

09/11/11

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10439



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N/c - 2704/11

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

L 384406

Query No - 23192/2011

Mr 12,50,000

HA = Part of OR R.S. Dag - 16/



Additional Registrar of Assurances - Kolkata

02.12.11

**DEED OF CONVEYANCE**  
**(The Property Valued at Rs.9,00,000/-)**

**THIS DEED OF CONVEYANCE** is made on this 24<sup>th</sup> day of November in the year Two Thousand and Eleven (2011) of the Christian Era.

NPL, MIRIK, MADHUR : 00-10-30.

**BETWEEN**

**SHRI GOPAL MONDAL**, son of Late Rajen Mondal, by faith - Hindu, by occupation-Business, residing at Village- Atghara, P.S.-Sonarpur, District-24Pargana(s), 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 his heir, successor, executor, administrator, agent and assign etc) of the **ONE PART**.



101 ✓  
SANJAY KUMAR JAIN  
ADVOCATE  
8, OLD CHINA BAZAR STREET  
KOLKATA - 700001

NAME \_\_\_\_\_  
ADD/ADY \_\_\_\_\_  
RS. 100 ✓  
20 OCT 2019  
SURYA KUMAR HERJEE  
Licensee Stamp Vendor  
C. C. Court  
2 A 1, K. S. Roy Road, Midnapore

*[Signature]*

20 OCT 2019

*[Signature]*  
(KRISHNA MODI)

6042 ✓

Nandeen Property Pvt. Ltd.

Milk Property Pvt. Ltd.

Madhur Enclave Pvt. Ltd.

*[Signature]*  
Authorized Signatory



6043 ✓

উপস্থিত (স্বাক্ষর) কর্তৃক  
স্বাক্ষরিত/স্বাক্ষরিত

IDENTIFIED BY ME

*[Signature]*

MD. NAHIDUZZAMAN  
Advocate & Valuer  
High Court, Calcutta



*[Signature]*  
Registrar  
Kolkata  
24 NOV 2019



AND

1) "M/S. NORTECH PROPERTY PVT. LTD." holder of P.A.N.-AACCN 0602N, 2) "M/S. MIRIK PROPERTY PVT. LTD." holder of P.A.N.-AAECM 1860B, 3) "M/S. MADHUR ENCLAVE PVT. LTD." holder of P.A.N.-AAECM 1851C, the companies incorporated under the provisions of the Companies Act, 1956 having their registered office at 6C, Elgin Road, 4<sup>th</sup> floor, Kolkata- 700020, hereinafter jointly called and referred to as the "**PURCHASERS**" being represented by its authorized signatory **SHRI KRISHNA MODI**, son of Shri Deokinandan Modi (which expression shall unless excluded by or repugnant to the subject or context shall include their successors in interest, agents and assign etc) of the **OTHER PART**.

**WHEREAS** during the Revisional Survey Settlement Records of Rights in 1956, 82 Decimals of land had been recorded in the name of one **SHRI BHUPATI POREL**, son of Late Ramesh Porel in respect of R.S. Dag No. 161 under R.S. Khatian no. 75, in Mouza-Nayabad, Pargana- Khaspur, R.S. No-3, J.L. No-25, Touzi No-56, P.S.-Purba Jadavpur and the said record had been finally published in the records of rights i.e. in Parcha and thus he became the absolute owner of the said property.

**AND WHEREAS** while the said **SHRI BHUPATI POREL**, son of Late Ramesh Porel had been enjoying the right, title, interest and possession in respect of 82 Decimals of land lying under R.S.Dag No. 161 under R.S. Khatian no. 75 in Mouza-Nayabad, sold, conveyed and transferred a demarcated portion of land measuring more or less 10 Kattahs to one 1) **SHRI SANTI MONDAL**, 2) **SHRI SUNDAR MONDAL**, 3) **SHRI RABIN MONDAL**, 4) **SHRI GOPAL MONDAL**, 5) **SHRI LALU MONDAL @ SANYASI**, 6) **SHRI BADAL MONDAL**, all sons of Late Rajen Mondal by way of a 'Deed of Conveyance' which was



