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UJNO4

I-8899/10

LOT-C



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

813698

2/6/12/10
A-45

certified that the documents is addressed to registration. The signature sheets and the endorsement sheets attached this document are part of this document.

[Signature]

LT of I. Shree Sardar
By the pen of
Sudip Nandi



THIS DEED OF CONVEYANCE is made this the 12th day of
Oct Two Thousand Ten BETWEEN (1) ISHUP SARDAR,
(2) RAHIM SARDAR, (3) ALAMBARI SARDAR, all Sons of
Late Panchu Sardar, (4) ACLIMA BIBI and (5) SAYRABANU
BIBI, Nos.4 & 5, both are the Daughters of Late Panchu
Sardar, all by faith-Islam, by occupation-Cultivation
and House-hold-duties respectively, all are residing

J(1) 250.00
J(2) 100.00
Total ₹ 350.00

Received on 12/10/10
[Signature]

Stamp: 10. Register 2157 (2) C.
Registration ACT 1908
13 OCT 2010

...

2699

11.X.2010. 5000

Greentech Infrastructure Development
Pvt Ltd.

Vendor

119/2, Matheswarata Rd,

PS- Tiljala Kol-46

ALIPUR POLICE COURT
Kolkata - 27

IC- 5000/-

Alambharu sarkar

2298

Alambharu sarkar

2299

Alambharu sarkar

2300

TI of Ishup Sardar
by the pen of Sudip Prandi



12 OCT 2010



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07999 of 2010
(Serial No. 07281 of 2010)

On 12/10/2010

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

Presented for registration at 16.45 hrs on :12/10/2010, at the Private residence by Alambari Sardar , one of the Executants.

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

Execution is admitted on 12/10/2010 by

1. Alambari Sardar, son of Lt. Panchu Sardar , Majherhat, , , Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation
2. Ishup Sardar, son of Lt. Panchu Sardar , Majherhat, , , Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation
3. Rahim Sardar, son of Lt. Panchu Sardar , Majherhat, , , Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation
4. Aclima Bibi, daughter of Lt. Panchu Sardar , Majherhat, , , Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
5. Sayrabanu Bibi, daughter of Lt. Panchu Sardar , Majherhat, , , Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife

Identified By Sudip Nandi, son of Subhrangsu Nandi, Duttapara Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700144 , By Caste: Hindu, By Profession: Business.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 13/10/2010

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 : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

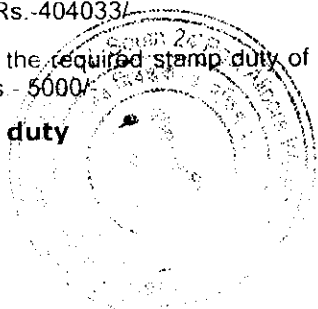
Fee Paid in rupees under article : A(1) = 4444/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 13/10/2010

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.-404033/-

Certified that the required stamp duty of this document is Rs.- 20212 /- and the Stamp duty paid as: Impresive Rs - 5000/-

Deficit stamp duty



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

13/10/2010 15:51:00

EndorsementPage 1 of 2

2



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07999 of 2010

(Serial No. 07281 of 2010)

Deficit stamp duty Rs. 15212/- is paid, by the draft number 281846, Draft Date 11/10/2010, Bank Name State Bank of India, TRIANGULAR PARK, received on 13/10/2010

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

13/10/2010 15:51:00

EndorsementPage 2 of 2

2

MOUZA: BARUIPUR-31 SITE PLAN

R.S. DAG NO: 13919(P)

AREA: 25 DEC. ML.

COLOUR: RED BOUNDARY ☒

P.S. BARUIPUR. LAND UNDER

MADARAT GRAM PANCHAYET.

