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24/7/2011

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Certified that the foregoing is
 admitted as true and correct by the
 signature of the
 Examinee and the
 document is valid and correct.

Additional Charge Not Required

24/7/2011

Signature


54996

THIS DEED OF CONVEYANCE made on this 6th day of July.

01/01/2011

Two Thousand Eleven **BETWEEN** (1) **SRI ARJUN KUMAR BISWAS**, (2) **SRI KARTICK CHANDRA BISWAS**, (3) **SRI SWAPAN KUMAR BISWAS**, all sons of Late Suresh Chandra Biswas, by faith Hindu, Occupation - Business, residing at 59, Tanu Pukur Road, P.S. - Kasba, Kolkata - 700 031, hereinafter collectively 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 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 Poddar Court, 18, Rabindro Sarani, Kolkata-700001, (2) **COMPASS VINIMAY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, (3) **BRIGHTEX MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, (4) **CITILINE VYAPAAR PRIVATE LIMITED**, a company incorporated under the Companies act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, (5) **APURVA COMMO TRADE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its


Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(6) ANJANI MARKETING PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(7) AJANTA DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(8) KUSUM AGENTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(9) LAXMI TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(10) MILESTONE DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(11) NEPTUNE DEALERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(12) NUTSHELL MARKETING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(13) ORACLE COMMERCE PRIVATE LIMITED**, a Company incorporated



under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(14) PURBASHA MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(15) GENTEX COMMERCE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(16) JETAGE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(17) SYMPHONY COMMODITIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(18) SOLIDEX VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001 **(19) FRONTRADE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(20) GOODWIN SALES AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(21) GOODWILL**

VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(22) FINETRADE SALES AGENCIES PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(23) GENTEX TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(24) INTEGRAL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(25) DIGNITY TRADERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(26) GAINWELL SUPPLIERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(27) ULEKH SALES AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, purchasers Nos. 1 to 27 represented by their Common Director **MR. MANISH SHARMA**, son of Shri 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 Narayan Chandra Shah was the sole and absolute Owner and possessed to All That piece and parcel of land measuring more or less 5.24 Satak and situated at Mouza - Madurdaha, comprising C. S. Dag No. 450, R. S. Dag No.457 appertaining C. S. Khatian No.59, R. S. Khatian No. 46 to the Collector of 24 Parganas under Collectorate's, Touzi No. 2998, Re. Sa No. 212, J.L. No. 12, within Police Station formerly Tollygange 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 Narayan Chandra Shah died intestate leaving behind him surviving his widow namely Dayamayi Dasi, and two daughters namely Kiran Bala Dasi and Durgabala Dasi and his three sons namely Sri Surendra Nath Shah, Sri Satish Chandra Shah and Shyamlal Shah as his only legal heirs and successors and in accordance with the

Hindu Succession Act, 1956, the said Dayamayi Dasi, Kiran Bala Dasi, Durgabala Dasi, Surendra Nath Shah, Satish Chandra Shah and Shyamlal Shah collectively succeeded and inherited the said landed property inter alia and became the sole and absolute Owners by the said deceased Narayan Chandra Shah and enjoyed the said property in ejmali rights thereto free from all encumbrances.

- C. By a Deed of Conveyance dated 19.11.1957 and made between Surendra Nath Shah, Satish Chandra Shah, Shyamlal Shah, Dayamayi Dasi, Kiran Bala Dasi, Durgabala Dasi, therein collectively referred to as the Vendors of the One Part and Amarendra Nath Mukherjee, Binoyendranath Mukherjee, Amalendra Mukherjee, Achyut Kumar Mukherjee and Nipendra Nath Mukherjee, therein collectively and referred to as the Purchasers of the Other Part and registered at the office of the Sub Registrar at Alipore in Book No. I, Volume No. 152, Pages 30 to 33, being No. 8856 for the year 1957 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 5.24 Satak more or less, all situated at

R.S. Dag No. 457, C.S. Dag No. 450, C.S. Khatian No. 59, R.S. Khatian No. 46, Touzi No. 2998, J.L. No. 12, Re. Sa 212 of the said Mouza Madurdaha, District 24 Parganas (South).


