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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 067905

*Q. No. 50*

*7/3/2012*

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  
Saidan

*7/3/2012*

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

*D. Singh*

*R/P  
454/33*

Two Thousand Twelve **BETWEEN (1) SMT. ASIDHARA LAHIRI**, wife of Sri Kusal Ray, by faith-Hindu, Occupation - Service, residing at 25/10, Prince Golam Mohammad Shah Road, 3<sup>rd</sup> Floor, under Police Station-Jadavpur Kolkata - 700 095 **AND (2) SMT. BEDANTIKA LAHIRI**, wife of Sri Abahan Banerjee, by faith-Hindu, Occupation - Service, residing at 169, N.S.C. Bose Road, Narendrapur, Sherwood Estate, Block "D", Lobby - 2, Flat No. II, under Police Station - Sonarpur, Kolkata-700 103, hereinafter jointly referred to as the **VENDORS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective 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 Common Director **MANISH SHARMA**, son of Sri M. K. Sharma, working for gain at 9A, Lord Sinha Road, Kolkata - 700 071, **(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 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 **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 39.92 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-Tollygunge, at present P.S.-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. 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 out of 10 Bighas, 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).
- E. By a Deed of Gift and made between Nagendra Nath Shastri therein referred to as the Donor of the One Part and Amiya Bala Dasi @ 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. Dag No. 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.

- F. 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.
- G. 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 Additional Sub - Registrar, Alipore, Book No. I, Being No. 2998 for the year 1980, the Vendor therein for the Consideration and on the terms mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT the piece and parcel of land demarcated as Block "A" measuring about .66 Satak 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, Haltu, District-24-Parganas.

- H. 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 Smt. Uma 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. 1, Being No. 1391 for the year 1980.
- I. In the said land Sudhir Malik, Bishtu Halder and Nirmal Halder is also making cultivation in about one third area. The said Sudhir Malik, Bishtu Halder 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 Smt. Uma Das. The said Deed was duly registered at the office of the Additional District Sub - Registrar at Alipore in Book No. 1, being No. 5760 for the year 1980.
- J. 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 Smt. Uma Das for the Consideration mention

therein. The said Deed of Sale was duly registered at the office of Additional District Sub - Registrar at Alipore in Book No. 1, being No. 5760 for the year 1980.

- K. Thus the Uma Das alone hereinafter became the absolute Owner of all that said land measuring about 2 Bighas.
- L. By a Deed of Conveyance dated 24.11.1980 made by and between Smt. Uma Das, daughter of Sri Satish Chandra Das, therein referred to as the Vendor of the One Part and Smt. Reba Lahiri, wife of Sri Tapan Kumar Lahiri, therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub - Registrar, Alipore, 24-Paraganas (South), in Book No. 1, Volume No.137, Pages 294 to 299, Being No. 9326 for the year 1980, the Vendor therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchasers therein ALL THAT piece and parcel of land measuring being Block "A" consisting of Plot No. 6, having an area of 3 Cottahs 8 Chittacks 31 Sq.ft. together with an area of open for Road more or less morefully and particularly described in the First Schedule therein.

- M. After purchasing the said plot of land Smt. Reba Lahiri had been enjoying and possession the said plot of land absolutely without any hindrances and/or obstructions and the said plot of land is free from all encumbrances whatsoever. And Smt. Reba Lahiri in duly mutated her name before the Kolkata Municipal Corporation and the said plot of land is known and identified as K.M.C. Premises No. 1367, Madurdah, K.M.C. Ward No. 108, under Police Station - Tiljala, Kolkata - 700 099 and regularly paying K.M.C. Property Taxes under Assessee No. 31-108-05-1678-6. The Vendor herein also duly mutated her name at the B.L. & L.R.O., Kasba and has been paying to the Govt. of West Bengal Khajana.
- N. Smt. Reba Lahiri possess a demarcated of land measuring more or less 02 Cottahs 08 Chittacks 39 Sq.ft. excluding an area of land measuring more or less 0 Cottah 15 Chittaks 37 Sq.ft. has been kept for the purpose of widening the adjacent road aggregating to an area measuring more or less 03 Cottahs 08 Chittaks and morefully and particularly described in Schedule hereunder written.
- O. By a Deed of Conveyance dated 24.02.2011 made by and between Smt. Reba Lahiri, wife of Sri Tapan Kumar Lahiri,