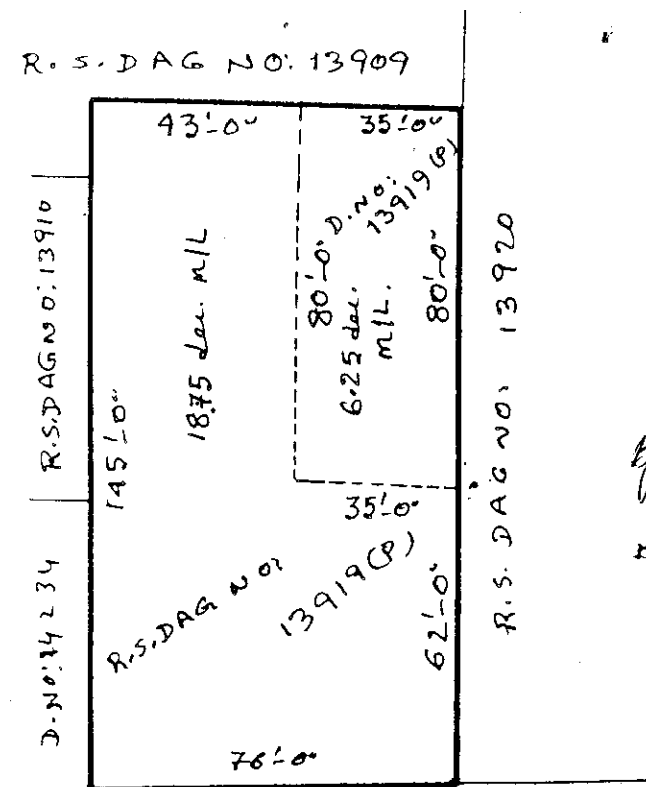
DIST. S/24 PARGANAS.

SCALE: 1" ONE INCH = 33' FT.

LTI of Rohim Sardar
By the pen of Sudip Nandi

Alambadusodh.

R.S. DAG NO: 13909



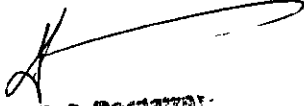
LTI of Ishup Sardar
By the pen of Sudip Nandi

LTI of Helima Bibi
By the pen of Sudip Nandi

মায়বানুবিবি মায়বানুবিবি

[Signature]
S. K. Chatterjee
Muz. Surveyor & E.A.M.
Dist. No. 470/17/31/2010
Section 20 P.O. No. 20
Date: 28/09/2010




Հայաստանի Հանրապետության
Առաջնության Միջոցառում
Հայաստանի Հանրապետության
Հանրային Զբոսայգի
-- OCT 2010

12 OCT 2010



1-10-1979
By the pen of Sudip
Sardar



at Vill. Majherhat, P.O. Madarat, P.S. Baruipur, Dist. 24-Parganas (South), hereinafter jointly referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the ONE PART :

A N D

" GREENTECH INFRASTRUCTURE DEVELOPMENT PVT. LTD. ", a Limited Company incorporated under the meaning of Indian Companies Act, 1956, represented by its Director MR. ROBERT LEE, Son of Late F.C. Lee, having its Office at 119/2, Matheswartala Road, P.S. Tiljala, Kolkata-700 046, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, Director, legal representatives, successors-in-office, administrators and assigns) of the OTHER PART :

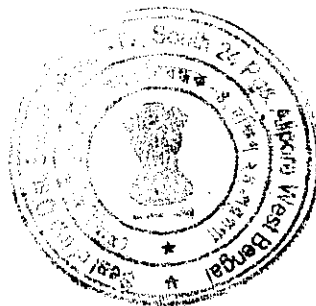
WHEREAS Panchu Sardar, Son of Late Khosal Sardar, since deceased was lawfully seized and possessed as Recorded Owner in respect of Sali land measuring 25 decimals more or less, lying and situate at Mouza-Baruipur, J.L.No.31, comprising R.S.Dag No.13919 appertaining to R.S.Khatian No. 3748, R.S.No.71 under Touzi No.250, Pargana-Medanmolla, P.S. Baruipur, Sub-Registry/A.D.S.R. Office at Baruipur, now under Madarat Gram Panchayet, in the Dist. of 24-Parganas (South) and enjoyed the said property in Khas as absolute Owner thereof.

AND WHEREAS during his life time the name of the said Panchu Sardar was recorded in the Records of Revisional Settlement in finally published Records of Rights in respect of the said land measuring 25 decimals in R.S.Dag No.13919 under R.S.Khatian No.3748 of the said Mouza-Baruipur as Sixteen annas Owner.

AND WHEREAS while the said Panchu Sardar was in peaceful possession of the said land died intestate leaving behind him surviving his Three Sons and Two Daughters, the Vendors herein as his only legal heirs and successors.

