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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

अष्टमिद्वज पश्चिम बंगाल WEST BENGAL

M 067906

Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document.

Additional Sub Registrar
Sealdah

THIS DEED OF CONVEYANCE made on this 7th day of March

2/F
4/5/17

Two Thousand Twelve **BETWEEN SMT. MANJIMA LAHIRI**, wife of Sri Swapan Kumar Lahiri, by faith-Hindu, Occupation - Housewife, residing at 67D, Palm Avenue, Kolkata - 700 029, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives, executors, administrators, successors and assigns) of the **FIRST PART AND (1) COMPANION TRADERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(2) COMPASS VINIMAY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(3) BRIGHTEX MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(4) CITILINE VYAPAAR PRIVATE LIMITED**, a company incorporated under the Companies act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(5) APURVA COMMO TRADE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(6) ANJANI MARKETING**

PRIVATE LIMITED a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, (7) **AJANTA DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, (8) **KUSUM AGENTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, (9) **LAXMI TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, (10) **MILESTONE DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, (11) **NEPTUNE DEALERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, (12) **NUTSHELL MARKETING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, (13) **ORACLE COMMERCE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, (14) **PURBASHA MERCHANTS PRIVATE LIMITED**, a Company

incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(15)**

GENTEX COMMERCE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(16)**

JETAGE VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(17)** **SYMPHONY**

COMMODITIES PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(18)** **SOLIDEX**

VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(19)** **FRONTRADE VINIMAY**

PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(20)** **GOODWIN SALES AGENCY**

PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(21)** **GOODWILL VINIMAY**

PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(22)** **FINETRADE SALES**

AGENCIES PRIVATE LIMITED a Company incorporated

under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(23) GENTEX TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(24) INTEGRAL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(25) DIGNITY TRADERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(26) GAINWELL SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(27) ULEKH SALES AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, purchasers Nos.1 to 27 represented by their Director **MANISH SHARMA**, son of Sri M.K. Sharma, working for gain at 9A, Lord Sinha Road, Kolkata-700071, **(28) S.N. TOWERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(29) NATURAL TOWERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its

Registered Office at 9A, Lord Sinha Road, Kolkata - 700071,

(30) LORD SINHA DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, duly represented by its' Director **MANISH SHARMA**, son of Sri M. K. Sharma working for gain at 9A, Lord Sinha Road, Kolkata-700071, hereinafter collectively referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-interest and assigns) of the **SECOND PART AND GREEN HIGH DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act, 1956 having its registered office at 29, Rajdanga East Main Road, Rash Behari Connector, Kolkata - 700 107, represented by its Director **SRI GAUTAM SAHA**, son of Late Santosh Saha **AND SRI GAUTAM SAHA**, son of Late Santosh Saha, working for gain at 29, Rajdanga East Main Road, Rash Behari Connector, Kolkata - 700 107, hereinafter collectively referred to as the **CONFIRMING PARTY** (which term or expression shall unless repugnant to the subject or context be deemed to mean and include its successor, successors-in-office and assigns) of the **THIRD PART**.



WHEREAS :

- A. One Satish Chandra Paramanik was the sole and absolute Owner and possessed to All That piece and parcel of land measuring more or less 9.92 Acres out of 39.32 Acres and situated at Mouza - Madurdaha, comprising C. S. Dag No. 448, R. S. Dag No. 455 appertaining C. S. Khatian No. 133, R. S. Khatian No. 189 to the Collector of 24 Parganas under Collectorate's, Touzi No. 2998, Re. Sa No. 212, J.L. No. 12, within Police Station formerly Kasba at present Tiljala now within municipal limit of the Kolkata Municipal Corporation (Jadavpur Unit) under Ward No. 108 in the District of 24 Parganas (hereinafter referred to as the said landed Property).
- B. The said Satish Chandra Paramanik died intestate leaving behind him surviving his widow namely Ekadashi Dasi and two daughters namely Bechubala Dasi (Paramanik) and Monmohini Dasi (Pramanik) as his only legal heirs and successors and in accordance with the Hindu Succession Act, 1956, the said Ekadashi Dasi, Bechubala Dasi and Monmohini Dasi jointly succeeded and inherited the said landed property inter alia and became the sole and absolute Owners by the said deceased Satish Chandra

Paramanik and enjoyed the said property in ejmali rights thereto free from all encumbrances.