... WAS NORTH PROPERTY PVT. LTD. ...  
 ... MRS. MUKH PROPERTY PVT. LTD. ...  
 ... MRS. MADHUR EXCLUSIVE PVT. ...  
 ... of P.A.N. A.B.C.M. ...  
 ... under the provisions of the Companies Act, 1956 ...  
 ... registered office at 60, Bijn Road, ...  
 ... jointly called and referred to as ...  
 ... being represented by its ...  
 ... son of ...  
 ... shall include ...  
 ... shall include their ...  
 ... and assign out of the OTHER PART

... the Revenue Survey ...  
 ... 1955 ...  
 ... son of ...  
 ... under R.S. ...  
 ...  
 ... and the ...  
 ... in the ...  
 ... of the ...



*[Handwritten signature]*

Registrar  
 Kolkata  
 24 NOV 2011



registered in the office of the D.S.R. Alipore on 17/07/1981 and duly recorded in Book No- I, Volume No.- 288, pages in written- 165 to 168, Being no- 8403 and for the Year 1981.

**AND WHEREAS** thus the said **SHRI GOPAL MONDAL** became the joint owner in respect of his undivided share of land i.e. **measuring more or less 1 Kattah 10 Chittaks 30 Sqft** appertaining to R.S.Dag No. 161 under R.S. Khatian no.75 in Mouza-Nayabad, and he has been enjoying the right, title and possession in respect of the same.

**AND WHEREAS** while the said **SHRI GOPAL MONDAL**, the vendor herein had been enjoying the right, title, interest and possession in respect of his undivided share i.e. **measuring more or less 1 Kattah 10 Chittaks 30 Sqft** appertaining to R.S.Dag No. 161 under R.S. Khatian no.75 in Mouza-Nayabad, agreed to sale the 'Schedule property' and the Purchasers have agreed to purchase the said land fully described in the schedule hereunder written and herein after called the said land at a price of **Rs. 9,00,000/- (Rupees Nine Lakh only)** which is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, requisitions, alignments.

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

- 1) The Vendor is having permanent heritable and transferable rights in the said land and is seized and possessed of and / or otherwise well and sufficiently entitled to the land and is entitled to deal with transfer the said land without any restriction, dispute, denial, claim or obligation from any body else.



...in the office of the U.S.R. ... on 11/07/1981 ...  
... in book No. 1, Volume No. 288, pages ...  
... no- 8403 and for the year 1981.

... the said SHRI GOPAL ...  
... in respect of his undivided share of ...  
... at least 1 Katta 10 Chittas 30 ...  
... under R.S. Khairan ...  
... and he has been enjoying the right ...  
... in respect of the same.

... the Vendor has assigned ...  
... as follows:



*[Handwritten Signature]*  
Registrar  
Assurances-I, Kolkata  
24 NOV 2011



2) The schedule undivided land is free from all encumbrances, charges, mortgages, disputes, lispendences, acquisitions, 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 his share of 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 acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law and the said land is free from any encumbrances.

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

6) The Schedule land has not been given for agriculture to any "CHASI", "BHAGCHASI" and /or any "JOTEDAR".

7) That the Schedule land is **Sali** in nature.



The Vendor has not entered into any agreement with any third party for sale or otherwise in respect of the land or any part thereof and no part of the land has been mortgaged or otherwise encumbered in any way and no part of the land has been subject to any legal proceedings or any other proceedings relating to the land.



*[Handwritten signature]*

Registrar of Assurances-I, Kottaiam  
24 NOV 2011



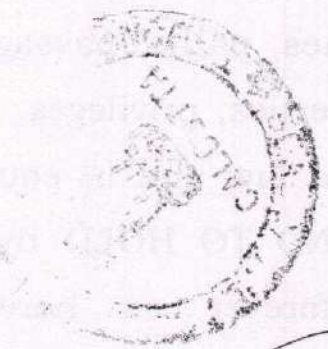
**AND WHEREAS** the Purchasers are being satisfied as to the marketability of the schedule land and Vendor's right, title and interest therein, the Purchasers have agreed to purchase the schedule undivided land and pay the aforesaid consideration money to the Vendor in the manner and on the terms & conditions hereinafter appearing.