AND WHEREAS after death of the said Panchu Sardar, his legal heirs i.e. the Vendors herein inherited the said land measuring 25 decimals in R.S.Dag No.13919 under R.S.Khatian No.3748 of the said Mouza-Baruipur, morefully and particularly described in the Schedule hereunder written left by the said deceased Panchu Sardar according to Muslim Farhaz law and the Vendors are jointly enjoying the said land exercising all rights of Ownership thereto having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever.

AND WHEREAS the Vendors herein jointly declared for absolute Sale of the said land measuring 25 decimals in R.S.Dag No. 13919 under R.S.Khatian No.3748 of the said Mouza-Baruipur, morefully and particularly described in the Schedule hereunder written free from all encumbrances at a fixed price or total Consideration of Rs.3,50,000/- (Rupees Three Lac Fifty Thousand) only and the Purchaser herein agreed to purchase the said land at the said Consideration.




A. K. Das
Secretary to the Government
South 24 Parganas
OCT 2010

12 OCT 2010

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and in Consideration of the said sum of Rs.3,50,000/- (Rupees Three Lac Fifty Thousand) only well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the payment of the same the Vendors do hereby acquit, release and forever discharge the Purchaser as well as the said land hereby sold) the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the Purchaser ALL THAT piece and parcel of Sali land measuring 25 decimals more or less lying and situate at Mouza-Baruipur, J.L.No.31, R.S.No.71, Pargana-Medanmolla under Touzi No.250, comprising R.S.Dag No.13919 under R.S.Khatian No.3748, P.S.Baruipur, Sub-Registry/A.D.S.R.Office at Baruipur, Dist. 24-Parganas (South), morefully described in the Schedule hereunder written and delineated in the Plan annexed hereto and depicted by RED border line OR HOWSOEVER OTHERWISE the said land and hereditaments now is or are heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH other former rights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into



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WORKS AND ROADS DEPT.
P.O. Baghbari B.S. (3)
Registration No. 1000
Dated 12 OCT 2010

12 OCT 2010

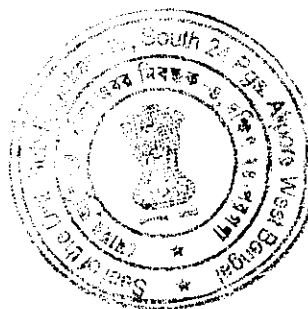
12 OCT 2010

or upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning the said land or every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendors or any person or persons from whom the Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so to be unto and to the use of the said Purchaser absolutely forever free from all encumbrances.

AND the Vendors do hereby covenant with the Purchaser/Company as follows :-

THAT Notwithstanding any act, deed, thing matter whatsoever made done executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said land hereby sold or expressed or intended so to be unto and to the use of the Purchaser/Company in manner aforesaid.

AND the Purchaser/Company shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents to the Collector, 24-Parganas (South), upon getting its name mutated in the Office of Madarat Gram Panchayet and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their Predecessors-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated,



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discharged, saved, harmless and keep the Purchaser indemnified from or against all charges encumbrances made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchaser/Company do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser/Company as shall or may be reasonably required.

THE Vendors also declare that the land hereby sold has not been previously leased, mortgaged sold nor in any way transferred and there is no charge, liens, lispendens or any attachment. There is no case, suit or proceeding pending against the said land before any Court of Law. The Vendors sold the said land while having good and marketable title and delivered Khas possession of the said land to the Purchaser/Company.

IF any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same.

IF any error or omission is transpired in this Deed in future, the Vendors shall at the costs and request of the Purchaser/Company execute and register any Supplementary Deed or any Deed of Rectification/Declaration in favour of the Purchaser/Company without any remuneration.



[Handwritten signature]
Special Sub Registrar.
U.S. Registrar No. 1 (2)
Registration Act 1901
General. Bureau of Land Management.

-- OCT 2010

12 OCT 2010

AND the Vendors have handed over all the Original papers and relevant documents of the property hereby sold to the Purchaser/Company at the time of Registration.

THE SCHEDULE AS REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring 25 decimals more or less lying and situate at Mouza-Baruipur, J.L.No.31, R.S.No.71, Pargana-Medanmolla under Touzi No.250, comprising R.S.Dag No.13919 appertaining to R.S.Khatian No.3748, P.S. Baruipur, Sub-Registry/A.D.S.R.Office at Baruipur, now under Madarat Gram Panchayet, in the Dist. of 24-Parganas (South), together with all easement rights thereto and the land hereby sold is delineated in the Map or Plan annexed hereto and depicted by RED border lines being butted and bounded as follows :-

On the North : By R.S.Dag No.13909.