- C. By a Deed of Conveyance dated 25.01.1962 and made between Ekadashi Devi, Bechubala Dasi and Monmohini Dasi therein collectively referred to as the Vendors of the One Part and Durga Pratima Bhattacharyya therein referred to as the Purchaser of the Other Part and registered at the office of the Sub Registrar at Alipore in Book No. I, Volume No. 2, Pages 267 to 273, being No. 587 for the year 1962 the Vendors therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein All That the piece and parcel of land measuring about 10 Bighas more or less, all situated at R.S. Dag No. 455, C.S. Dag No. 448, C.S. Khatian No. 133, R.S. Khatian No. 189, Touzi No. 2998, J.L. No. 12, Re. Sa 212 of the said Mouza Madurdaha, District 24 Parganas (South).

- D. The said Durga Pratima Bhattacharyya thereafter sold 13 Cottahs out of 10 Bighas retaining 9 Bighas 7 Cottahs of land.

- E. By a Deed of Conveyance dated 4.11.1972 and made between Durga Pratima Bhattacharyya therein referred to as the Vendor of the One Part and Nagendra Nath Shastri therein referred to as the Purchaser of the Other Part and registered at the office of Sub - Registrar of Alipore in Book No. I, Volume No. 83, Pages 292 to 295, Being No. 4374 for the year 1972, the Vendor therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein All That the piece and parcel of land measuring about 9 Bighas 7 Cottahs, all situated C.S. Khatian No. 133, R.S. Khatian No. 189, C.S. Dag No. 448, R.S. Dag No. 455, Touzi No. 2998, J.L. No. 12, Re. Sa 212, Mouza Madurdaha, District 24 Parganas (South).
- F. By a Deed of Gift and made between Nagendra Nath Shastri therein referred to as the Donor of the One Part and Amiya Bala Debi therein referred to as the Donee of the Other Part, the Donor therein duly gifted to the Donee therein All That the piece and parcel of land measuring about 4 Cottahs out of 9 Bighaa 7 Cottahs, all situated at C.S. Khatian No. 133, R.S. Khatian No. 189, C. S. DagNo. 448, R. S. Dag No. 455, Touzi No. 2998, J.L. No. 12, Re.

Sa. 212, Mouza - Madurdaha, District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation.

- G. The said Nagendra Nath Shastri after made the said Gift Deed remain the lawful owner of land measuring 9 Bighas 3 Cottahs and divided the said land into "A", "B", "C", "D" and "E" Block for sale.
- H. By a Deed of Conveyance dated 22.4.1980 made by and between Nagendra Nath Sastri, therein referred to as the Vendor of the One Part and Smt. Uma Das, daughter of Sri Satish Chandra Das, therein referred to as the Purchaser of the Other Part and registered at the office of Alipore, in Book No. 1, Being No. 2998 for the year 1980, the Vendor therein for the Consideration and on the terms mention therein duly sold and conveyed to the Purchaser therein ALL THAT the piece and parcel of land demarcated as Block "A" measuring about 2 Bighas in C.S. Khatian No. 133, R.S. Khatian No. 189, C.S. Dag No. 448 comprising of R.S. Dag No. 455, Mouza - Madurdaha, J.L. No. 12, Resa 212, Touzi No. 2998, P.S. Kasba, Jadavpur presently P.S. - Tiljala, District 24 Parganas.