- D. By a Deed of Gift in the year 1980 and made between Amarendra Nath Mukherjee, Binoyendranath Mukherjee, Amalendra Mukherjee, Achyut Kumar Mukherjee and Nipendra Nath Mukherjee, therein referred to as the Donor of the One Part and Sri Santosh Kumar Dwarik, therein referred to as the Donee of the Other Part and registered at the office of Sub - Registrar of Alipore in Book No. 1, Being No. 6745 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 Purchaser therein All That the piece and parcel of land measuring about 1 Acre or more or less 3 Bighas out of 5.24 Satak, all situated C.S. Khatian No.59, R.S. Khatian No.46, C.S. Dag No. 450, R.S. Dag No. 457, Touzi No. 2998, J.L. No. 12, Re. Sa 212, Mouza Madurdaha, District 24 Parganas (South).

- E. By a Deed of Conveyance in the year 1980 and made by and between Sri Amarendra Nath Mukherjee,

Binoyendranath Mukherjee, Amalendra Mukherjee, Achyut Kumar Mukherjee and Nipendra Nath Mukherjee, therein referred to as the Vendor of the One Part and Sri Paban Kumar Das, Sri Jogendra Nath Mondal, therein collectively referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar at Alipore in Book No.1, being the Deed No.6755 for the year 1980. The Vendor therein for the consideration and on the terms and conditions as mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring 1 Bigha 9 Cotthas more or less out of 4.24 Acres after selling 1 Acres more or less equivalent to 3 Bighas all situated at R.S. Dag No. 457, C.S. Dag No. 450, C.S. Khatian No. 59, R.S. Khatian No. 46, Touzi No. 2998, J.L. No. 12, Resa 212 of the said Mouza-Madurdaha, District - 24-Parganas (South).

- F. One Santosh Kumar Darik was making cultivation in the said land. By a registered Deed of Sale for the year 1980, the said Santosh Kumar Darik duly sold and conveyed his right of cultivation on a portion of the said land to the said (1) Paban Kumar Das and (2) Jogendra Nath Mondal, for the Consideration mention therein. The said Deed was duly

registered at the office of the District - Registrar at Alipore in Book No. I, Being No. 6779 for the year 1980.

- G. Thus the Paban Kumar Das and Jogendra Nath Mondal hereinafter became the absolute Owners of all that said land measuring about 1 Bigha 9 Cottahs.
- H. By a Deed of Conveyance for the year 1980 made by and between Sri Paban Kumar Das and Sri Jogendra Nath Mondal, therein jointly referred to as the Vendors of the One Part and Sri Dipak Kumar Shah, therein referred to as the Purchaser of the Other Part and registered at the office of the District - Registrar of Alipore, in Book No. I, Volume No. 223, Pages -100 to 107, Being No. 8109, for the year 1980, 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 piece and parcel of land, measuring about 2 Cottahs 12 Chittacks 10 Sq.ft. out of 1 Bigha 9 Cottahs all situated at C. S. Khatian No.59, R.S. Khatian No.46, C.S. Dag No. 450, R.S. Dag No. 457, Touzi No. 2998, J.L. No. 12, Resa 212, Mouza - Madurdaha, P.S.- Tollygunge, Jadavpur, presently P.S.- Tiljala, District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation.
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I. By a Deed of Conveyance dated 3.2.1989 made by and between Sri Dipak Kumar Shah, therein referred to as the Vendor of the One Part and Sri Naru Gopal Biswas, therein referred to as the Purchaser of the Other Part and registered at the office of the District - Registrar of Alipore, in Book No. I, Being No.1236 for the year 1981, 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 piece and parcel of land, measuring about 2 Cottahs 12 Chittacks 10 Sq.ft. all situated at C. S. Khatian No.59, R.S. Khatian No.46, C.S. Dag No. 450, R.S. Dag No. 457, Touzi No. 2998, J.L. No. 12, Resa 212, Mouza - Madurdaha, District 24 Parganas (South).

