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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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N 549454

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Letter: via the District & Sessions Judge
Magistrate, The Sessions Court, 370, 371
Magistrate, Street, P.O. No. 100, 101
Magistrate, Street, P.O. No. 100, 101

Notary Public
of West Bengal
16.5.13

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 10 day of April in the year Two Thousand and Thirteen (2013) of the Christian Eras.

BETWEEN

- 1) SMT. RINA MONDAL, wife of Shyamal Mondal, holder of P.A.N. BXJPM6402M
- 2) SMT. TRIPARNA SANTRA, wife of Anup Santra, holder of P.A.N. DLIPS6737L
- 3) SMT. SUSOMA @ SUSHAMA MAHATAP, wife of Late Akinchan Mahatap, holder of P.A.N. BXPXM6477G
- 4) SHRI. MANAS DAS, son of Late Anil Kumar Das
- 5) SMT. SMITA DAS @ MUKHERJEE, wife of Shri Pranab Mukherjee
- 6) SMT. NANDITA DAS, wife of Late Dipanku Das, holder of P.A.N. AFOPD5208E
- 7) SMT. PRIYANKA DAS @ BANERJEE, wife of Shri

- ✓ → Legal heir of Bijali Pralha Singh
- → Legal heirs of Bidyut Lata Mah
- → Legal heirs of Amulya Charan P

NORTECH PROPERTY PRIVATE LTD.

Authorized Signatory

১২৫৭
 নাম..... SANJAY KUMAR JAIN
 পেশা..... ADVOCATE
 ৪ OLD CHINA BAZAR STREET
 KOLKATA 700001
 বাস.....
 এ. ডি. এস. আর. অফিস, মণিলাল
 মল্লিক ২৪ পরগণা
 ভেণ্ডার : আসাদুর রহমান
 তার..... স্বাক্ষর IRCh

1 FEB 2013

Aditya Ghosal

 2234

NORTECH PROPERTY PVT. LTD.
 PRACHI HOUSING PVT. LTD.
 LAGAN NIRMAN PVT. LTD.
 MEMORY ESTATES PVT. LTD.
 BARCH PROMOTERS PVT. LTD.
 PURNIMA PROMOTERS PVT. LTD.
 MOHINI MULTIPLEX PVT. LTD.
 Aditya Ghosal
 Authorized Signatory


 2236
 Kina Mondal

IDENTIFIED BY ME


 MD. MAFUZ TAKRIM
 B.Sc. Spl. BA (Dist), MA, LL.B., DVR
 Advocate & Property Valuer
 Calcutta High Court


 NOTIONAL REGISTRAR
 WEST BENGAL KOLKATA
 30 APR 2013



Sayrav Banerjee, holder of P.A.N.-AQPPB0572K, **8) SHRI. KALYAN ACHARYYA**, son of Late Manindra Nath Acharjee, **9) SMT. MAITRI DAS**, wife of Late Mickel Das, **10) SMT. LIPIKA DAS**, wife of Late Jiban Krishna Das, **11) SMT. USHRI ACHARJEE**, daughter of Late Manindra Nath Acharjee, **12) SMT. BASOBI ACHARYA**, daughter of Late Manindra Nath Acharjee, **13) SMT. MITRA NATH**, wife of Shri Niloy Nath, holder of P.A.N.-ABOPN1214C, **14) SMT. ANUSREE SARKAR**, wife of Late Swadesh Sarkar, holder of P.A.N.-CJOPS4518L, **15) SMT. ASHIMA CHATTERJEE**, wife of Late Tapan Chatterjee, holder of P.A.N.-AJGPC5640K, **16) SHRI AYAN MONDAL**, son of Arup Mondal & Late Manjusree Mondal and grandson of Late Amulya Charan Patra, holder of P.A.N.-~~XXXXXXXXXX~~ **17) SMT. ARCHITA MONDAL @ SARKAR**, daughter of Arup Mondal & Late Manjusree Mondal and granddaughter of Late Amulya Charan Patra, holder of P.A.N.-~~XXXXXXXXXX~~, **18) SMT. JAYASREE BAGH**, wife of Pratul Bagh and daughter of Late Amulya Charan Patra, holder of P.A.N.-~~XXXXXXXXXX~~, **19) SHRI TAPAN PATRA**, son of Late Amulya Charan Patra, holder of P.A.N.-~~XXXXXXXXXX~~, all by faith-Christianity. SI No-1 is by occupation-Service, SI No-2 to 4, 6 to 8, 10 to 16 are by occupation-House Wife, SI No-5 & 9 are by occupation-Business. SI No-1 is residing at Dakshinpara, Purbaputary, P.S. Regent Park, Kolkata-700 093, District-24 Parganas (South), SI No-2 is residing at Ramchandrapur, Purbapara. P.S.-Haridevpur, Kolkata-700 104, SI No-3 is residing at Flat No-A/108, Classic Shrishti Cns, Plot-30, Sector-3, New Parvel, Rajgad-41026, Navi Mumbai, Maharashtra, SI No-4 to 5 are residing at M.G. Road (North), Ramchandrapur, P.S.-Haridevpur, Kolkata-700 104, SI No 6 is residing at North Baraatyabari (Middle), Baraatyabari-2, P.S. ~~Dikata~~, District-Coochbehar, SI No-7 is residing at M.G. Road (North), Ramchandrapur, P.S.-Haridevpur, Kolkata-700 104, SI No-8 is residing at 237, M.G. Road, P.S. Haridevpur, Kolkata-700 104, SI No-9 is residing at M.G. Road (North), Ramchandrapur, P.S.-Haridevpur, Kolkata-700 104, SI No-10 is residing at Hut No-86A, Tarbahar Indira Colony, Juna Bilaspur, District-Bilaspur, SI No-11 is residing at Hut No-11B, ~~Sat Bahina Nandi~~ District-Bilaspur, SI No-12 to 14 are residing at M.G. Road (North).

1) Triparna Santra



2238c

3) Susoma Mahapatra



2239c

4) Mausam Das



2240c

5) Soumitra Karmakar



2241c

6) Nandita Das



2242c

7) Priyanka Banerjee (Das)



2243c

8) Anshu Acharyya



2244c

9) Mantripal Das

IDENTIFIED BY ME

[Signature]

MD. MAHFUZ TAKRIM
B.Sc. Sp. EA (Distt), MA, LL.B., C.V.R.
Advocate & Property Valuer
Calcutta High Court

ADDITIONAL REGISTRAR

KOLKATA

30 APR 2016

NOTIFIED

[Signature]

Authorised

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Ramchandrapur, P.S.-Haridevpur, Kolkata-700 104, SI No-15 is residing at 87/1C, Bondel Road, Ballygunge, Kolkata-700019, SI No-16 is residing at Ramchandrapur, Purbapara, P.S.-Haridevpur, Kolkata-700 104, 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 NORTECH PROPERTY PVT. LTD." holder of P.A.N.-AACCN 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, 6) M/S PURNIMA PROMOTERS PRIVATE LIMITED, holder of P.A.N.-AADCP 5434H, 7) M/S MOHINI MULTIPLEX PRIVATE LIMITED, holder of P.A.N.-AAECM 1849C, all companies are incorporated under the provisions of the Companies Act, 1956, having their office at 6C, Elgin Road, Oriental House, 4th Floor, Kolkata-700020, being represented by their Authorised Signatory, **SHRI ADITYA AGARWAL**, son of Shri Sunil Agarwal, 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 one **SHRI AMULYA CHARAN PATRA, SMT. BIDYUT LATA MAHATO @ MAHATAP, SMT. TARIT LATA BHOWMIK, SMT. NERAI @ NERASH LATA SINGHA** and **SMT. BIJALI PRABHA SINGHA** were the original owners, occupiers and possessors by virtue of recorded their names in the R.O.R. of Revisional Settlement in respect of their land measuring more or less **73 Decimal** i.e. 44Kattah 02Chittaks 295sqft lying in **Mouza-Ramchandrapur, Pargana Magura, P.S.-Behala, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian no-174, R.S.**