therein referred to as the Vendor of the One Part and 1) Smt. Asidhara Lahiri, wife of Sri Kusal Ray and 2) Smt. Bedantika Lahiri, wife of Sri Abahan Banerjee, therein jointly referred to as the Purchasers of the Other Part and registered at the Office of District Sub-Registrar, Alipore, 24-Paraganas(South), in Book No. I, Volume No.3, Pages 7630 to 7648, Being No.01484 for the year 2011, the Vendor therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchasers therein ALL THAT piece and parcel of land measuring being Block "A" consisting of Plot No. 6, having an area of 2 Cottahs 8 Chittacks 39 Sq.ft. all situated at C.S. Khatian No. 133, R.S. Khatian No. 189, in C.S. Dag No. 448, R.S. Dag No. 455, in Touzi No. 2998, J.L. No. 12, R.S. No. 212, Mouza - Madurdaha, Police Station - Tiljala, District - 24-Parganas(South) within the limits of Kolkata Municipal Corporation under Ward No. 108. An area of 15 Chittack 37 Sq.ft. was kept vacant for the purpose of road in future but such Road has not been made and the Vendors hand over the same to the purchasers.

- P. The Vendors herein are physically possessed of 03 Cottahs 8 Chittacks 31 Sq.ft. instead of 2 Cottahs 8 Chittacks 39 Sq.ft. as an area of land measuring more or less 15

Chittacks 37 Sq.ft. has been retained back by the Vendors as the common passage has not be constructed and therefore the Vendors could not release the said 15 Chittacks 37 Sq.ft. land which intend to transfer and/or release for common passage. The purchaser agrees to purchase the said open land of 15 Chittacks 37 Sq.ft. at free of Case and at their instance. The Vendors thus having an aggregate area of 3 Cottahs 8 Chittacks 31 Sq.ft. morefully and particularly mentioned in the Schedule hereinafter.

Q. Thus the Vendors alone hereinafter became the absolute Owner of all that the said Municipal Premises No. 1367, MADURDAH (Madurdaha), Kolkata - 700 099, morefully described in the First Schedule hereunder written and hereinafter referred to as the said premises.

R. The Vendors agreed to sell and the purchasers agreed to purchase ALL THAT piece and parcel of land measuring about 3 Cottahs 8 Chittacks 31 Sq.ft. be the same a little more or less together with the structure thereon morefully and particularly described in the First Schedule hereunder written and hereinafter referred to as the said premises.

S. At or before the execution of these presents, the Vendors and Confirming Party jointly and severally has represented, assured and undertaken to the purchasers and given warranties and indemnities as follows:-

- (i) That the Vendors herein are absolute lawful owners of the said premises and appurtenant thereto, so far in my knowledge 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 Vendors herein have 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 Vendors herein are the only owners 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 Vendors herein have 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 Vendors neither have any knowledge nor have received any notice about the same.

- (vi) 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 Vendors 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.
- (vii) That there are no legal bar or impediment on the part of the Vendors to grant, sell, convey, transfer, assign and assure the premises.
- (viii) That the Vendors herein being the owners of the said premises neither had or have 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.

- (ix) That the Vendors herein and/or their predecessors in title are in continuous uninterrupted possession of the said premises.
- (x) That the Vendors herein shall be wholly responsible and liable for all the costs, charges, expenses and consequences arising out of any defect is found in the title of the Vendors herein, in respect of the said premises and the Vendors 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.

(xi) That the Vendors have no difficulty in complying with all their obligations hereunder.

(xii) The Vendors will handover all the original documents of title the corporate tax bills, rents bills and all other documents bills/No electricity relating to the said premises.

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

U. It is expressly clarified, understood and confirmed that it is only on the basis of the aforesaid assurances, representations, undertakings, warranties and indemnities of the Vendors 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 have agreed to pay the amount as hereinafter appearing, in the absence of any of such representations, undertakings, warranties, assurances and indemnities by the Vendors herein.

- V. The Vendors have agreed to sell and the purchasers have agreed to purchase the said premises having an area of 3 Cottahs 8 Chittacks 31 Sq.ft. (which includes open land of 15 Chittacks 37 Sq.ft. kept for passage) morefully described in the First Schedule hereunder written free from all charges, mortgages liens, lispendens, 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 Vendors 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 Vendors on or before the execution of these present (the receipt whereof the Vendors do hereby admit and acknowledge and discharge and release the said land and every part thereof unto the purchasers) the vendors do hereby sell, grant, convey, transferred by way of sale,