- I. One Haran Chandra Darik alias Das was making cultivation in the said land. By a registered Deed of Sale dated 29.02.1980, the said Haran Chandra Darik alias Das duly sold and conveyed his right of cultivation on a portion of the said land to the said Uma Das, daughter of Sri Satish Chandra Das, for the Consideration mention therein. The said Deed was duly registered at the office of the Additional District Sub - Registrar at Alipore in Book No. I, Being No. 1391 for the year 1980.
- J. In the said land Sudhir Malik, Bishtu Haldar and Nirmal Halder is also making cultivation in about one third area. The said Sudhir Malik, Bishtu Haldar and Nirmal Halder by a registered Deed of Sale duly sold their respective right of cultivation on the said portion of land to the said Haran Chandra Das. The said Deed was duly registered at the office of the Additional District Sub - Registrar at Alipore in Book No. I, being No. 5760 for the year 1980.
- K. One Purna Chandra Darik alias Das was also making cultivation in a portion of the said land. By a registered Deed of Sale the said Purna Chandra Darik alias Das duly sold transferred and conveyed his cultivation right to and in favour of Haran Chandra Das for the Consideration

No. 12, Resa 212, Mouza - Madurdaha, P.S. Kasba, Jadavpur, presently P.S.-Tiljala, District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation morefully and particularly described in First Schedule mentioned herein below, (ii) Land measuring about 1 Cottah 10 Chittacks 13 sq.ft. out of 1 Bigha 9 Cottahs, C.S. Khatian No. 59, R.S. Khatian No. 46 comprising of C.S. Dag No. 455, R.S. Dag No. 457 to the Collector of 24 Parganas under Collectorates, Touzi No. 2998, Resa No. 212, J.L.No. 12, Mouza - Madurdaha, P.S. - Kasba, District 24 Parganas morefully and particularly described in Second Schedule mentioned herein below.

- N. Thus the Vendor alone hereinafter became the absolute Owner of all that the said Municipal Premises No.418, MADURDAH (Madurdaha), Kolkata - 700 099, morefully described in the First Schedule hereunder written and hereinafter referred to as the said premises.
- O. The Vendor agreed to sell and the purchasers agreed to purchase ALL THAT piece and parcel of land measuring 1 Cottah 3 Chittacks 1 Sq.ft. mentioned in the First Schedule and 1 Cottah 10 Chittacks 13 Sq.ft. mentioned in the Second Schedule aggregating to 2 Cottahs 13 Chittacks 14

Sq.ft. be the same a little more or less together with the structure thereon which includes an area of 0 Kottah 4 Chittack 20 Sq.ft. kept vacant/earmarked for the purpose of road in future but no such road could be made and the plots remain the same (an open stretch of land measuring 0 Kottach 4 Chittack 20 Sq.ft.) as it has at the time of purchase in 1980. The Vendors right is hereby transfer to the purchaser morefully and particularly described in the subject matter of sale hereunder written and hereinafter referred to as the said premises.

P. At or before the execution of these presents, the Vendor and Confirming Party i.e. Green High Developers and Sri Gautam Saha jointly and severally have represented, assured and undertaken to the purchasers and given warranties and indemnities as follows:-

- (i) That the Vendor herein are absolute lawful owner of the said premises and appurtenant thereto, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases,

tenancies, licenses, requisitions, acquisitions and alignments etc. whatsoever.

- (ii) That the Vendor herein has a clear marketable title in respect of the said premises and appurtenant thereto and is in khas possession of the premises without any claim or demand, interruption, disturbance or hindrance of any nature whatsoever.
- (iii) That the Vendor herein is the only owner of the said premises and no one else has any right, title, interest, claim and/or demand in respect of the said premises or any part or portion thereof.
- (iv) That the Vendor herein has not deposited, pledged, given as a security, collateral or otherwise with any bank, financial institution, or any person or persons, firm or company any of the original title deeds in respect of the said premises with an intention to create equitable mortgage or as security for payment of any money or performance of any act or otherwise.