NORTECH PROPERTY PRIVATE LIMITED

2245 ✓
10) [Redacted] 2245 ✓

2246 ✓
11) Ushri Acharjee

2247 ✓
12) Sasabi Acharjee

2248 ✓
13) Nitin Nath

2249 ✓
14) Anandee Sarkar

2250 ✓
15) Ashona Chatterjee

2251 ✓
16) [Redacted]

2252 ✓
17) [Redacted]

IDENTIFIED BY



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[Signature]
MD. MAHFUZ TAKRIM
B.A., LL.B. (HONORABLE), U.P. CIVIL
Advocate & Property Valuer
Calcutta High Court

ADDITIONAL REGISTRAR
17 APR 2012

NORTECH PROPERTY

[Signature]
Authorized Sign

Dag no-16, District-24 Parganas (South) and measuring more or less **10 Decimal** i.e. 6Kattah 0Chittaks 36Sqft lying in **Mouza-Pashim Putiary**, Pargana-Magura, P.S-Behala, J.L. No-26, R.S. Khatian no-121, R.S. Dag no 1165/1241, District-24 Parganas (South).

WHEREAS each of the said **SHRI AMULYA CHARAN PATRA, SMT. BIDYUT LATA MAHATO @ MAHATAP, SMT. TARIT LATA BHOWMIK SMT. NERAI @ NERASH LATA SINGHA** and **SMT. BIJALI PRAEHA SINGHA** became owner of the 1/5th undivided share of land in respect of two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively which was equivalent to more or less **16.6 Decimal** i.e. 10Kattah 0Chittaks 328sqft.

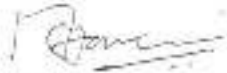
AND WHEREAS while the said **SMT. BIDYUT LATA MAHATAP**, wife of Sanyashi Charan Mahatap had been jointly enjoying the right, title, interest and possession in respect of her undivided share of 16.6 Decimal i.e. more or less 10Kattah 0Chittaks 32Sqft in respect of two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 06/11/1980 and leaving intestate behind her two sons namely **SARADA MAHATAP, AKINCHAN MAHATAP** and six daughters namely **SUSHMA MAHATAP, MONGRAMA DAS, ANIMA ACHARJEE, NILIMA SARKAR, ANUSREE SARKAR, ASHIMA CHATTERJEE** as her only legal heirs and successors.

AND WHEREAS while the said **SUSHMA MAHATAP**, daughter of Sanyashi Charan Mahatap & Bidyut Lata Mahatap had been jointly enjoying the right, title, interest and possession in respect of her undivided share in 16.6 Decimal i.e. more or less 10Kattah 0Chittaks 32Sqft in respect of two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 07/01/1991 in unmarried stage.

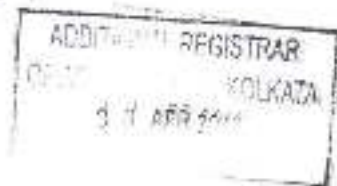
2257
8) Jayastree Bag.

2235
19) Tofan Palta

IDENTIFIED BY ME:-



MD. MAHFUZ TAKRIM
B.Sc, B.L. BA (Hons), MA, LL.B, C.M.R.
Advocate & Property Valuer
Calcutta High Court



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AND WHEREAS while the said **SARADA MAHATAP**, son of Sanyashi Charan Mahatap & Bidyut Lata Mahatap had been jointly enjoying the right, title, interest and possession in respect of his undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No 1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 06/12/1989 and leaving intestate behind his wife namely **USHA RANI MAHATAP** and two daughters namely **TRIPARNA SANTRA**, **SUPARNA NASKAR**, as his only legal heirs and successors.

AND WHEREAS while the said **AKINCHAN MAHATAP**, son of Sanyashi Charan Mahato & Bidyut Lata Mahato had been jointly enjoying the right, title, interest and possession in respect of his undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 03/01/2010 and leaving intestate behind his wife namely **SUSHAMA MAHATO**, as his only legal heir and successor.

AND WHEREAS while the said **SUSHMA MAHATO**, daughter of Sanyashi Charan Mahato & Bidyut Lata Mahato, had been jointly enjoying the right, title, interest and possession in respect of her undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively in R.O.R. of L.R. Dag Number-25, died on 07/01/1991 in unmarried stage. Her share devolved upon to her all brothers and sisters in equal way.

AND WHEREAS while the said **MONORAMA DAS**, daughter of Sanyashi Charan Mahato & Bidyut Lata Mahato had been jointly enjoying the right, title, interest and possession in respect of her undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 09/12/2002 and leaving intestate behind, two sons namely **DIPANKU DAS**, **MANAS DAS** and one daughter namely **SMITA MUKHERJEE** as her only legal heirs and successors.

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OF ASSESSMENT KOLKATA
30 APR 2013

NORTECH PROJECTS


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During in her life time, her husband namely **ANIL KUMAR DAS** died on 22/10/1997.

AND WHEREAS while the said **DIPANKU DAS**, son of Late Anil Kumar Das had been jointly enjoying the right, title, interest and possession in respect of his undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 17/07/2002 and leaving intestate behind his wife namely **NANDITA DAS** and one daughter namely **PRIYANKA BANERJEE** as his only legal heirs and successors.

AND WHEREAS while the said **ANIMA ACHARJEE**, daughter of Sanyashi Charan Mahato & Bidyut Lata Mahato had been jointly enjoying the right, title, interest and possession in respect of her undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 14/10/1997 and leaving intestate behind her husband namely **MANINDRA NATH ACHARJEE**, one son **KALYAN ACHARJEE** and four daughters namely **MAITRI DAS, LIPIKA DAS, USHRI ACHARJEE, BASOBI ACHARJEE** as her only legal heirs and successors.

AND WHEREAS while the said **MANINDRA NATH ACHARJEE**, had been jointly enjoying the right, title, interest and possession in respect of his undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No 1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 25/02/2002 and leaving intestate behind his one son **KALYAN ACHARJEE** and four daughters namely **MAITRI DAS, LIPIKA DAS, USHRI ACHARJEE, BASOBI ACHARJEE** as his only legal heirs and successors.

AND WHEREAS while the said **NILIMA SARKAR**, daughter of Sanyashi Charan Mahato & Bidyut Lata Mahato had been jointly enjoying the right, title, interest and possession in respect of her undivided share of



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OFFICE-I, KOLKATA
12 APR 2013

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land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 11/05/2012 and leaving intestate behind her one daughter namely **MITRA NATH** as her only legal heir and successor. During in her life time, her husband namely **PRASENJIT SARKAR** died on 22/05/2000.