J. By a Deed of Conveyance in the year 1992 made by and between Sri Naru Gopal Biswas, therein referred to as the Vendor of the One Part and Sri Ganesh Mondal, son of Shri Jitendra Nath Mondal, therein referred to as the Purchaser of the Other Part and registered at the office of the District - Registrar of Alipore, in Book No. I, Volume No. 47, Pages 108 to 116, Being No.2309 for the year 1992, the Vendor therein for the Consideration and on the terms and conditions as mentioned therein duly sold and conveyed to

the Purchaser therein ALL THAT piece and parcel of land, measuring about 2 Cottahs 12 Chittacks 10 Sq.ft. all situated at C. S. Khatian No.59, R.S. Khatian No.46, C.S. Dag No. 450, R.S. Dag No. 457, Touzi No. 2998, J.L. No. 12, Resa 212, Mouza - Madurdaha, District-24-Parganas (South).

- K. By a Deed of Conveyance dated 12.03.2003 made by and between Sri Ganesh Mondal, son of Shri Jitendra Nath Mondal, therein referred to as the Vendor of the One Part and (1) Sri Arjun Kumar Biswas, (2) Sri Kartik Chandra Biswas and (3) Sri Swapan Kumar Biswas, all sons of Late Suresh Chandra Biswas, therein collectively referred to as the Purchasers of the Other Part and registered at the office of the District - Registrar of Alipore, in Book No. 1, Volume No. 2, Pages 1700 to 1713, Being No 00952 for the year 2004, the Vendor therein for the Consideration and on the terms and conditions as mentioned therein duly sold and conveyed to the Purchasers therein ALL THAT piece and parcel of land measuring about 2 Cottahs 7 Chittacks 9 Sq.ft. out of 2 Cottahs 12 Chittacks 10 Sq.ft. all situated at C. S. Khatian No.59, R.S. Khatian No.46, C.S. Dag No. 450, R.S. Dag No. 457, Touzi No. 2998, J.L. No. 12, Resa 212, Mouza - Madurdaha, District-24-Parganas (South).

- L. Thus the Vendors hereinafter became the absolute Owners of all that the said Municipal Premises No. 488, MADURDAH (Madurdaha), Kolkata - 700 099, morefully described in the First Schedule hereunder written and hereinafter referred to as the said premises.
- M. The Vendors agreed to sell and the purchasers agreed to purchase ALL THAT piece and parcel of land measuring about 2 Cottahs 7 Chittacks 9 Sq.ft. be the same a little more or less together with the structure of 1,150 Sq.ft. of One storied house having 2 bedroom, one drawing and dining room, one toilet and one kitchen along with electricity and water connection, thereon morefully and particularly described in the First Schedule hereunder written and hereinafter referred to as the said premises.
- N. 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, 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 has any knowledge nor has received any notice about the same.
- (vi) The Vendors will get their name mutated in the record of Kolkata Municipal Corporation at their 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 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.

- (viii) That there is no legal bar or impediment on the part of the Vendors to grant, sell, convey, transfer, assign and assure the premises.
- (ix) 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.

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

(xiii) That the Vendors have no difficulty in complying with all his obligations hereunder.

(xiv) The Vendors 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.