- (v) That no part or portion of the said premises is subject of any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Government of West Bengal, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Kolkata Municipal Corporation or Government of India or any other authority or authorities appointed in this regard by the Central and State Governments and the Vendor neither has any knowledge nor has received any notice about the same.
- (vi) The Vendor name had been duly mutated in the record of Kolkata Municipal Corporation at his own cost and pay upto date tax bills and other outgoings in respect of the said premises.
- (vii) That the properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or other Government

Authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings pending against the Vendor or any of them for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Recovery Act or any other Act for the time being in force.

- (viii) That there is no legal bar or impediment on the part of the Vendor to grant, sell, convey, transfer, assign and assure the premises.
- (ix) That the Vendor herein being the owner of the said premises neither had or has sold nor had entered into any Agreement for Sale and/or Memorandum of Undertaking, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deeds nor created any third party right in respect of any part or portion of the said premises by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or

otherwise, is created and/or is intended to be created in favour of any third party and was and still is in khas possession of the said premises.

- (x) That no suit and/or litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said premises of any part or portion thereof.
- (xi) That the Vendor herein in title are in continuous uninterrupted possession of the said premises.
- (xii) That the Vendor herein shall be wholly responsible and liable for all the costs, charges, expenses and consequences arising out any defect is found in the title of the Vendor herein, in respect of the said premises and the Vendor herein shall remain responsible for the same, for all times hereafter and further indemnify and keep the purchasers saved, harmless and indemnified against all suits, actions, claims, demands and proceedings.
- (xiii) That the Vendor has no difficulty in complying with all his obligations hereunder.

(xiv) The Vendor will handover all the original documents of title the corporate tax bills, rents bills and all other documents electricity bills relating to the said premises title the date of registration.

Q. Relying on the aforesaid assurances, representation, undertakings and warranties of the Vendor herein and believing the same to be true and correct and acting on the faith thereof, the purchasers, herein has agreed to purchase and acquire the said premises, as morefully described in the First and Second Schedule hereunder written and on the terms and conditions as mentioned herein.

R. It is expressly clarified, understood and confirmed that it is only on the basis of the aforesaid assurances, representations, undertakings, warranties of the Vendor that the Purchasers herein agreed to purchase and acquire the said premises and would not have otherwise agreed to purchase the said premises nor would has agreed to pay the amount as hereinafter appearing, in the absence of any of such representations,

undertakings, warranties, assurances by the Vendor herein.

- S. The Vendor has agreed to sell and the purchasers have agreed to purchase the said premises having an area of 1 Cottah 3 Chittacks 1 Sq. ft in the First Schedule and 1 Cottah 10 Chittacks 13 Sq.ft in the Second Schedule aggregating to an area of 2 (two) Cottahs 13 (thirteen) Chittacks 14 Sq.ft., morefully described in the First and Second Schedule hereunder written free from all charges, mortgages liens, lispens, litigations at and for the consideration of Rs.37,50,000/- (Rupees Thirty seven lacs and fifty thousand) only and on the terms and conditions as will appear hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and relying on the representation of the Vendor and believing the same as true and correct and in consideration of the sum of Rs.37,50,000/- (Rupees Thirty seven lacs and fifty thousand) only paid by the purchasers to the Vendor on or before the execution of these present (the receipt whereof the Vendor doth hereby admit and acknowledge and discharge and release the said land and every part thereof unto the purchasers) the vendor doth hereby sell, grant, convey, transferred by way of