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 9,00,000/- (Rupees Nine Lakh only)** paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt of which the Vendor hereby admit and acknowledged and discharged the Purchasers & the schedule land). The Vendor hereby sell, convey, transfer, grant, assure and assign to and unto the Purchasers, the SAID LAND fully described in the schedule hereunder written and hereinafter and before called the "SCHEDULE LAND" 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 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 in equal shares absolutely and forever as heritable and transferable estate in simple in possession, free from all encumbrances charges, mortgages, acquisitions, requisitions, alignments, lispences whatsoever but subject to payment of annual land revenue (Khajna) thereof now payable to the Government of West Bengal.



...WHEREAS the Purchasers are being satisfied as to the  
...of the schedule land and Vendor's right, title and  
...therein, the Purchasers have agreed to purchase the  
...undivided land and pay the above said consideration  
...to the Vendor in the manner and on the terms and  
...conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the  
...and in consideration of the sum of Rs.  
.../- (Rupees Nine Lakh only) paid by the Purchasers  
...to the Vendor at or before the execution of these presents for  
...wherein the Vendor hereby admits and acknowledges  
...and discharged the Purchasers of the schedule land, its  
...therein, together with all other rights, title, interest, claims and  
...to and upon the Purchasers, the said LAND and thereon, and  
...the schedule hereunder written and hereunto and hereon  
...called the "SCHEDULED LAND" TOGETHER WITH all the rights,  
...interests thereof AND also all debts, claims and liabilities  
...rights exclusively relating thereto AND also with all rights,  
...claims, demands, interests, title, interest, profits and advantages  
...AND all the other rights, title, interest, claims and  
...demands whatsoever of the Vendor into and with the said  
...Purchasers AND all other persons and rights appertaining thereto  
...AND all other rights in all respects



*[Handwritten signature]*

Registrar  
Kolkata  
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**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS as follows:**

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

II) The Purchasers shall have absolute authority to sell, transfer, assign, mortgage and /or let out the said land or any part thereof and the Purchasers shall have the right to mutate its names in respect of the said land and to construct building or buildings with the prior sanction or approval of the concerned authority.

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 said land 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 their 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.



THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:

The right one and interest in the land... the Vendor do hereby profess to transfer... the Vendor has the absolute right full power and authority to grant, sell, convey transfer and the purchase... and interest in the land... together with the benefits and rights of the... including rights to easements...

The Purchasers shall have absolute authority to sell... and for let out the said land... and the Purchasers shall have the right to mortgage... and to convey and to convey and to convey and to convey... with the prior sanction or approval of the...

All it shall be lawful for the Purchasers from time to time and... to enter into and... the said land and every part thereof... and provide thereof without any... of demand whatsoever... and their predecessors in title or any person or persons... of the Vendor and... of the Vendor and...



*[Handwritten signature]*

Registrar  
of Assurances-1, Kolkata  
24 NOV 2011



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

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

**VI)** That the Vendor has hereby further declare that the schedule mentioned property or any part thereof was / is not affected by any provisions of West Bengal Land Reforms Act or West Bengal Land Requisition & Acquisition Act, 1948 or Land Acquisition Act, 1894 or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

**VIII)** 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 'Deed of Rectification' in favour of the Purchaser.



The Vendor has not done any act, deed or thing of which any person is or by reason whereof the transfer of land hereby made and the rights of the transferees hereunder may be prejudicially affected.

That the Vendor has hereby further declared that he/she/it does not own any immovable property or any part thereof which is situated in any provision of West Bengal Land Revenue Act, 1956 or West Bengal Land Regulation & Acquisition Act, 1912 or any other provision of any other Act or Acts.