O. 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 has 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.

P. 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 has 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.

- Q. The Vendors have agreed to sell and the purchasers have agreed to purchase the said premises having an area of 2 Cottahs 12 Chittacks 10 Sq.ft., morefully described in the First Schedule hereunder written free from all charges, mortgages liens, lispensens, litigations at and for the consideration of Rs.50,00,000/- (Rupees Fifty lacs) 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.50,00,000/- (Rupees Fifty lacs) only paid by the purchasers to the Vendors on or before the execution of these present (the receipt whereof the Vendors doth hereby admit and acknowledge and discharge and release the said land and every part thereof unto the purchasers) the

vendors doth hereby sell, grant, convey, transferred by way of sale, assign and assure unto the purchasers and hereby release relinquish and transfer all their right title interest in respect of or concerning **ALL THAT** the piece and parcel of land having an area of 2 Cottahs 12 Chittacks 10 sq.ft. together with structure thereon situated at Municipal Premises No. 488, 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 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 PATTAS 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 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 Vendors or any of his 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
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 more fully 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 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 Vendors doth hereby undertake to pay all outstanding rents and taxes, govt. revenue and all other impositions, whatsoever of nature due payable 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 Vendor doth hereby nominate, constitute and appoint in her name and in her 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 us 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 of one storied building having 1,150 Sq.ft. including 4 bedroom, one drawing and dining room, one toilet and one Kitchen along with electricity and water connection with the piece and parcel of land being demarcated as Plot No. 22, having an area of 2 Cottahs 12 Chittacks 10 Sq.ft. including the open land situated at District 24 Parganas (South), previously P.S.-Tollygunge now P.S. - Tiljala, Touzi No. 2998, R.S. No.212, J.L. No. 12, Municipal Premises No. 488, MADURDAH (Madurdaha), C.S. Khatian No. 59, R.S. Khatian No. 46, C.S. Dag No. 450, R.S. Dag No. 457 being Part of Municipal Premises No. 488 MADURDAH (Madurdaha), Kolkata - 700 099 within the Ward No. 108 of Kolkata Municipal Corporation 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 **VENDOR** at Kolkata in the presence of :

Nalyan K. Bora
Advocate
Alipore Judge's Court - No. 27

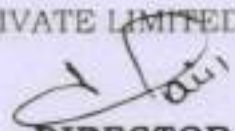
Arjun Kumar Biswas
Kartick Chandra Biswas
Sarapan Kumar Biswas

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

✓ *Shashi Bhanjan Jivan*
9A, Lord Sinha Road
Kolkata - 700071

- (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) PURBASHA 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


 , 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

 1- Shastri Bhuvan dwari
 9A, Lord Sinha Road
 Kolkata-700071

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

 Kalpana K. Basu.
 Advocate;
 Alipore Judges' court
 Kolkata-22
GREEN HIGH DEVELOPERS PVT. LTD.

 Authorised Signatory of
SRI GAUTAM SAHA

CONFIRMING PARTY
Drafted by :
 Awani Kumar Roy
 Advocate
 WB/1927/1978

(SRI GAUTAM SAHA)

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, the within mentioned sum of Rs.50,00,000/- (Rupees Fifteen lacs) only as full and final consideration money as per memo below:

Rs.50,00,000/-

Prasen Kumar Biswas
Kartick Chandra Biswas
Swapan Kumar Biswas

Paid by various Pay order
Nos. - 861097 861098 861099
dated - 29.06.2011 variously
over Andhra Bank, Chowranghee
Branch Kolkata - 700071 in
Favour of the vendors respectively.

Rs.50,00,000/-

(Rupees Fifty lacs) only.

