

08766/12

09/5/12



17/10/2012
12/10/2012
13/10/2012
13/10/2012

WEST BENGAL
N 055348

DEED OF CONVEYANCE
(The Property Valued at Rs.7,00,000/-)

THIS DEED OF CONVEYANCE is made on this the 25 day of October in the year Two Thousand and Twelve (2012) of the Christian Eras.

BETWEEN

SMT. RITA BHOWMICK, wife of late Alok Bhowmik, holder of P.A.N.-AZQPB 1766K by faith-Christianity, by occupation- House Wife, residing at "SANTI NIVASH", Oxford Mission, 81, Diamond Harbour Road, P.S. Thakurpukur, Kolkata-700 008, District-24 Parganas (South), hereinafter called and referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the contrary shall be deemed to mean and include her heir, successor, executor, administrator, agent and assign etc) of the **ONE PART**

NORTECH PR...

[Signature]
Authorized Signatory

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, all companies are incorporated under the provisions of the Companies Act, 1956, having their office at 6C, Eign Road, Oriental House, 4th Floor, Kolkata- 700029, being represented by their Authorised Signatory, SHRI KRISHNA MODI, son of Deokinanda Modi, 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 29Sqft lying in Mouza-Ranchandrapur, Pargana-Magura, P.S-Bhala, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian no-174, R.S. Dag no-16, District-24 Parganas (South).

WHEREAS while the said SHRI AMULYA CHARAN PATRA, SMT. BIDYUT LATA MAHATO @ MAHATAP, SMT. TARIT LATA BHOWMIK, SMT. NERAI @ NERASH LATA SINGHA and SMT. BIJALI PRABHA SINGHA were jointly in possession of the said land measuring more or less 73 Decimal i.e. 44Kattah 02Chittaks

NORTECH PROPERTY PVT. LTD.

[Handwritten Signature]



AGENCIJA ZA
POSREDOVANJE NEKRETNIMA
12.01.2022

NORTECH ANULIRANJE


Authorized Signatory

29Sqt lying in Mouza-Ramchandrapur, Pargana-Magura, P.S.-Thakurpukur, R.S. No-334, Touji No-416B1, J.L. No-31, R.S. Khatian no-174, R.S. Dag no-16, District-24 Parganas (South) made a scheme of amicable partition of entire land among them and demarcated their share of 3 Ana 4 Gonda i.e. 1/5th share therein which was equivalent to more or less 8Kattah 13Chittaks 15Sqt.

AND 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 demarcated share of 3 Ana 4 Gonda i.e. 1/5th share of 73 Decimal i.e. 14.6 Decimal i.e. more or less 8Kattah 13Chittaks 15Sqt, died on 29/05/1967 and leaving intestate behind her one son namely **ALOK BHOWMIK**, and three daughters namely **JUTHIKA BHOWMIK**, **LATIKA SEN**, **BITHIKA SARKAR**, as her only legal heirs and successors. During the L.R. Record, **ALOK BHOWMIK**, son of said deceased Tarit Lata Bhowmik, had been recorded his name in R.O.R of L.R. Khatian Number-122 in respect of 4Decimal i.e. more or less 2Kattah 6Chittaks 32Sqt of land, **JUTHIKA BHOWMIK**, daughter of said deceased Tarit Lata Bhowmik, had been recorded her name in R.O.R of L.R. Khatian Number-1050 in respect of 3Decimal i.e. more or less 1Kattah 13Chittaks 2Sqt of land, **LATIKA SEN**, daughter of said deceased Tarit Lata Bhowmik had been recorded her name in R.O.R of L.R. Khatian Number-1146 in respect of 4Decimal i.e. more or less 2Kattah 6Chittaks 32Sqt of land and **BITHIKA SARKAR**, daughter of said deceased Tarit Lata Bhowmik had been recorded her name in R.O.R of L.R. Khatian Number-858 in respect of 3Decimal i.e. more or less 1Kattah 13Chittaks 2Sqt of land. Her husband namely **PRAFULLA BHOWMIK** died during her life time.

NORTECH PROPERTY PRIVATE LIMITED

Authorized Signatory



REGISTRATION
NO. 100/2012
12/11/2012

NORTECH PROPERTY PRIVATE LIMITED
A
Authorized =

AND FURTHER WHEREAS while the said **ALOK BHOWMIK** had been enjoying the right, title, interest and possession in respect of his undivided share of 4 Decimal, died on 31/12/1998 and leaving intestate behind his wife namely **RITA BHOWMIK**, the Vendor herein.

AND FURTHER WHEREAS while the said **JUTHIKA BHOWMIK** had been enjoying the right, title, interest and possession in respect of her undivided share of 3 Decimal, died in unmarried stage on 02/05/2008 and leaving intestate behind his co-sharers namely **RITA BHOWMIK**, the Vendor herein, **LATIKA SEN** and **BITHIKA SARKAR** and each of them again inherited 1 Decimal of undivided land from the share of said Juthika Bhowmik, since deceased.