without any action either at law or in equity **TO HAVE AND TO HOLD** the same and all singular the premises hereby sold, conveyed, transferred unto and to the use of the purchasers in free simple in possession free from all encumbrances, charges, mortgages, liens and lispens whatsoever absolutely forever with the purchasers and the vendor doth hereby covenant and agree with the purchasers, that **NOT WITHSTANDING** any act deed or things done or committed or knowingly permitted or suffered to the contrary by the Vendor or any of his predecessors-in-title, the Vendor has good right full power and absolute authority to sell grant convey transfer assign and assure the said premises unto and to the purchasers in the manner aforesaid **AND THAT** the purchasers shall hold the said premises free and clear and freely and clearly and absolutely acquitted and forever released and discharged by the Vendor and well and sufficiently save, defended kept harmless and indemnified of from and against all matter and other estate, right, title, interest, encumbrances, charges, whatsoever made done, occasioned, suffered by the Vendor from any person or persons equitably or lawfully claiming through under or in trust for the Vendor **AND FURTHER THAT** the Vendor and all persons equitably or lawfully claiming any estate or interest in the said premises or any part thereof from under or in trust for the Vendor or from or under any of his predecessor-in-title, shall and

will at all times hereafter at the request and cost of the purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and morefully and perfectly assuring the said premises and every part thereof unto and to the use of the purchasers as may be reasonably required and the Vendor doth hereby further covenant and assure the purchasers that no part of the said premises is vested with Government or any semi Government authority **AND** the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and **FURTHER THAT** the Vendor shall and will hand over all documents and relating papers to the purchasers **AND FURTHER THAT** the Vendor doth hereby undertake to pay all outstanding rents and taxes, govt. revenue and all other impositions, whatsoever of nature due payable by the Vendor or any of his predecessor-in-title in respect of the said premises upto the date of these presents **AND WHEREAS** the purchasers shall has every right to construct building and also having full authority to transfer, right, title, interest in the said premises.

The Vendor do hereby nominate, constitute and appoint in their name and in their place the purchasers herein to act through their authorized representative to do all matters, acts deeds and things in connection with and in relation to the said

premises only for that purpose to sign, execute, registered all the papers, documents, deeds, affidavits, vokalatnama, petition, declaration etc and to appear and represent me to the various persons and statutory authorities including Court of Law. However the Vendor will not be held responsible for any act of the Attorney done by virtue of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT structure tiles roof having 50 Sq.ft. tin shed together with piece and parcel being demarcated as Plot No. 6A, having an area of 1 Cottah 03 Chittacks 1 sq.ft. including the open land being part of the said Municipal Premises No. 418, MADURDAH (Madurdaha), Kolkata - 700 099, within Ward No. 108 of Kolkata Municipal Corporation, District 24 Parganas (South), previously P.S. Kasba now P.S. - Tiljala, Touzi No. 2998, R.S. No.212, J.L. No.12, Municipal Premises No. 418, MADURDAH (Madurdaha), C.S. Khatian No.133, R.S. Khatian No.189, C.S. Dag No.448, R.S. Dag No.455 morefully and particularly shown in the map or plan borders in RED INK.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT structure tiles roof having 50 Sq.ft. tin shed together with piece and parcel being demarcated as Plot No. 6A,

having an area of 1 Cottah 10 Chittacks 13 sq.ft. including the open land being part of the said Municipal Premises No. 418, MADURDAH (Madurdaha), Kolkata - 700 099, within Ward No. 108 of Kolkata Municipal Corporation, District 24 Parganas (South), previously P.S. Kasba now P.S. - Tiljala, Touzi No. 2998, R.S. No.212, J.L. No.12, Municipal Premises No. 418, MADURDAH (Madurdaha), C.S. Khatian No.59, R.S. Khatian No.46, C.S. Dag No. 455, R.S. Dag No. 457 morefully and particularly shown in the map or plan borders in RED INK.

THE TOTAL PROPERTY WHICH IS THE SUBJECT

MATTER OF SALE:

ALL THAT piece and parcels of lands having a total measurement of 2 Cottahs 13 Chittacks 14 Sq.ft. (comprising of an area of 1 Cottah 3 Chittacks and 1 Sq.ft. mentioned in the First Schedule and 1 Cottah 10 Chittacks and 13 Sq.ft. mentioned in the Second Schedule) including open land be the same a little more or less with 100 Sq.ft. tin shed structure morefully and particularly described in the First and Second Schedule mentioned hereinabove.