AND WHEREAS thus the said 1)TRIPARNA SANTRA, 2)SUPARNA NASKAR, 3)SUSOMA MAHATAP, 4)MANAS DAS, 5)SMITA MUKHERJEE, 6)NANDITA DAS, 7)PRIYANKA BANERJEE, 8)KALYAN ACHARJEE, 9)MAITRI DAS, 10)LIPIKA DAS, 11)USHRI ACHARJEE, 12)BASOBI ACHARJEE, 13)MITRA NATH, 14)ANUSREE SARKAR, 15)ASHIMA CHATTERJEE became the absolute joint owners by virtue of inheritance and succession from Bidyut Lata Mahatap in respect of two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively which was equivalent to undivided land measuring more or less 16.6 Decimal i.e. 10Kattah 0Chittaks 32Sqft.

AND WHEREAS while the said 1)TRIPARNA SANTRA, 2)SUPARNA NASKAR, 3)SUSOMA MAHATAP, 4)MANAS DAS, 5)SMITA MUKHERJEE, 6)NANDITA DAS, 7)PRIYANKA BANERJEE, 8)KALYAN ACHARJEE, 9)MAITRI DAS, 10)LIPIKA DAS, 11)USHRI ACHARJEE, 12)BASOBI ACHARJEE, 13)MITRA NATH, 14)ANUSREE SARKAR, 15)ASHIMA CHATTERJEE had been jointly enjoying the right, title, interest and possession in respect of their undivided share of land in R.S. Dag No-16 in Mouza-Ramchandrapur, mutated their names in L.R. R.O.R. being L.R. Khatian Numbers-3311, 3312, 3314, 3313, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3324, 3325 & 3326.

AND FURTHER WHEREAS while the said **SMT. TARIT LATA BHOWMIK**, wife of Prafulla Bhowmik had been enjoying the right, title, interest and possession in respect of her undivided share of 16.6 Decimal i.e. more or less 10Kattah 0Chittaks 31Sqft in respect of two

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 APR 2011

NOTICE RESPECT TO

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dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 29/05/1967 and leaving intestate behind her one son namely **ALOKE BHOWMIK**, and three daughters namely **JUTHIKA BHOWMIK**, **LATIKA SEN**, **BITHIKA SARKAR**, as her only legal heirs and successors.

AND WHEREAS while the said **ALOKE BHOWMIK**, had been enjoying the right, title, interest and possession in respect of his undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 31/02/1998 and leaving intestate behind his wife namely **RITA BHOWMICK** as his only legal heir and successor.

AND WHEREAS while the said **JUTHIKA BHOWMIK**, had been enjoying the right, title, interest and possession in respect of her undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 02/05/2008. She died in unmarried stage and leaving intestate behind her two sisters namely **LATIKA SEN & BITHIKA SARKAR**, and one sister-in-law (Brother's wife) namely **RITA BHOWMICK** as her only legal heir and successor.

AND WHEREAS while the said **LATIKA SEN**, had been enjoying the right, title, interest and possession in respect of her undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 01/04/2009 and leaving intestate behind her husband namely **NIRENDRA KRISHNA SEN**, one sisters namely **BITHIKA SARKAR**, and one sister-in-law (Brother's wife) namely **RITA BHOWMICK** as her only legal heir and successor.

AND FURTHER WHEREAS thus the said 1) **RITA BHOWMIK** 2) **NIRENDRA KRISHNA SEN**, 3) **BITHIKA SARKAR**, became the absolute joint owners by virtue of inheritance and succession from Tarit



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
30 APR 2017

NOTED FOR FILE

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Lata Bhowmick in respect of two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively which was equivalent to undivided land measuring more or less **16.6 Decimal i.e. 10Kattah 0Chittaks 328qft.**

AND FURTHER WHEREAS while the legal heirs of said Tarit Lata Bhowmik i.e. **1) RITA BHOWMIK 2) NIRENDRA KRISHNA SEN, 3) SITHIKA SARKAR,** had been jointly enjoying the right, title, interest and possession in respect of their undivided share of land measuring more or less **16.6 Decimal i.e. 10Kattah 0Chittaks 328qft** in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary, sold, conveyed and transferred the same to the present Purchasers No-1 to 5 i.e. **1)"M/S NORTECH PROPERTY PVT. LTD." 2)"M/S PRACHI HOUSING PVT. LTD." 3)"M/S LAGAN NIRMAN PVT. LTD.", 4)"M/S MEMORY ESTATES PVT. LTD." 5)"M/S BARON PROMOTERS PVT. LTD."** by virtue of two deeds of conveyances vide Deed No-I-9656/2012 and I-684/2013.

AND FURTHER WHEREAS similarly while one of the legal heir of said Bidyut Lata Mahata @ Mahatap i.e. **SUPARNA NASKAR,** had been enjoying the right, title, interest and possession in respect of her undivided share of land measuring more or less **11Chittaks 228qft** in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary, sold, conveyed and transferred the same to the present Purchasers No-1 to 5 i.e. **1)"M/S NORTECH PROPERTY PVT. LTD." 2)"M/S PRACHI HOUSING PVT. LTD." 3)"M/S LAGAN NIRMAN PVT. LTD.", 4)"M/S MEMORY ESTATES PVT. LTD." 5)"M/S BARON PROMOTERS PVT. LTD."** by virtue of registered deed of conveyance which was registered in the office of A.R.A.-I, Kolkata on 26/04/2013.

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KOLKATA
30 APR 2013

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AND FURTHER WHEREAS while the said **BIJALI PRABHA SINGHA**, wife of Late Prabir Chandra Singha had been enjoying the right, title, interest and possession in respect of her undivided share of 16.6 Decimal i.e. more or less 10Kattah 0Chittaks 32Sqft in respect of two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively, died on 05/07/1995 and leaving intestate behind her one daughter namely **RINA MONDAL** as her only legal heir and successor.

AND FURTHER WHEREAS thus the said **RINA MONDAL**, Shyamal Mondal became the absolute owner by virtue of inheritance and succession from Tarit Lata Bhowmick in respect of two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary respectively which was equivalent to undivided land measuring more or less **16.6 Decimal i.e. 10Kattah 0Chittaks 32Sqft**.

AND FURTHER WHEREAS while the legal heirs of said **SHRI AMULYA CHARAN PATRA** i.e. 1)Ria patra, 2)Swagata patra, 3) Tapan Patra, 4)Jayasree Bagh, 5)Ayan Mondal, 6)Archita Mondal @ Sarkar, 7)Banasree Das, legal heirs of said **SMT. BIDYUT LATA MAHATO @ MAHATAP** i.e. Triparna Santra, Susoma @ sushama Mahatap, Manas Das, Smita Mukherjee, Nandita Das, Priyanka Banerjee, Kalyan Acharjee, Maitri Das, Lipika Das, Ushri Acharjee, Basobi Acharjee, Mitra Nath, Anusree Sarkar, Ashima Chatterjee, legal heirs of said **SMT. NERAI @ NERASH LATA SINGHA** i.e. Dipankar Sinha, Dibakar Sinha, Premankur Sinha, Sujeta Sinha, legal heirs of said **SMT. BIJALI PRABHA SINGHA** i.e. Rina Mondal and present purchasers companies number 1 to 5 i.e. 1)"**M/S NORTECH PROPERTY PVT. LTD.**" 2)"**M/S PRACHI HOUSING PVT. LTD.**" 3)"**M/S LAGAN NIRMAN PVT. LTD.**", 4)"**M/S MEMORY ESTATES PVT. LTD.**" 5)"**M/S BARON PROMOTERS PVT. LTD.**", had been jointly enjoying the right, title, interest and possession in respect of their undivided share of land in two dags i.e. R.S. Dag No-16 and R.S. Dag No-1165/1241 lying in Mouza-Ramchandrapur and Mouza-Pashim Putiary, have agreed to

