLKATA
West Bengal

NORTECH PROPERTY


Authorized Signatory