*[Handwritten signature]*

Additional Registrar  
of Assurances-I, Kolkata  
24 NOV 2011



## SCHEDULE PROPERTY

**ALL THAT** piece and parcel of **undivided land** measuring more or less **1 Kattahs 10 Chittaks 30 Sqft** together with a tile shed structure of 100 Sqft situated within **Mouza - Nayabad**, Pargana- Khaspur appertaining to **R.S. Dag no - 161** under **R.S Khatian no - 75**, Touzi no- 56, J.L. No. 25, R.S. No- 3 under **K.M.C. Ward No-109, Police Station- Purba Jadavpur**, District- 24 Pargana (S), 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 of the soil thereto and more fully shown in the copy of annexed plan delineated in the **"RED VERGE"** which is butted and bounded as follows:-

**NORTH---** Land of R.S.Dag No-161 and 20 ft wide road.

**SOUTH---** 12 ft wide road and Land of R.S.Dag No-158.

**EAST---** 8 ft wide common passage, Land of plot no-1 & 3 and Land of R.S. Dag No-160.

**WEST---** Land of R.S.Dag No-161.

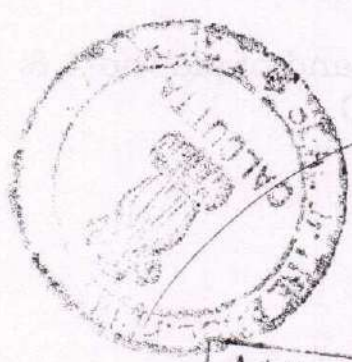


SCHEDULE PROPERTY

ALL THAT plot and parcel of undivided land measuring more or less 1 Katta 10 Chikra 30 Soti together with the area of 100 Soti situated within Mouza - Bhatnagar, District - Khairpur, adjoining to R.S. Dag no - 101 and R.S. Dag no - 102, Town no 30, J.L. No 25, R.S. No 101 & R.S. No 102, Ward No-109, Police Station, Truse, District - Khairpur, together with all rights, interests, easements, claims, demands, profits, moneys and other rights, appurtenant rights, past-assignments, appointments, and right ways, water connection, telephone lines, drains, tanks and or overland, contents of the soil, minerals and other things shown in the copy of surveyed plan deposited in the office of the Registrar, which is hereinafter referred to as the "Survey Plan" and is hereinafter referred to as follows:

NORTH - Land of R.S. Dag No-101 and 20 R wide road.

SOUTH - 13 ft wide road and Land of R.S. Dag No-102.



Additional Registrar  
of Assurances-I, Kolkata  
24 NOV 2011



IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED at Kolkata in the presence of:

1. Sanjay

SANJAY KUMAR JAIN  
ADVOCATE  
8, OLD CHINA BAZAR STREET  
KOLKATA - 700001

2. গোবিন্দ সিংহ  
বসু, ৭৩৩/১৫১ বুড়োবাড়ি  
কলকাতা - ৭৭



গোবিন্দ সিংহ  
বসু  
৭/১৫/১৫/১৫

.....  
**SIGNATURE OF VENDOR**

Nortech Property Pvt. Ltd.  
Minik Property Pvt. Ltd.  
Madhur Enclave Pvt. Ltd.

[Signature]  
Authorized Signatory

.....  
**SIGNATURE OF PURCHASERS**

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

[Signature]

.....  
**ADVOCATE** MD. MAHFUZ TARRIM  
Advocate & Valuer  
High Court, Calcutta



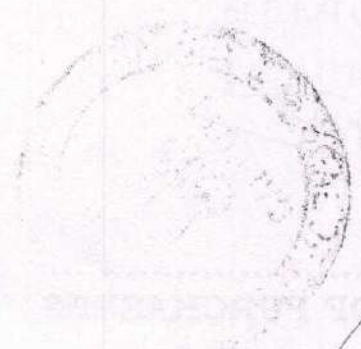
IN WITNESS WHEREOF the parties hereunto do and have hereunto set their hands and seals on the day and date first above written.

RECORDED AND DELIVERED in the presence of

REGISTRAR  
KOLKATA

Signature of Registrar

SIGNATURE OF VENDOR



Registrar  
Kolkata  
24 NOV 2011

ADVOCATE