IN WITNESS WHEREOF the parties hereto set and subscribed their hands and seals on the day month and year first above written.

SIGNED SEALED AND
DELIVERED by the VENDOR at

Mangima dabin.

Kolkata in the presence of :

Swapan K Lahro
67 D Palm Avenue
1st floor, Kot 19

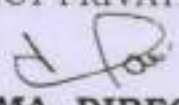
SIGNED SEALED AND
DELIVERED by the
PURCHASERS at Kolkata in the
presence of :

[Signature]

- (1) COMPANION TRADERS PRIVATE LIMITED
- (2) COMPASS VINIMAY PRIVATE LIMITED
- (3) BRIGHTEX MERCHANTS PRIVATE LIMITED
- (4) CITILINE VYAPAAR PRIVATE LIMITED
- (5) APURVA COMMO TRADE PRIVATE LIMITED
- (6) ANJANI MARKETING PRIVATE LIMITED
- (7) AJANTA DEALERS PRIVATE LIMITED
- (8) KUSUM AGENTS PRIVATE LIMITED
- (9) LAXMI TRADECOM PRIVATE LIMITED
- (10) MILESTONE DISTRIBUTORS PRIVATE LIMITED
- (11) NEPTUNE DEALERS PRIVATE LIMITED
- (12) NUTSHELL MARKETING PRIVATE LIMITED
- (13) ORACLE COMMERCE PRIVATE LIMITED
- (14) PURBASA MERCHANTS PRIVATE LIMITED
- (15) GENTEX COMMERCE PRIVATE LIMITED
- (16) JETAGE VINIMAY PRIVATE LIMITED
- (17) SYMPHONY COMMODITIES PRIVATE LIMITED
- (18) SOLIDEX VINIMAY PRIVATE LIMITED
- (19) FRONTRADE VINIMAY PRIVATE LIMITED
- (20) GOODWIN SALES AGENCY PRIVATE LIMITED
- (21) GOODWILL VINIMAY PRIVATE LIMITED
- (22) FINETRADE SALES AGENCIES PRIVATE LIMITED
- (23) GENTEX TRADING PRIVATE LIMITED
- (24) INTEGRAL VINIMAY PRIVATE LIMITED
- (25) DIGNITY TRADERS PRIVATE LIMITED

Sachin K. Chatterjee
29, ⑤ Parkachal
Hospital Road,
Kolkata-78.

- (26) GAINWELL SUPPLIERS PRIVATE LIMITED
(27) ULEKH SALES AGENCY PRIVATE LIMITED


MANISH SHARMA, DIRECTOR

OF PURCHASERS Nos. 1 to 27

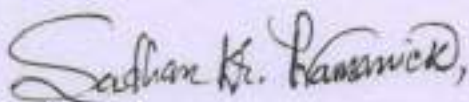
- (28) S. N. TOWERS PRIVATE LIMITED
(29) NATURAL TOWERS PRIVATE LIMITED
(30) LORD SINHA DEVELOPERS PRIVATE LIMITED


MANISH SHARMA, DIRECTOR

OF PURCHASERS Nos. 28 to 30

SIGNED SEALED AND
DELIVERED by the
CONFIRMING PARTY at

Kolkata in the presence of :

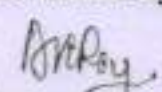


GREEN HIGH DEVELOPERS PVT. LTD.


Authorised Signatory of
SRI GAUTAM SAHA

CONFIRMING PARTY


Drafted by :


Awant Kumar Roy
Advocate
WB/1927/1978


(SRI GAUTAM SAHA)

MEMO OF CONSIDERATION

RECEIVED of and from the within named

Purchasers, a sum of Rs. 37,50,000/- (Rupees thirty seven lakhs fifty thousand) only.

as full and final consideration money as

per memo below:

Rs. 37,50,000/-

By various Demand Pays

(Rupees thirty seven lakhs fifty thousand) only.