WITNESSED







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KOLKATA
30 APR 2017

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partitioned and divided by metes and bounds for better enjoyment and effective control and dealings of their respective shares and as such by virtue of "Deed of Partition" which was registered in the office of A.R.A-1 of Kolkata, wherein legal heirs of **SHRI AMULYA CHARAN PATRA** i.e. 1)Ria patra, 2)Swagata patra, 3) Tapan Patra, 4)Jayasree Bagh, 5)Ayan Mondal, 6)Archita Sarkar, 7)Banasree Das, **First Parties** therein, legal heirs of **SMT. BIDYUT LATA MAHATO @ MAHATAP** i.e. Triparna Santra, Susoma @ Sushama Mahatap, Manas Das, Smita Mukherjee, Nandita Das, Priyanka Banerjee, Kalyan Acharjee, Maitri Das, Lipika Das, Ushri Acharjee, Basobi Acharjee, Mitra Nath, Anusree Sarkar, Ashima Chatterjee, **Second Parties** therein, legal heirs of **SMT. BIJALI PRABHA SINGHA** i.e. Rina Mondal, **Third Party** therein and present purchasers companies number 1 to 5 i.e. 1)"M/S NORTECH PROPERTY PVT. LTD." 2)"M/S PRACHI HOUSING PVT. LTD." 3)"M/S LAGAN NIRMAN PVT. LTD.", 4)"M/S MEMORY ESTATES PVT. LTD." 5)"M/S BARON PROMOTERS PVT. LTD.", **Fourth Parties** therein, legal heirs of **SMT. NERAI @ NERASH LATA SINGHA** i.e. Dipankar Sinha, Dibakar Sinha, Premankur Sinha, Sujata Sinha, **Fifth Parties** therein, have been allotted their demarcated property marked as "LOT-A", "LOT-B", "LOT-C", "LOT-D" and "LOT-E".

AND FURTHER WHEREAS thus the said legal heirs of said **SHRI AMULYA CHARAN PATRA** i.e. 1)Ria patra, 2)Swagata patra, 3) Tapan Patra, 4)Jayasree Bagh, 5)Ayan Mondal, 6)Archita Mondal @ Sarkar, 7)Banasree Das, **First Parties** therein, legal heirs of **SMT. BIDYUT LATA MAHATO @ MAHATAP** i.e. Triparna Santra, Susoma @ Sushama Mahatap, Manas Das, Smita Mukherjee, Nandita Das, Priyanka Banerjee, Kalyan Acharjee, Maitri Das, Lipika Das, Ushri Acharjee, Basobi Acharjee, Mitra Nath, Anusree Sarkar, Ashima Chatterjee, **Second Parties** therein, legal heirs of **SMT. BIJALI PRABHA SINGHA** i.e. Rina Mondal, **Third Party** therein and present purchasers companies i.e. 1)"M/S NORTECH PROPERTY PVT. LTD." 2)"M/S PRACHI HOUSING PVT. LTD." 3)"M/S LAGAN NIRMAN PVT. LTD.", 4)"M/S MEMORY ESTATES PVT. LTD." 5)"M/S BARON

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ADDITIONAL REGISTRAR
KOLKATA
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NORTECH PROPERTY CONSULTANTS

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PROMOTERS PVT. LTD., Fourth Parties therein, became the absolute owners of "LOT-A", "LOT-B", "LOT-C", and "~~LOT-D~~", by virtue of said registered deed of partition in respect of R.S. Dag No-16 lying in Mouza-Ramchandrapur.

AND FURTHER WHEREAS thus the said legal heirs and successors of said Amulya Charan Patra were the absolute owners by virtue of registered "Deed of Partition" in respect of the second schedule thereto measuring more or less 6Kattahs 0Chittak 36Sqft comprising in R.S. Dag No-1165/1241 under R.S. Khatian no. 121 in Mouza-Pashim Putiary and measuring more or less 4Kattahs appertaining to R.S. Dag No-16 under R.S. Khatian no. 174 in Mouza-Ramchandrapur, Pargana-Magura, corresponding to L.R. Dag no-25 altogether measuring more or less 10Kattahs 0Chittak 36Sqft.

AND FURTHER WHEREAS the said legal heirs and successors of Amulya Charan Patra were the absolute owners in possession of the another property measuring more or less 27 Decimal i.e. 16Kattah 5Chittaks 16Sqft comprising in R.S. Dag No. 36 under R.S. Khatian no. 193 in Mouza- Ramchandrapur, Pargana-Magura, corresponding to L.R. Dag no-49 by virtue of inheritance and succession as their father's name Amulya Charan Patra since deceased had been recorded in R.O.R. of Revisional Settlement.

AND FURTHER WHEREAS while the said legal heirs and successors of Amulya Charan Patra had been enjoying the right, title, interest and possession in respect of land measuring more or less 27 Decimal i.e. 16Kattah 5Chittaks 16Sqft comprising in R.S. Dag No. 36 under R.S. Khatian no. 193 in Mouza-Ramchandrapur, Pargana-Magura, corresponding to L.R. Dag no-49, have agreed to mutually exchange and transfer of the ownership in respect of the aforesaid property with the land measuring more or less 10Kattah appertaining to R.S. Dag No-16 under R.S. Khatian no. 174 in Mouza-Ramchandrapur, Pargana-Magura, corresponding to L.R. Dag no-25 belong to legal heirs and

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OF NORTH BENGAL
30 APR 2013

NORTECH PROPERTY / [unclear]


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successors of Nirash Lata Sinha whom had been allotted the same marked as LOT-E in a registered "Deed of Partition" and thus the legal heirs and successors of Nirash Lata Sinha i.e. the second parties therein in the said "Deed of Exchange" became absolute owners of the land measuring more or less 27 Decimal i.e. 16Kattah 5Chittaks 16Sqft comprising in R.S. Dag No. 36 under R.S. Khatian no. 193 in Mouza-Ramchandrapur, Pargana-Magura, corresponding to L.R. Dag no-49, similarly the said legal heirs and successors of Amulya Charan Patra became absolute owners of the land measuring more or less 10Kattah appertaining to R.S. Dag No-16 under R.S. Khatian no. 174 in Mouza-Ramchandrapur, Pargana Magura, corresponding to L.R. Dag no-25.

AND FURTHER WHEREAS in this way, the said legal heirs and successors of said Amulya Charan Patra were the absolute owners of land measuring more or less 6Kattahs 0Chittak 36Sqft comprising in R.S. Dag No-1165/1241 under R.S. Khatian no. 121 in Mouza-Pashim Putiary but physically as per survey it was found measuring more or less 5Kattahs 11Chittak 04Sqft due to some slot of land measuring more or less 5Chittak 32Sqft had been merged with the development of local road area on northern portion of this landed area and the present parties herein are also the absolute owners of another portion of land measuring more or less 14Kattahs appertaining to R.S. Dag No-16 under R.S. Khatian no. 174 in Mouza-Ramchandrapur, Pargana-Magura, corresponding to L.R. Dag no-25 and thus altogether the present parties herein are the absolute owners of physically found landed area measuring more or less 19Kattahs 11Chittak 04Sqft.