AND FURTHER WHEREAS thus the said **RITA BHOWMIK** became the absolute owner by virtue of inheritance in respect of 4+1=5 Decimal i.e. more or less 3Kattah 0Chittak 18Sqft of undivided land in Mouza-Ranchandrapur, Pargana-Magura, P.S.-Bhaha, R.S. No-334, Touzi No-416B1, J.L. No-31, R.S. Khatian no-174, R.S. Dag no-16, corresponding to L.R. Dag Number-25 under L.R. Khatian Number-122 & 1050 District-24 Parganas (South).

The Vendor being in financial requirement has decided to sell out and transfer the demarcated schedule property measuring more or less **measuring more or less 03 Kattahs 18 Sqft** of undivided land appertaining to R.S. Dag No. 16 under R.S Khatian no. 174 in Mouza- Ranchandrapur, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-416B1, R.S. No-334, J.L. No-31, and thus Purchaser has agreed to purchase the same hereinafter called the said land at a price of **Rs.7,00,000/- (Rupees Seven Lakhs only)** which is free from all encumbrances, charges,

NORTECH PAPER


Authorised Signatory



✓
WORLDWIDE ACCESS BAR
KOLKATA
OCT 2012

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory



mortgages, disputes, lispendences, acquisitions, requisitions, alignments.

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

- 1) The Vendor is having permanent heritable and transferable right in the schedule property and is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said land and are entitled to deal with and transfer the said land i.e. schedule property without any restriction, dispute, denial, claim or obligation from any body else.
- 2) The said undivided land i.e. schedule property is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisition, requisitions and alignments.
- 3) The Vendor has duly paid all rates, land revenues, Municipal Taxes including all other impositions and/or outgoings payable in respect of her undivided land up to the date of execution of the "Deed of Conveyance".
- 4) The Vendor has not received and is not aware of any notice of acquisition or requisition or alignments of the schedule property or any part thereof and no suit or proceeding relating to the schedule property has been initiated and /or is pending in any court of law and the schedule property is free from any lispendences.
- 5) The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the schedule property or any portion thereof.

NORTECH PROPERTIES


Authorized Signatory



COMMERCIAL REGISTER
10 OCT 2012

NORTECH PROPERTY PARTNERSHIP

A handwritten signature or set of initials in blue ink, located below the company name.

4th Floor, Suite 404

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

NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.7,00,000/- (Rupees Seven Lakhs only)** paid by the Purchaser to the Vendor at the time of execution of these presents (the receipt of which the Vendor hereby admit and acknowledge).

The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchaser 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 Vendor into and upon the said premises AND all other benefits and rights



ADDITIONAL REGISTRAR
GENERAL, WEST BENGAL, KOLKATA
1 OCT 2012

ADDITIONAL REGISTRAR

[Handwritten signature]

appertaining thereto AND various rights in all approaches, paths, passages thereto TOGETHER WITH all its rights, liberties, privileges, easements and quasi-easements whatsoever at law and in equity to and unto the Purchaser TO HAVE AND TO HOLD the same jointly in equal shares absolutely and forever as heritable and transferable estate in free simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, dispendences whatsoever but subject to payment of annual land revenue (Khajana) thereof now to the Government of West Bengal free from all encumbrances, trust, liens, charges and attachments.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

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

II) After purchasing the said land, the Purchaser shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said demarcated land or any part thereof and the Purchaser shall have the right to mutate its name 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 Purchaser from time to time and at all times hereafter to enter into and upon to hold use and enjoy the schedule property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendor and her

NORTECH PROPERTY

Authorized by

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

IV) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchaser as in the manner aforesaid.

V) The Vendor has not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

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

VII). That if any error or omission in the recital of the 'Deed of Conveyance', transpires at a later date, the Vendor at the cost and request of the purchaser 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 Purchaser.

NORTECH PROPERTY SERVICES


Authorised Signatory



✓
NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
NIST
MAY 2012

NORTECH PROPERTY (1/10/12)

[Signature]
Authorized Signatory

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undivided land measuring more or less 5 Decimal i.e. 03Kattha 18Sq.ft together with a tiled shed structure of 100sqft situated within Mouza- **Ramchandrapur**, Pargana- Magura, appertaining to **L.R. Dag no- 25** under L.R. Khatian no-122 & 1050, 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 Pargana (S), under **Joka-1 Gram Panchayet** together with all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appurtenances, appendages and right ways, water connection, *telephones lines, sewer, drain, surface and/or overhead/beneath* the soil thereto.