On the South : By R.S.Dag No.13918.

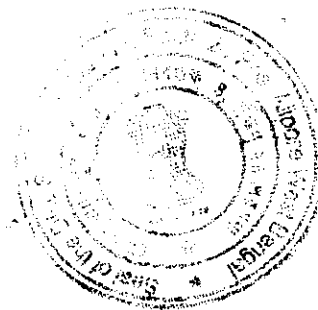
On the East : By R.S.Dag No.13920.

On the West : By R.S.Dag Nos.13910 & 14234.

Proportionate Annual Rent of Rs.5/- is payable to the Collector of 24-Parganas (South), for the State of West Bengal.

IN WITNESS WHEREOF ...

Contd...



[Handwritten signature]
Special Representative
for the Secretary of State
for the Middle East
Washington, D.C. 20520
1-202-725-1234
1-202-725-1235

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their respective hands on the day, month and year first above written.

In presence of :-

1. Sudip Nandi
Duttagara, Baruipur
1401-144

2. GURU MISHRA
MISHRA MISHRA MISHRA
4: 28 MISHRA

 LTI of Rohim Sardar
By the pen of Sudip Nandi

Aram Misra

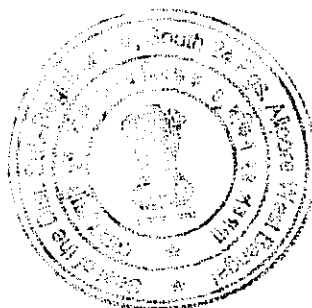
 LTI of Ishup Sardar
By the pen of Sudip Nandi

 LTI of Aelima Bibi
By the pen of Sudip Nandi

MISHRA BIBI
.....
V E N D O R S

Memo ...

Contd...




South Dakota Registrar
c. Registrar J/S T C
Registration ACT 100
Department, South Dakota
-- OCT 2010

12 OCT 2010

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PHOTO	left hand					
	right hand					

Name Greentech Infrastructure Development Pvt. Ltd.

Signature 

		Director Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature Alam basir sardar

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	right hand					

Name LTI of Ishup Sardar

Signature By the pen of Sudip Nandi

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Name LTI of Aelima Bibi

WLS: C



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PHOTO	left hand					
	right hand					

Name *L.T.I. of Rohim Sarda*
 Signature *By the pen of Bedi Nanda*

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PHOTO	left hand					
	right hand					

Name *ਮਾਤਰਾ ਜੁ ਰਾਮ ਰਾਮ ਰਾਮ*
 Signature

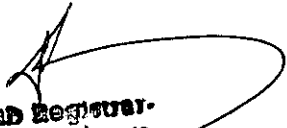
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PHOTO	left hand					
	right hand					

Name
 Signature

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PHOTO	left hand					
	right hand					

Name




Joint Sub Registrar.
Registrar U/S 7 (2)
Registration ACT 1956
General. South 24 Parganas.

— OCT 2010

12 OCT 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 4394 to 4410
being No 07999 for the year 2010.



(Abhijit Bera) 21-October-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

22

Memo of Consideration

RECEIVED from the within-named Purchaser/Company the within-mentioned sum of Rs.3,50,000/- (Rupees Three Lac Fifty Thousand) only being the full Consideration money of the land mentioned in the Schedule hereinabove, paid by the Purchaser/Company in the following manner :-

By Cash ————— Rs-3,50,000/-


LTI of Rohim Sardar
By the pen of Sudeep Nandi

(Rupees Three Lac Fifty Thousand) only.

WITNESSES :-

1. Sudeep Nandi
Puttagara, Baruipur
KOL-144

2. 
LTI of Behar Sardar
By the pen of Sudeep Nandi
4.28 2010 51011

Drafted by me :
Anil Kumar Das
Advocate.
Allipore Police Court,
Kolkata-27.


LTI of Aelima Bibi
By the pen of Sudeep Nandi

.....
V E N D O R S

Typed by :
Jayanta Sinha.
Jayanta Sinha.



[Handwritten signature]

U.S. DEPARTMENT OF STATE
OFFICE OF THE SECRETARY OF STATE
WASHINGTON, D.C. 20520-1204

12 OCT 2010

12 OCT 2010

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