AND FURTHER WHEREAS in the manner stated hereinbefore all the legal heirs and successors of said Amulya Charan Patra (Hereinafter referred to as the "Owners") jointly became the owners of the land measuring more or less 5Kattahs 11Chittak 04Sqft comprising in R.S. Dag No-1165/1241 under R.S. Khatian no. 121 in Mouza-Pashim Putiary and another portion of land measuring more or less 14Kattahs appertaining to R.S. Dag No-16 under R.S. Khatian no. 174 in Mouza-



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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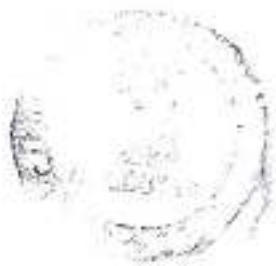
MONTECH PROPERT

Ranchandrapur, Pargana-Magura, corresponding to L.R. Dag no-25 and thus altogether the present parties herein are the absolute owners of physically found landed area measuring more or less 19Kattahs 11Chittak 04Sqft and further whereas the "Owners" thereto having acquired the said properties as aforesaid and for the sake of better enjoyment of the same and in order to avoid any kind of future disputes or complications and for the sake of better use, occupation and enjoyment of the said property, the parties i.e. the said "Owners" therein had decided to separate the same and make a partition of the said property in distinct way and to allot the respective share to the respective parties i.e. the "Owners" therein for the separate and fullest enjoyment by each of the party or parties and further whereas the said "Owners" therein for the purpose of the partition of the said property into separate lots in accordance with the respective shares of the parties i.e. the "Owners" therein and for more convenient and exclusive possession and for better use, occupation and enjoyment of the divided and demarcated portions of the said "Owners" being the parties therein have mutually and unanimously agreed to have the said property partitioned by metes and bound in the manner hereinafter appearing, viz. **Lot-A/1** containing an area of 4Kattahs 7Chittaks 22Sqft appertaining to R.S. Dag No-16 under Mouza-Ranchandrapur more fully described in the second schedule thereunder written marked as 'green' verge line in the plan annexed therein, **Lot-A/2** containing an area of 2Kattahs appertaining to R.S. Dag No-16 under Mouza-Ranchandrapur more fully described in the third schedule thereunder written marked as 'blue' verge line in the plan annexed therein, **Lot-A/4** containing an area of 4Kattahs appertaining to R.S. Dag No-16 under Mouza-Ranchandrapur more fully described in the fifth schedule thereunder written marked as 'red' verge line in the plan annexed therein.

AND FURTHER WHEREAS wherein legal heirs of **SHRI AMULYA CHARAN PATRA** i.e 1)Tapan Patra, 2)Jayasree Bagh, 3)Ayan Mondal, 4)Archita Mondal @ Sarkar, legal heirs of **SMT. BIDYUT LATA**

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ADDITIONAL REGISTRAR
OFFICE OF THE REGISTRAR, KOLKATA
3.3 APR 2012

NORTECH PROPERTY SERVICES


AUTHORISED SIGNATORY

MAHATO @ MAHATAP i.e. Triparna Santra, Susoma @ Sushama Mahatap, Manas Das, Smita Mukherjee, Nandita Das, Priyanka Banerjee, Kalyan Acharjee, Maitri Das, Lipika Das, Uahri Acharjee, Basobi Acharjee, Mitra Nath, Anusree Sarkar, Ashima Chatterjee, legal heirs of **SMT. BJALI PRABHA SINGHA** i.e Rina Mondal i.e. Nineteen Vendors herein had been separately enjoying the right, title, interest and possession in respect of their demarcated share of land measuring more or less 6Kattahs 15Chittaks, 9Kattahs 5Chittaks 15Sqft, 10Kattahs 36Sqft respectively in R.S. Dag No-16 lying in Mouza-Ramchandrapur altogether a land measuring more or less **26Kattahs 05Chittaks 06Sqft**, morefully described in the 'Schedule Property' being in financial requirement have decided to sell out and transfer the same and thus Purchasers have agreed to purchase the same hereinafter called the said land at a price of **Rs.1,38,18,750/- (Rupees One Crore Thirty Eight Lakhs Eighteen Thousand Seven Hundred and Fifty 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 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 demarcated land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisition, requisitions and alignments.

NORTECH PROPERTY DEVELOPERS


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ADDITIONAL REGISTRAR
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13 APR 2013

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3) The Vendors have duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of their demarcated land up to the date of execution of the "Deed of Conveyance".

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 liabilities.

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.1,38,18,750/- (Rupees One Crore Thirty Eight Lakhs Eighteen Thousand Seven Hundred and Fifty only)** paid by the Purchasers to the Vendors at the

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 APR 2017

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time of execution of these presents (the receipt of which the Vendors hereby admit and acknowledge).

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 transferrable 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 VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:

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

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
8-6 APR 2013

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- II) After purchasing the said land, the Purchasers will have absolute authority to sell, transfer, assign, mortgage and /or let out the said demarcated 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 TRADING CO. LTD



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
30 APR 2013

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SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of demarcated land measuring more or less **26Kattahs 05Chittaks 06Sqft** together with a tile shed structure of 1000 Sqft situated within **Mouza- Ramchandrapur**, Pargana- Magura, appertaining to **L.R. Dag no- 25** under L.R. Khatian no-2414, 3311, 3314, 3313, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3324, 3325, 3326, 453, 409, 35, 26 & 679, 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 (s), under **Joka-I Gram Panchayet** delineated in the "**RED VERGE**" 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 which is butted and bounded as follows:-

- ON THE NORTH** : Land of R.S. Dag No-13 & 14 and land of Tapan Patra and his co-sharer.
- ON THE SOUTH** : Land of R.S. Dag No-20 and land of Purchaser No-1 to 5.
- ON THE EAST** : Land of Tapan Patra and his co-sharers and Mahatma Gandhi Road.
- ON THE WEST** : Land of R.S. Dag No-15.

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory



ADDITIONAL REGISTRAR
KOLKATA
30 APR 2013

NORTON PROPERTY

A handwritten signature in blue ink.

Authorised 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. Prasenjit Ghosh
180/25 M.G. Rd.
KOL-82 | Rina Mondal
Triparna Santra
Susoma Nathawat
Manu Jay
Smita Mukherjee
Nandita Das
Priyanka Banerjee (Das)
Kalyan Acharyee
Meitrim Das
Ispika Das
Ushri Acharyee
Basabi Acharyee
Mitra Nath
Anusree Sarker
Ashima Chatterjee
Ayan Mondal
Sachin Sarker
Jagadee Bag
Tapan Patra |
| 2. Asok Kumar Das
Vill - Ramchandrapur
Kobardanga More
P.O. - R. C. Hakirani
KOL-109 | |

.....
SIGNATURE OF VENDORS

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 APR 2013

NORTECH PROPERTIES


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MORTECH PROPERTY PVT. LTD.
PRACHI HOUSING PVT. LTD.
LAGAN NIRMAN PVT. LTD.
MEMORY ESTATES PVT. LTD.
BARDON PROMOTERS PVT. LTD.
HUNUMA PROMOTERS PVT. LTD.
MCHN MULTIPLEX PVT. LTD.
Pradyumn Kumar
Advocate

.....
SIGNATURE OF PURCHASERS

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

[Signature]
30/4/13
ADVOCATE

MD. MAHFUZ TAKRIM
B.Sc, Sp. SA (Distt), MA, LL.B, D.V.R.
Advocate & Property Valuer
Calcutta High Court