WITNESSES :-

1. Shashi Bhushan Dey
9 A, Lord Sinha Road
Kolkata - 700071

2. Kalyan M. Bose
Adv.
Alipore Judges' Court
Kolkata 22

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



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

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Swapan Kumar Sinha</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

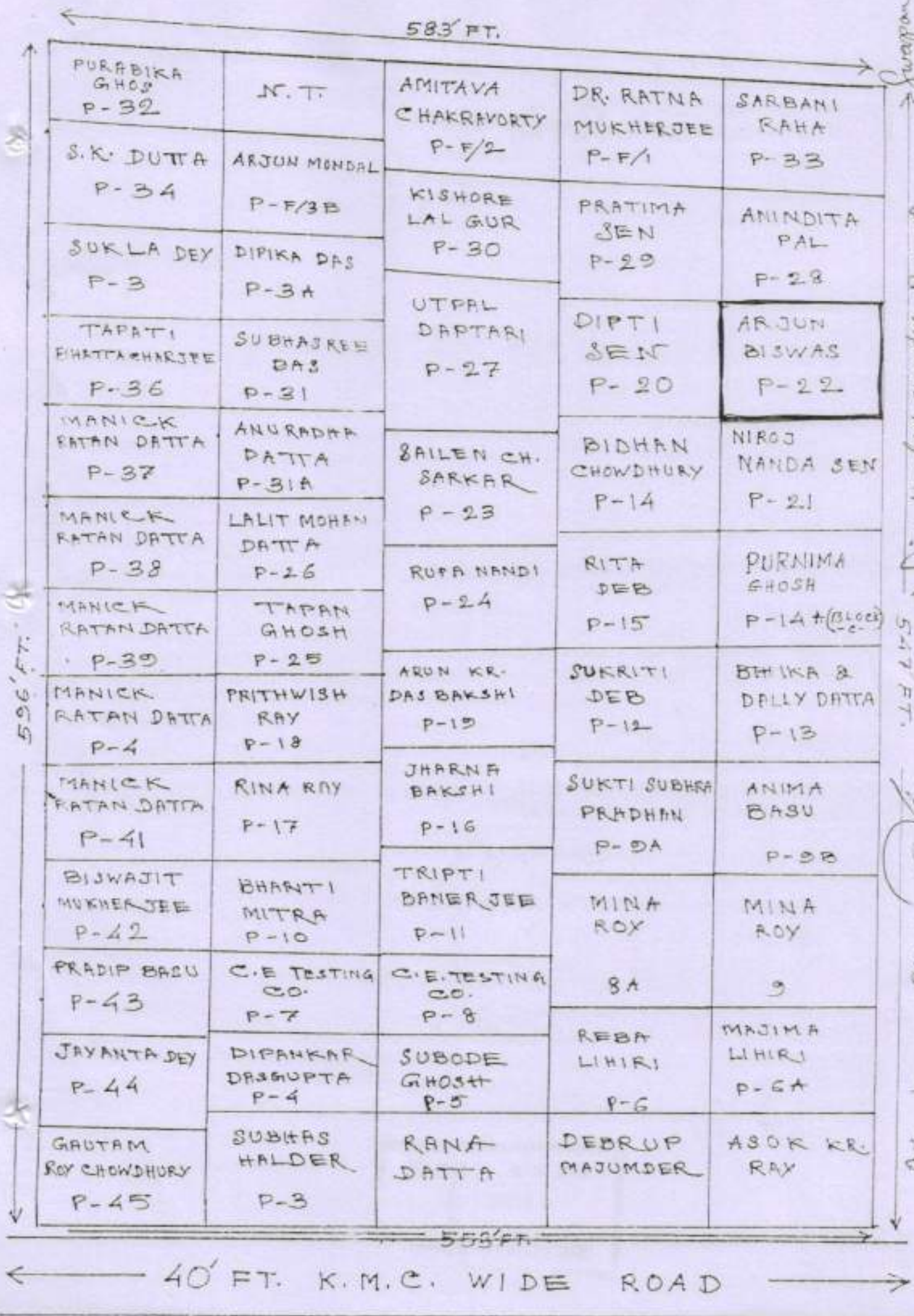


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

SITE PLAN FOR MADURDAH A LAND. AREA OF LAND
10 BIGHA OR 200 KATHAS. MOOZA - MADURDAH.
DAGI NO.-455 & 457, KHATIAN NO-187 & 189, P.S.
NO-12, K.M.C. WARD NO-108, KOLKATA-700029, P.S.-TILJALA.