Mamima dabin.

WITNESSES :-

1. Swapan Kr Lahiri
67 D Palm Allen
Ker-19

2. Sadhan Kr. Panigrahy
S/o. Mahadeb Panigrahy,
29, South Purbachal
Hospital Road,
Kolkata-78.



Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00902 of 2012
(Serial No. 01197 of 2012)

On

Payment of Fees:

On 07/03/2012

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

Presented for registration at 16.23 hrs on :07/03/2012, at the Private residence by Manish Sharma
,Claimant.

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

Execution is admitted on 07/03/2012 by

1. Manjima Lahiri, wife of Swapan Kr Lahiri , 67 D, Palm Avenue, Kolkata, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700029 , By Caste Hindu, By Profession : House wife
2. Gautam Saha
Director, Green High Developers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
, By Profession : Business

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 4

23/03/2012 15:30:00



Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00902 of 2012
(Serial No. 01197 of 2012)

3. Manish Sharma
Director, Companion Traders Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Compass Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Brightex Merchants Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Citiline Vyapaar Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Apurva Commo Trade Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Anjani Marketing Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Ajanta Dealers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Kusum Agents Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Laxmi Tradecom Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Milestone Distributors Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Neptune Distributors Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Nutshell Marketing P Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Oracle Commerce Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Purbasha Merchants Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Gentex Commerce Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Jetage Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Symphony Commodities Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Solidex Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Frontrade Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Goodwin Sales Agency Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Goodwill Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Finetrade Sales Agencies Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Gentex Trading Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parganas

Endorsement For Deed Number : I - 00902 of 2012
(Serial No. 01197 of 2012)

Director, Integral Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Dignity Traders Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Gainwell Suppliers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Ulekh Sales Agency Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, S N Towers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Natural Towers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Lord Sinha Developers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
, By Profession : Others
Identified By Kalyan Kr Basu, son of . . A C Court, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 12/03/2012

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.-37,50,000/-

Certified that the required stamp duty of this document is Rs.- 262510 /- and the Stamp duty paid as: Impresive Rs. - 100/-

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/03/2012

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.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 23/03/2012

Amount by Draft

Rs. 41246/- is paid , by the draft number 339863, Draft Date 17/03/2012, Bank Name State Bank of India, Specialised Instl Bkg Kolkata, received on 23/03/2012

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

23/03/2012 15:30:00

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Government Of West Bengal
Office Of the A. D. S. R. SEALDAH
District:-South 24-Parqanas

Endorsement For Deed Number : I - 00902 of 2012
(Serial No. 01197 of 2012)

(Under Article : A(1) = 41239/- ,E = 7/- on 23/03/2012)

Deficit stamp duty

Deficit stamp duty Rs. 262510/- is paid 33986417/03/2012 State Bank of India, Specialised Instl Bkg
Kolkata, received on 23/03/2012