MORTECH PROPERTY PVT. LTD.
[Signature]
Authorized Signatory



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 APR 2013

REGISTRAR OF ASSURANCES
KOLKATA
10, RAJABAI CHOWK, KOLKATA
700 001

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MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.1,38,18,750/- (Rupees One Crore Thirty Eight Lakhs Eighteen Thousand Seven Hundred and Fifty 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.	Banker's Cheque vide No- 166772...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	RINA MONDAL	Rs.35,00,000/-
2.	Banker's Cheque vide No- 166771...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	TRIPARNA SANTRA	Rs.4,50,000/-
3.	Banker's Cheque vide No- 166780...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	SUSOMA MAHATAP	Rs.5,00,000/-
4.	Banker's Cheque vide No- 166781...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	MANAS DAS	Rs.1,66,667/-
5.	Banker's Cheque vide No- 166782...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	SMITA MUKHERJEE	Rs.1,66,667/-
6.	Banker's Cheque vide No- 166783...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	NANDITA DAS	Rs.83,333/-
7.	Banker's Cheque vide No- 166784...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	PRIYANKA DAS	Rs.83,333/-
8.	Banker's Cheque vide No- 166785...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	KALYAN ACHARYYA	Rs.3,50,000/-
9.	Banker's Cheque vide No- 166786...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	MAITRI DAS	Rs.1,00,000/-
10.	Banker's Cheque vide No- 166787...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	LIPIKA DAS	Rs.1,00,000/-
11.	Banker's Cheque vide No- 166788...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	USHRI ACHARJEE	Rs.1,00,000/-
12.	Banker's Cheque vide No- 166789...dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	BASOBI ACHARYA	Rs.1,00,000/-

HDFC BANK

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
30 APR 2012

NORTECH PROPERTY PRIVATE LIMITED


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13.	Banker's Cheque vide No- 166.790 dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	MITRA NATH	Rs.6,50,000/-
14.	Banker's Cheque vide No- 166.791 dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	ANUSREE SARKAR	Rs.5,00,000/-
15.	Banker's Cheque vide No- 166.792 dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	ASHIMA CHATTERJEE	Rs.5,00,000/-
16.	Banker's Cheque vide No- 166.793 dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	AYAN MONDAL	Rs.20,00,000/-
17.	Banker's Cheque vide No- 166.794 dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	ARCHITA (MONDAL) SARKAR	Rs.20,00,000/-
18.	Banker's Cheque vide No- 166.795 dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	JAYASREE BAG	Rs.20,00,000/-
19.	Banker's Cheque vide No- 166.798 dated 29/04/13 issued by HDFC Bank, Central Plaza Branch.	TAPAN PATRA	Rs.4,68,750/-
TOTAL=			Rs.1,38,18,750/-

TOTAL RUPEES ONE CRORE THIRTY EIGHT LAKHS EIGHTEEN THOUSAND SEVEN HUNDRED AND FIFTY ONLY.

WITNESSES:

1. Pooanesh Biswas
180/2/15 M. G. Rd.
2. K. C. - 82 -
Asoka Str. No.
Vill. Ramchandrapur
Kobardanga More
P.O. - R. C. Mahurani
Kot - 104

Basabi Acharyee
Mitra Nath
Anusree Sarkar
Ashima Chatterjee
Ayan Mondal
Archita Sarkar
Jayasree Bag
Tapan Patra

Rina Mondal
Triparna Santra
Sudama Banerjee
Mousumi Das
Smriti Banerjee
Nandita Das
Priyanka Banerjee (Das)
Kalyan Acharyee
Maitri Das
Lipika Das
Ushri Acharyee

SIGNATURE OF VENDORS

NORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory



ADDITIONAL REGISTRAR
OF ASSOCIATED COMPANIES, KOLKATA
30 APR 2013

NORTECH PROPELLER

A handwritten signature in blue ink.

Authorised Signatory

100pc

Photo & Signatures
of the Executants /
Presenters

SPECIMEN FOR TEN FINGERPRINTS



NORTECH PROPERTY PVT. LTD.
PRACHI HO. SVIS PVT. LTD.
LAGAN NISHAN PVT. LTD.
MEMPHY ESTATES PVT. LTD.
BAROH PROMOTERS PVT. LTD.
PURNIMA PROMOTERS PVT. LTD.
MOHINI MULTIPLEX PVT. LTD.

Authorized Signature



Rina Masdal



Triparna
Santra



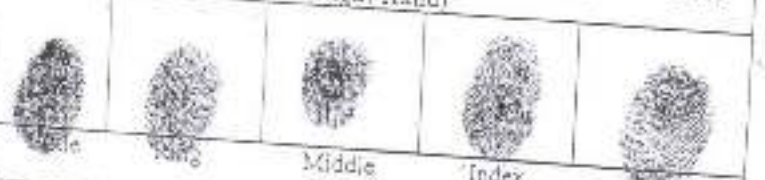
Shama
Mahapat



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



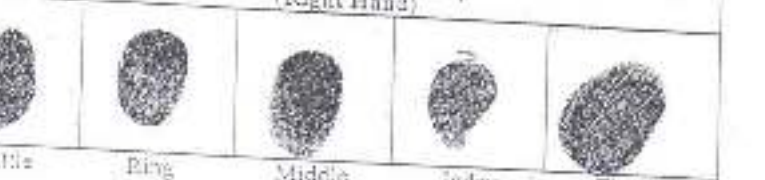
Thumb Index Middle Ring Little
(Right Hand)



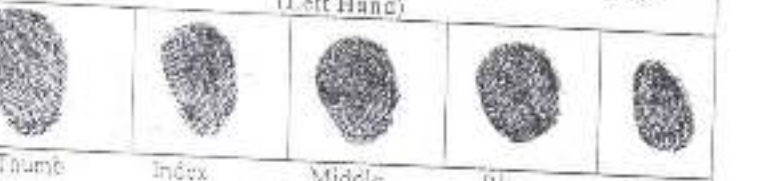
Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

NORTECH PROPERTY PVT. LTD.

P. Saha

Authorized Signatory



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
30 APR 2013

NORTECH PROTECTIVE

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Authorized Signatory

Photo & Signatures
of the Examiners /
Presenters

SPECIMEN FOR TEN FINGER PRINTS



Navin Kumar



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Santa Kumar



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Nandita Das



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Priyanka Banerjee
(Das)



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

NORTECH PROPERTY PRIVATE

Authorized Signatory



ADDITIONAL REGISTRAR
CENTRAL OFFICE, KOLKATA
30 APR 2012

A handwritten signature or set of initials is located in the bottom right corner of the page. It is written in blue ink and appears to be a stylized, cursive mark.

Photo & Signatures
of the Executants /
Presentants

SPECIMEN FOR TEN FINGER PRINTS



Kalyan
Acharye.