assign and assure unto the purchasers and hereby release relinquish and transfer all their rights title interest in respect of or concerning **ALL THAT** the piece and parcel of land having an area of 3 Cottahs 8 Chittacks 31 sq.ft. together with structure thereon situated at Municipal Premises No. 1367, Mouza-MADURDAH (Madurdaha), Kolkata-700099 more fully and particularly described in the First Schedule written hereunder (and hereinafter referred to as the said premises) free from all encumbrances, charges, liens and lispendens **OR HOWSOEVER OTHERWISE** the said land or any part thereof now are or in or hereto before were or was situated, butted, bounded, described or distinguished **TOGETHER WITH** all areas, privileges easements, appendages and appurtenances and other amenities whatsoever thereunto belonging to or in anywise appertaining thereto to be held used or occupied therewith or known as part and parcel thereof and the reversion or reversions remainder or remainders yearly, monthly and other rents issues and profits thereof. **AND ALL** estate right title interest claim and demand whatsoever of the vendors unto upon or in respect of the said premises and every part thereof **AND ALL DEEDS WRITINGS AND** documents and evidences of Title relating thereto or any part thereof which now are or may hereinafter be in the possession or custody of the vendors or any person or persons from whom the vendors may procure the same 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 lispensens whatsoever absolutely forever with the purchasers and the vendors do 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 Vendors or any of their predecessors-in-title, the Vendors have 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 Vendors 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 Vendors or any of their predecessor-in-title from any person or persons equitably or lawfully claiming through under or in trust for the Vendors **AND FURTHER THAT** the Vendors 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 Vendors or from or under any of their predecessor-in-title,

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 lispensens whatsoever absolutely forever with the purchasers and the vendors do 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 Vendors or any of their predecessors-in-title, the Vendors have 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 Vendors 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 Vendors or any of their predecessor-in-title from any person or persons equitably or lawfully claiming through under or in trust for the Vendors **AND FURTHER THAT** the Vendors 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 Vendors or from or under any of their 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 Vendors do 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 Vendors have good right, full power and absolute authority to sell the same in the manner aforesaid and **FURTHER THAT** the Vendors shall and will hand over all documents and relating papers to the purchasers **AND FURTHER THAT** the Vendors do hereby undertake to pay any legitimate outstanding rents and taxes, govt. revenue and all other impositions, whatsoever of nature due payable upto the date of sale by the Vendors or any of their 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 Vendors do hereby nominate, constitute and appoint in their names and in their places 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 us to the various persons and statutory authorities including Court of Law. However the Vendors 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 100 Sq.ft. tin shed together with piece and parcel being demarcated as Plot No.6, having an area of 3 Cottahs 8 Chittacks 31 sq.ft. including the open land of 15 Chittacks 37 Sq.ft. being part of the Municipal Premises No. 1367, Mouza-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, Mouza - 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.

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 **VENDORS**

at Kolkata in the presence of:

*Swapan K Lahiri*  
67 D Pal Ashok  
Kolkata-19

*Asish Chandra*

*Benedicta Lalini*

**SIGNED SEALED AND DELIVERED** by the

**PURCHASERS** at Kolkata in the presence of:


*[Signature]*

*[Signature]*

*Sudhakar K. Vannan,*  
29, D Puchanah  
Hospital Road,  
Kolkata-78.

- (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  
 (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 **FIRST  
 CONFIRMING PARTY** at  
 Kolkata in the presence of :

**GREEN HIGH DEVELOPERS PVT. LTD.**

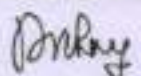
Kalyan K. Banerjee  
 Delh.  
 Dipone Judge/Court  
 No. 2

  
 Authorised Signatory of  
**SRI GAUTAM SAHA**

-----  
**CONFIRMING PARTY**

  
**(SRI GAUTAM SAHA)**

Drafted by :

  
**Awani Kumar Roy**  
 Advocate  
 WB/1927/1978

MEMO OF CONSIDERATION

**RECEIVED** of and from the within named  
 Purchasers, a Sum of Rs. 37,50,000/- (Rupees Thirty  
 Seven ~~thousand~~ <sup>lacs</sup> & fifty thousand only  
 as full and final consideration money  
 as per memo below:

Rs. 37,50,000/-

By various Demand Pays

(Rupees Thirty Seven <sup>lacs</sup> & fifty thousand only.)

WITNESSES :-

1. Swapan B. Lahiri  
67 B Palm Valley  
Kot-19
2. Sadhan B. Pramanick  
S/o. Mahadeb Pramanick  
29, South Park Road  
Hospital Rd,  
Kot. 78.