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

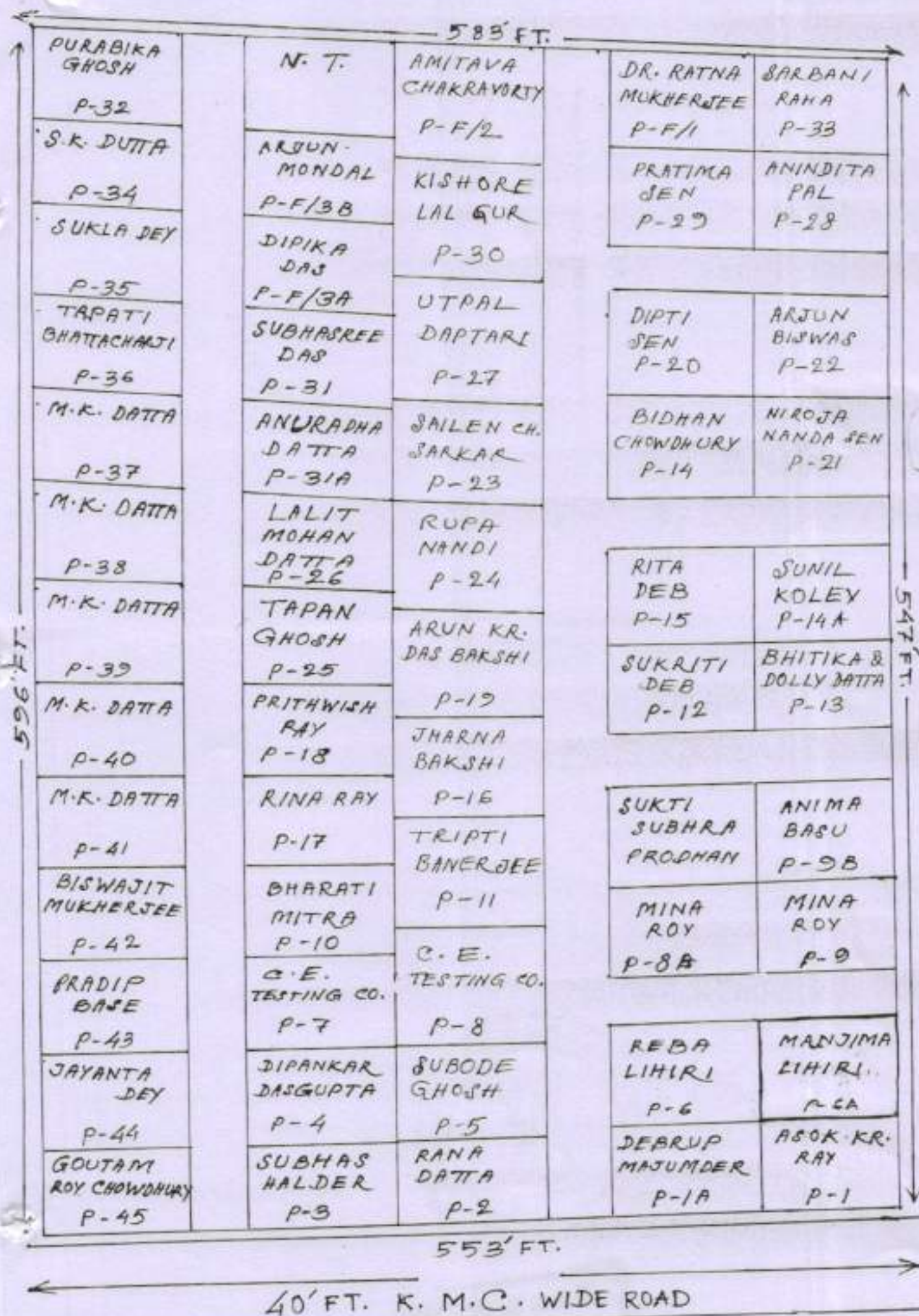
(Ajay Kumar Mukherjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 4 of 4

23/03/2012 15:30:00

SITE PLAN FOR MADURDAHA LAND AREA OF LAND 10 BIGHA OR 200 KATHAS. MOUZA MADURDAHA, DAG NO-455 & 457, KH. AN NO 187 & 189, BS NO-12, K.M.C. WARD NO-108, KOLKATA-700099, P.S.-TILJALA.



Manjima Lihiri

SPECIMEN FORM FOR TEN FINGERPRINTS



John

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sparina Subin

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



John

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 8145 to 8181
being No 00902 for the year 2012.




(Ajay Kumar Mukherjee) 23-March-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal

DATED THIS 7th DAY OF MARCH 2012

BETWEEN

SMT. MANJIMA LAHIRI

VENDOR

AND

COMPANION TRADERS PRIVATE
LIMITED & ORS.

PURCHASERS

AND

GREEN HIGH DEVELOPERS PVT.
LTD.

CONFIRMING PARTY

DEED OF CONVEYANCE

MR. AWANI KUMAR ROY

Advocate,

10, Kiran Shankar Roy Road,

Kolkata - 700001.