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Maytridey



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Nipika Des



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



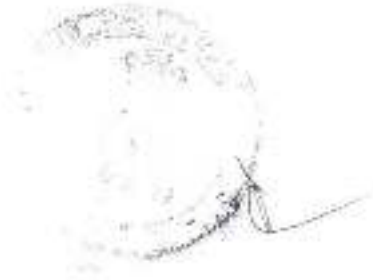
Ushra
Acharye



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 APR 2013

INDUSTRIAL PROPERTY

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Photo & Signatures
of the Executives /
Presentants

SPECIMEN FOR TEN FINGER PRINTS



Basabi
Acharyee



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Aruna Nath



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Anusree Sarkar



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Ashima Chatterjee



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 APR 2017

NORTECH PROPERTY PRIVATE LIMITED

[Handwritten signature]

Authorised Signatory

Photo & Signature
of the Executants/
Presenters

SPECIMEN FOR TEN FINGER PRINTS



Anjan Mandal



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Anubhuti Sarkar



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)



Jayasree Das



Little Ring Middle Index Thumb
(Left Hand)



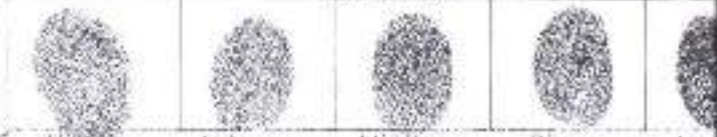
Thumb Index Middle Ring Little
(Right Hand)



Tapan Patra



Little Ring Middle Index Thumb
(Left Hand)



Thumb Index Middle Ring Little
(Right Hand)

NORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
30 APR 2013

NORTECH PROPERTY FINANCE


Authorized Signatory

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Govt. of West Bengal
 Directorate of Registration & Stamp Revenue
 eChallan

Stamp

GRN: 19-201314-060057744-1
 GRN Date: 29/04/2013 17:56:28
 BRN: 432959254

Payment Mode: Online Payment
 Bank: ICICI Bank
 BRN Date: 29/04/2013 17:57:24

DEPOSITOR'S DETAILS

Name: MD. TAKRIM
 Contact No.: 22805454
 E-mail:
 Address: 80 ELGIN ROAD
 KOLKATA - 700 020
 Applicant Name: Md Takrim
 Office Name: A. R. A. -4 KOLKATA, Kolkata
 Office Address:
 Status of Depositor: Advocate
 Purpose of payment / Remarks: Requisition Form Filed in Registration Office

Id No.: 1901LC00010289/2/2013
(Date of Issue: Year)

Mobile No.: +91 9831480913

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	190100010289/2/2013	Property Registration-Stamp duty	0020-CP-109-001-00	710220
2	190100010289/2/2013	Property Registration-Registration Fee	0020-CP-101-001-00	131654
Total				841874
In Words: Rupees Eight Lakh Fifty Nine Thousand Seven Hundred Seventy Four only				

NORTECH PROPERTIES

[Signature]
 Authorized Signatory



ADDITIONAL REGISTRAR
OF LAND REVENUE, KOLKATA
3.3 APR 2013

NOTICE OF PROCEEDINGS

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

Endorsement For Deed Number : I - 04776 of 2013
(Serial No. 04085 of 2013 and Query No. L000010284 of 2013)

On: 30/04/2013

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

Presented for registration at 15.04 hrs on 30/04/2013, at the Private residence by Arin Agarwal (Claimant).

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

Execution admitted on 30/04/2013 by

1. Mrs. Mondal, wife of Snyamal Mondal, Dakshinpara, Purbapara, Kolkata, Thana: Regent Park, District: South 24 Parganas, WEST BENGAL, India, Pin :-700093, By Caste Christian, By Profession : Service
2. Trinoma Santra, wife of Anup Santra, Ramchandrapur, Purbapara, Kolkata, Thana: Trakurpukur, District: South 24 Parganas, WEST BENGAL, India, Pin :-700104, By Caste Christian, By Profession : House wife
3. Suman @ Susama Mahanta, wife of Mr. Asinchen Mahatap, Classic Shikari Cms. Plot -35, New Purva Rajad, New Mumbai -3, Flat No: A/108, District: Mumbai, MAHARASHTRA, India, Pin :-400016, By Caste Christian, By Profession : House wife
4. Anil Chh, son of L. Anikumar Das, M. G. Road (North), Ramchandrapur, Kolkata, Thana: Trakurpukur, District: South 24 Parganas, WEST BENGAL, India, Pin :-700104, By Caste Christian, By Profession : Others
5. Smita Das @ Mukherjee, wife of Pranab Mukherjee, M. G. Road (North), Ramchandrapur, Kolkata, Thana: Trakurpukur, District: South 24 Parganas, WEST BENGAL, India, Pin :-700104, By Caste Christian, By Profession : House wife
6. Anshu Das, wife of Mr. Dipanku Das, North Baraatyabari (Middle), Baraatyabari, Thana: Dintala, District: Durgam Cheruvu, WEST BENGAL, India, By Caste Christian, By Profession : Service
7. Prerona Das @ Banerjee, wife of Sayrav Banerjee, Ramchandrapur, Mahatma Gandhi Rd, Kolkata, Thana: Trakurpukur, District: South 24 Parganas, WEST BENGAL, India, Pin :-700104, By Caste Christian, By Profession : House wife
8. Kishan Athaiyya, son of L. Manindra Nath Acharjee, 237, Mahatma Gandhi Rd, Kolkata, Thana: Trakurpukur, District: South 24 Parganas, WEST BENGAL, India, Pin :-700104, By Caste Christian, By Profession : Business
9. Anu Das, wife of L. Mikel Das, Ramchandrapur, Mahatma Gandhi Rd, Kolkata, Thana: Trakurpukur, District: South 24 Parganas, WEST BENGAL, India, Pin :-700104, By Caste Christian, By Profession : House wife
10. Lina Das, wife of L. Jiban Krishna Das, Hut No- 86 A, Tarbalar Indira Colony, Juna, District: Bilaspur, CHHATTISGARH, India, By Caste Christian, By Profession : House wife
11. Lina Patrajen, daughter of L. Asindora Nandan Acharjee, Hut No- 11 B, Sat Bahina Mandir, District: Bilaspur, CHHATTISGARH, India, By Caste Christian, By Profession : Others



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
1 MAY 2013
(Arin Kumar Ghosh)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA
endorsementPage 1 of 4

30/04/2013 12:07:09

NORTECH PROPERTY PRIVATE LIMITED

Authorized Officer



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

Endorsement For Deed Number : 1- 04776 of 2013
(Serial No. 04085 of 2013 and Query No. L000010284 of 2013)

12. Desori Acharya, daughter of Lt. Manindra Nath Acharya , Ramchandrapur, Mahatma Gandhi Rd, Kolkata, Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, Pin : 700104, By Caste Christian, By Profession : Others
13. Minu Nath, wife of Niloy Nath , Ramchandrapur, Mahatma Gandhi Rd, Kolkata, Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, Pin :700104, By Caste Christian, By Profession : House wife
14. Anusree Sarkar, wife of Lt. Swapan Sarkar , Ramchandrapur, Mahatma Gandhi Rd, Kolkata, Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, Pin :700104, By Caste Christian, By Profession : House wife
15. Arshina Chatterjee, wife of Lt. Tapen Chatterjee , 87/1 C, Bondel Road, Kolkata, Thana-Buliyungta, District-South 24-Parganas, WEST BENGAL, India, Pin :700019, By Caste Christian, By Profession : Housewife
16. Ayaz Mondal, son of Anup Mondal , Ramchandrapur, Purbapara, Kolkata, Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, Pin :700104, By Caste Christian, By Profession : Business
17. Anshu Mondal (Sarkar), daughter of Anup Mondal , Ramchandrapur, Purbapara, Kolkata, Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, Pin :700104, By Caste Christian, By Profession : Others
18. Anurag Bagn, wife of Prital Bagn , Ramchandrapur, Purbapara, Kolkata, Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, Pin :700104, By Caste Christian, By Profession : House wife
19. Tapen Patra, son of Lt. Anulya Charan Patra , Ramchandrapur, Purbapara, Kolkata, Thana-Thakurpukur, District-South 24-Parganas, WEST BENGAL, India, Pin :700104, By Caste Christian, By Profession : Business