Swapan Kumar Basu
 Manick Chandra Basu
 583 FT.
 Arjun Kumar Biswas



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

Endorsement For Deed Number : I - 02345 of 2011
(Serial No. 03045 of 2011)

On

Payment of Fees:

On 06/07/2011

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

Presented for registration at 18.00 hrs on :06/07/2011, at the Private residence by Mr Manish Sharma , Claimant.

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

Execution is admitted on 06/07/2011 by

1. Sri Arjun Kr Biswas, son of Late Suresh Ch Biswas , 59, Tanu Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Hindu, By Profession : Business
2. Sri Kartick Ch Biswas, son of Late Suresh Ch Biswas , 59, Tanu Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Hindu, By Profession : Business
3. Sri Swapan Kr Biswas, son of Late Suresh Ch Biswas , 59, Tanu Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste Hindu, By Profession : Business
4. Sri Goutam Saha
Director, Green High Developers Pvt. Ltd., 29, Rajdanga Main Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700107 .
By Profession : Business

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 4

29/07/2011 13:59:00



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

Endorsement For Deed Number : I - 02345 of 2011
(Serial No. 03045 of 2011)

24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Symphony Commodities Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Solidex Vinimay Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Frontrade Vinimay Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Goodwin Sales Agency Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Goodwill Vinimay Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Finetrade Sales Agencies Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Gentex Trading Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Integral Vinimay Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Dignity Traders Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Gainwell Suppliers Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Ulekh Sales Agency Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Gentex Commerce Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, S. N. Towers Pvt. Ltd., 9 A, Lord Sinha Rd, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700071 .

Director, Natural Towers Pvt. Ltd., 9 A, Lord Sinha Rd, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700071 .

(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 - 02345 of 2011
(Serial No. 03045 of 2011)

Director, Lord Sinha Developers Pvt. Ltd., 9 A, Lord Sinha Rd, Kolkata, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700071
, By Profession : Business

Identified By Kalyan Kr Basu, son of . . . Allpur Judges Ourt, Thana:-Alipore, 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 07/07/2011

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 -5000000/-

Certified that the required stamp duty of this document is Rs.- 350010 /- and the Stamp duty paid as:
Impresive Rs. - 100/-

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/07/2011

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.

Payment of Fees:

Amount By Cash

Rs. 54996/-, on 29/07/2011

(Under Article : A(1) = 54989/- ,E = 7/- on 29/07/2011)

Deficit stamp duty

Deficit stamp duty Rs. 350010/- is paid, by the draft number 460172, Draft Date 19/07/2011, Bank
Name State Bank of India, CALCUTTA MAIN BRANCH, received on 29/07/2011

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

29/07/2011 13:59:00

EndorsementPage 4 of 4



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

Endorsement For Deed Number : I - 02345 of 2011
(Serial No. 03045 of 2011)

5. Mr Manish Sharma
Director, Companion Traders Pvt. Ltd, Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Compass Vinimoy Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Britex Marchents Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Citiline Vyapaar Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Apurva Commo Trade Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Anjani Marketing Pvt. Ltd, Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Ajanta Dealers Pvt. Ltd, Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Kusum Agents Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Laksmi Tradecom Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Milestone Distributors Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Neptune Dealers Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Nutshell Marketing Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Oracle Commarce Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Purbasha Merchants Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .
- Director, Jetage Vinimay Pvt. Ltd., Podder Court, 18, Rabindra Sarani, Kolkata, District:-South

(Ajay Kumar Mukherjee)


ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 4

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 8779 to 8816
being No 02345 for the year 2011.




(Ajay Kumar Mukherjee) 29-July-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal

DATED THIS DAY OF 2011

B E T W E E N

SRI ARJUN KUMAR BISWAS,
SRI KARTICK CHANDRA BISWAS,
SRI SWAPAN KUMAR BISWAS,
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.