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory



GOVERNMENT OF WEST BENGAL
SECRETARY TO GOVERNMENT
CALCUTTA
12 OCT 2012

[Handwritten signature]

[Faint handwritten text]

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. *Standal Rina Mondal*
P.O. Purba Putiary
vill. Sakhin para
- 2. *Call - 93*

Pranesh Biswas
180/2/5 M. B. Road
P. O. Haridaspur
Kol - 700082

Rita Bhattacharya
.....
SIGNATURE OF VENDOR

- NORTON PROPERTY PVT. LTD.**
- PRACHI HOUSING PVT. LTD.**
- LAGAN NIRMAN PVT. LTD.**
- MEMORY ESTATE PVT. LTD.**
- BARON PROMOTERS PVT. LTD.**

[Handwritten Signature]
.....
Director / Authorized Signatory

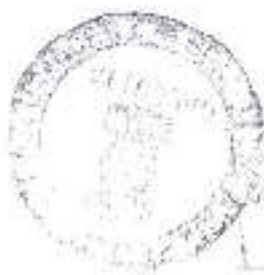
SIGNATURE OF PURCHASERS

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

[Handwritten Signature]
MO MAHFOUZ TAHA
ADVOCATE

10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

NORTON PROPERTY PVT. LTD.
[Handwritten Signature]
Authorized Signatory



ADDITIONAL REGISTRAR
REGISTRAR OF COMPANIES, KOLKATA
12 OCT 2012

NOTIFIED

[Handwritten Signature]
Assistant Registrar

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.7,00,000/- (Rupees Seven Lakhs 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-163691 dated 11/10/12 issued by HDFC Bank, Central Plaza Branch.	RITA BHOWMICK	Rs.7,00,000/-
TOTAL=			Rs.7,00,000/-

TOTAL RUPEES SEVEN LAKHS ONLY.

WITNESSES:

1. *Ritandol Rina Mondal*
PO - Purba putiary
Will - Lakshmi para
Kol - 73

2. *Pranesh Biswas*
180/2/5 M.G. Road
P.O. - Haldipore
Kol - 700082

Rita Bhowmick
SIGNATURE OF VENDOR

NORTECH PROPERTY SERVICES




[Signature]
Authorized Signatory



ADDITIONAL REGISTRAR
OF ASSOCIATED COMPANIES, KOLKATA
13 OCT 2012

NORTECH PROJECT


Authorized Signatory

Photo & Signatures of the Executants / Presentants	SPECIMEN FOR TEN FINGERPRINTS				
 					
	Little Ring Middle Index Thumb (Left Hand)				
	Thumb Index Middle Ring Little (Right Hand)				
 <i>Rita Ricamick</i>					
	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

ACQUISITION



REGIONAL OFFICE
KOLKATA
2012

NORTECH PROPERTY SERVICES LTD


Authorized Signatory

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

Endorsement For Deed Number : 1 - 09656 of 2012
(Serial No. 08766 of 2012)

On

Payment of Fees:

On 12/10/2012

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

Presented for registration at 18.40 hrs. on (12/10/2012), at the Private residence by Krishna Modi
(Claimant)

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

Execution is admitted on 12/10/2012 by

1. Rita Bhownick, wife of Lt. Akash Bhownick, 81, Diamond Harbour Road, Kolkata, Thana-Trakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :- 700008. By Caste:Hindu. By Profession : Housewife
2. Krishna Modi
Authorised Signatory, M/ S Nortech Property Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, P.O. :- ,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, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
Authorised Signatory, M/ S, Lagan Niman Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, P.O. :- ,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, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
Authorised Signatory, M/ S, Baron Promoters Pvt. Ltd., 6 C, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
By Profession : Business
Identified By: Tapas Biswas, son of Lt. Niranjan Biswas, 1860/1, Mahatma Gandhi Rd, Kolkata, Thana-Trakurpukur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082. By Caste: Hindu, By Profession: Retired Person.

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

On 13/10/2012

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
13 OCT 2012
(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

13/10/2012 13:33:00

Endorsement Page 1 of 2

NORTECH PROPERTY PRIVATE LTD.

Authorised Signatory



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

Endorsement For Deed Number : I - 09656 of 2012
(Serial No. 08766 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A.
Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 2.00/- on 13/10/2012

Amount by Draft

Rs. 15399/- is paid by the draft number - 813054, Draft Date: 13/10/2012, Bank Name State Bank of India, LA MARTINIERE, received on 13/10/2012

(Under Article : A(T) = 1530 1/- , E = 14/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 13/10/2012)

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.-13,91,250/-.

Certified that the required stamp duty of this document is Rs.- 69582/- and the Stamp duty paid is: Impresive Rs.- 100/-.

Deficit stamp duty

Deficit stamp duty Rs. 69582/- is paid 081305211/10/2012 State Bank of India, LA MARTINIERE, received on 13/10/2012

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



(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Endorsement Page 2 of 2

13/10/2012 13:33:00

NORTON PROPERTI PRIVATE LIMITED

Authorised Signatory

Certificates of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 4237 to 4252
Being No 02655 for the year 2012.



(Ashw Kumar Ghosh) 18-October-2012
NATIONAL REGISTRAR OF ASSURANCE OF KOLKATA
Office of the N.R.A. - KOLKATA
West Bengal

NORTECH PROPERTY PRIVATE LIMITED


Authorized Signatory