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
16 MAY 2013
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 2 of 4

16/05/2013 12:07:00

NORTES PROPERTY ADJUSTERS



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

Endorsement For Deed Number : I - 04776 of 2013
(Serial No. 04085 of 2013 and Query No. L000010284 of 2013)

- 20 Aditya Agarwal
Authorized Signatory, M/S, Nortech Property Pvt. Ltd., 6 C, Egin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, M/S, Panchi Housing Pvt. Ltd., 6 C, Egin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, M/S, Legan Nirman Pvt. Ltd., 6 C, Egin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin-700020.
- Authorized Signatory, M/S, Memory Estates Pvt. Ltd., 6 C, Egin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, M/S, Baton Promoters Pvt. Ltd., 6 C, Egin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, M/S, Purnima Promoters Pvt. Ltd., 6 C, Egin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- Authorized Signatory, M/S, Mahini Multiplex Pvt. Ltd., 6 C, Egin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, District-South 24-Parganas, WEST BENGAL, India, Pin -700020.
- By Profession: Others
- Witnessed By: Md. Mahfuz Takrim, son of ... , High Court, CALCUTTA, Thana-Hare Street, District-Kolkata, WEST BENGAL, India, By Caste Muslim, By Profession: Advocate.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 02/05/2013

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,31,658/- paid online on 29/04/2013 5:57PM with Govt. Ref. No. 190213140000577441 on 29/04/2013 5:56PM Bank: ICICI Bank, Bank Ref. No. 432889254 on 29/04/2013 5:57PM. Head of Account: 0030-03-104-001-18, Query No:19011000010284/2013

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 -1,19,00,000/-

Certified that the required stamp duty of this document is Rs - 717620/- and the Stamp duty paid as follows: Rs - 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB


 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
 16 MAY 2013
 (Ashim Kumar Ghosh)
 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

30/05/2013 12:07:00

Endorsement Page 3 of 4
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 - 04776 of 2013
(Serial No. 04085 of 2013 and Query No. L000010284 of 2013)

Stamp duty Rs. 7,17,620/- paid online on 25/04/2013 5:57PM with Govt. Ref. No. 192013/00000577441 on 25/04/2013 5:56PM, Bank: ICICI Bank, Bank Ref. No. 432019254 on 25/04/2013 5:57PM, Head of Account: 0030-02-103-003-02, Query No:1901L000010284/2013

(Ashim Kumar Ghosh)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 16/05/2013

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, 5 of Indian Stamp Act 1899.

(Ashim Kumar Ghosh)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA



A
ADDITIONAL REGISTRAR
OF AS - I OF KOLKATA
16 MAY 2013
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

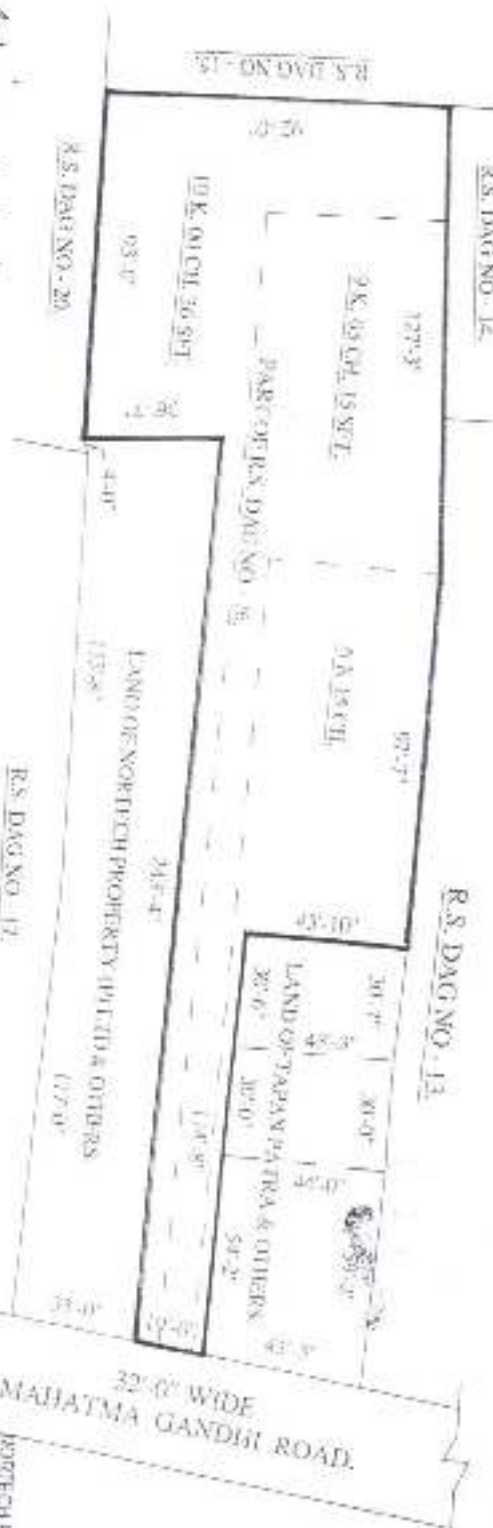
EndorsementPage 4 of 4

16/05/2013 12:07:00

NORTECH PROPERTY AND

[Signature]
Authorized Signatory

DEED PLAN OF LAND MEASURING MORE OR LESS = 26 K. 05 CH. 06 SF.T. APPERTAINING TO R.S. DAG NO. 15 UNDER R.S. KHATTIAN NO. 174, CORRESPONDING TO I.R. DAG NO. 25. UNDER I.R. KHATTIAN NOS. 2414, 3311, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3325, 3326, 35, 26, 409, 453 & 679. J.L. NO. 31. IN MOUZA RAMCHANDRAPUR. PARAGANA MAGHURA. P.S. HARIDWAPUR. DIST. SOUTH 24 - PARAGANAS. SCALE - 1"=40"



Assturns Chatterjee
 Priganka Banerjee (Das)
 Namalita Das
 Anusree Sankar
 Triparna Santra
 Anusoma Mukherjee
 Mithun Naha

USM's Adharyee
 Talyan Adharyee
 Anja Anusree
 Homi Kar
 Anu Madal
 Basabi Adharyee
 Madhu Pri Das

Hipika Das
 Rina Madal
 Jayasree Das
 Tapan Patra
 Anshu Sankar

NORTECH PROPERTY PVT. LD.
 PROJECTED SITE PLOT LTD.
 LAND SURVEY PVT. LTD.
 MEMORY ESTIMES PVT. LTD.
 DESIGN PROJECTIONS PVT. LTD.
 HIRANAK PROJECTIONS PVT. LTD.
 MUMBAI PROPERTY PVT. LTD.
 NORTH CHANDRANAGAR

DRAWN BY:
 Sanjib Rozaria,
 Surveyor, Planner &
 Engineer in Interior
 Construction & Designing
 Regn. No. Date:

STAMP



ADDITIONAL REGISTRAR
KOLKATA
3.11.2017

NORTECH PROPERTY PRIVATE LIMITED

P
Authorized Signatory

Certificate of Registration under section 60 and Rule 68.

Registered in Book - I
CD Volume number 3
Page from 8352 to 8390
Being No 04776 for the year 2013.



A
(Anjan Kumar Ghosh) 20-May-2013
2061, REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A - I KOLKATA
West Bengal

NORTECH PROPERTY PROMOTERS

[Signature]
Authorized Signatory