For day

Bedontika danti



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

**Endorsement For Deed Number : I - 00903 of 2012**  
**(Serial No. 01222 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 16.22 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. Asidhara Lahiri, wife of Kusal Ray , 25/10, Pr Gulam Md. Shah Road, Kolkata, Thana:-Jadavpur,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700095 , By Caste Hindu, By  
Profession : Service
2. Bedanta Lahiri, wife of Abasan Banerjee , 169, N.S.C Bose Road, Kolkata, Thana-Sonarapur,  
District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700103 , By Caste Hindu, By  
Profession : Service
3. 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**

23/03/2012 15:35:00

EndorsementPage 1 of 4



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

**Endorsement For Deed Number : I - 00903 of 2012**  
**(Serial No. 01222 of 2012)**

4. 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 Dealers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
- Director, Nutshell Marketing Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
- Director, Orade Commerce Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
- Director, Purbashamerchants 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 Vinomay 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**

EndorsementPage 2 of 4



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

Endorsement For Deed Number : I - 00903 of 2012  
(Serial No. 01222 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 J 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 13/03/2012

**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.-41,05,393/-

Certified that the required stamp duty of this document is Rs.- 287388 /- 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. 45162/- is paid , by the draft number 339862, Draft Date 17/03/2012, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 23/03/2012

( Ajay Kumar Mukherjee )  
ADDITIONAL DISTRICT SUB-REGISTRAR

23/03/2012 15:35:00

EndorsementPage 3 of 4





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

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Endorsement For Deed Number : I - 00903 of 2012  
(Serial No. 01222 of 2012)

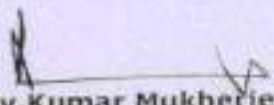
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( Under Article : A(1) = 45155/- , E = 7/- on 23/03/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 287388/- is paid 33986117/03/2012 State Bank of India, Specialised Insti Bkg  
Kolkata, received on 23/03/2012

( Ajay Kumar Mukherjee )  
ADDITIONAL DISTRICT SUB-REGISTRAR

  
( Ajay Kumar Mukherjee )

ADDITIONAL DISTRICT SUB-REGISTRAR

SITE PLAN FOR MADURDAHA LAND. AREA OF LAND 10 BIGHA OR 200  
KATHAS. MOUZA MADURDAHA, DAG NO-455 & 457, KH AN NO 187 & 182, BS  
NO-12, K.M.C. WARD NO-108, KOLKATA-700099, P.S.-TILJALA.

585' FT.					
PURABIKA GHOSH P-32	N. T.	AMITAVA CHAKRAVORTY P-F/2	DR. RATNA MUKHERJEE P-F/1	SARBANI RAHA P-33	
S.K. DUTTA P-34	ARJUN MONDAL P-F/3B	KISHORE LAL GUR P-30	PRATIMA SEN P-27	ANINDITA PAL P-28	
SUKLA DEY P-35	DIPIKA DAS P-F/3A	UTPAL DAPTARI P-27	DIPTI SEN P-20	ARJUN BISWAS P-22	
TAPATI BHATTACHARJI P-36	SUBHASREE DAS P-31	SAILEN CH. SARKAR P-23	BIDHAN CHOWDHURY P-14	NIROJA NANDA SEN P-21	
M.K. DATTA P-37	ANURADHA DATTA P-31A	RUPA NANDI P-24	RITA DEB P-15	SUNIL KOLEY P-14A	
M.K. DATTA P-38	LALIT MOHAN DATTA P-26	ARUN KR. DAS BAKSHI P-19	SUKRITI DEB P-12	BHITIKA & DOLLY DATTA P-13	
M.K. DATTA P-39	TAPAN GHOSH P-25	JHARNA BAKSHI P-16	SUKTI SUBHRA PRODHAN P-9B	ANIMA BASU P-9B	
M.K. DATTA P-40	PRITHWISH RAY P-18	C. E. TESTING CO. P-8	MINA ROY P-8A	MINA ROY P-9	
M.K. DATTA P-41	RINA RAY P-17	TRIPTI BENERJEE P-11	REBA LIHIRI P-6	MANJIMA LIHIRI P-51	
BISWAJIT MUKHERJEE P-42	BHARATI MITRA P-10	SUBODE GHOSH P-5	DEBRUP MAJUMDER P-1A	ASOK KR. RAY P-1	
PRADIP BASE P-43	C. E. TESTING CO. P-7	RANA DATTA P-2			
JAYANTA DEY P-44	DIPANKAR DASGUPTA P-4				
GOUTAM ROY CHOWDHURY P-45	SUBHAS HALDER P-3				
553' FT.					
40' FT. K. M. C. WIDE ROAD					

*Abir...*

*Bedanta...*


*[Signature]*

*[Signature]*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 8182 to 8218  
being No 00903 for the year 2012.



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

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Qureshi*

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



*Kichay*

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



*Bedarwan Anwar*

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



*Qureshi*

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

DATED THIS 7<sup>TH</sup> DAY OF MARCH 2012

BETWEEN

SMT. ASIDHARA LAHIRI  
SMT. BEDANTIKA LAHIRI  
VENDORS

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.