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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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 District Sub Registrar
Saidah

v.c- 1073

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16/08/2011

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THIS DEED OF CONVEYANCE made on this 16th day of August

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16/08/2011
Ding

Two Thousand Eleven **BETWEEN SMT. SANGJUKTA ROY (BANERJEE)**, wife of Shri Prithwish Kumar Roy, by faith-Hindu, Occupation - Housewife, residing at 2/3/1, Ramji Hazra Lane, P.S. - Shibpur, Howrah - 711 101, 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 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 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 Satak out of 39.32 Satak 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. 1, 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. 1, 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 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.
- 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. Purnima Das, therein referred to as the Purchaser of the Other Part and registered at the office of Additional Sub - Registrar, Alipore in Book No. 1, Being No. 2996 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 "D" measuring about 2 Bigha 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, 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. Purnima 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 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 Smt. Purnima 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.
- 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. Purnima 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. I, being No. 5894 for the year 1980 (by mistake it was mentioned as Being No. 5814).
- K. Thus the Purnima Das alone hereinafter became the absolute Owner of all that said land measuring about 2 Bighas.
- L. The said Smt. Purnima Das sold .33 Satak equivalent to 1 Bigha out of total land of 2 Bighas and thereafter retaining 1 Bigha land.

- M. By a Deed of Conveyance dated 03.10.1980 made by and between Smt. Purnima Das, therein referred to as the Vendor of the One Part and Smt. Manjushree Roy, wife of Shri Dulal Kumar Roy, therein referred to as the Purchaser of the Other Part and registered at the office of the Sub - Registrar of Alipore, in Book No. I, Volume No. 226, Pages 84 to 92, Being No. 8136 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 piece and parcel of land demarcated as Block "D" measuring about 3 Cottahs 8 Chittacks 7 Sq.ft. out of 1 Bigha including Road, all situated in 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, Resa 212, Mouza - Madurdaha, P.S. Jadavpur (Kasba) District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation.
- N. By a Deed of Conveyance dated 25.09.1996 made by and between Smt. Manjushree Roy, wife of Shri Dulal Kumar Roy, therein referred to as the Vendor of the One Part and Smt. Sangjukta Roy(Banerjee, wife of Shri Prithwish Kumar Roy, therein referred to as the Purchaser of the Other Part and registered at the office of the ADSR Alipore, in Book No.

I, Volume No. 33, Pages 40 to 50, Being No. 2181 for the year 1998, 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 demarcated as Block "D" measuring about 3 Cottahs 8 Chittacks 7 Sq.ft. including Road, all situated in 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, Resa 212, Mouza - Madurdaha, P.S. Jadavpur (Kasba) District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation.

- O. Thus the Vendor alone hereinafter became the absolute Owner of all that the said Mouza-MADURDAH (Madurdaha), Kolkata - 700 099, morefully described in the First Schedule hereunder written and hereinafter referred to as the said premises.
- P. The Vendor agreed to sell and the purchasers agreed to purchase ALL THAT piece and parcel of land measuring about 3 Cottahs 8 Chittacks 7 Sq.ft. including Road 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.

- Q. At or before the execution of these presents, the Vendor and Confirming Party jointly and severally has 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, lispens, 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 will get his name 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 and/or his predecessors 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 of any misrepresentation on the part of the Vendor and/or in case if any defect is found in the title of the Vendor herein, in respect of the said premises, or any part and/or portion thereof 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.

R. 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 Schedule hereunder written and on the terms and conditions as mentioned herein.

S. 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 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 and indemnities by the Vendor herein.

T. The Vendor has agreed to sell and the purchasers have agreed to purchase the said premises having an area of 3 Cottahs 8 Chittachs 7 Sq.ft., morefully described in the First Schedule hereunder written free from all charges, mortgages liens, lispendens, litigations at and for the consideration of Rs. 35,00,000/- (Rupees Thirty five 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 Vendor and believing the same as true and correct and in consideration of the sum of Rs. 35,00,000/- (Rupees Thirty five lacs) only paid by the purchasers to the Vendor on or before the execution of these present (the receipt whereof the Vendor do hereby admit and acknowledge and discharge and release the said land and every part thereof unto the purchasers) the Vendor do 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 3 Cottahs 8 Chittacks 7 Sq.ft. together with structure thereon situated at Mouza-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 Vendor 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 Vendor or any person or persons from whom the Vendor 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 dispendens whatsoever absolutely forever with the purchasers and the Vendor 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 Vendor or any of their predecessors-in-title, the Vendor 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 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 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 Vendor 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 Vendor have 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 do 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 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 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 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 tiles roof having 100 Sq.ft. tin shed together with piece and parcel having an area of 3 Cottahs 8 Chittacks 7 Sq.ft. including Road the open land being part of the said Mouza-MADURDAH (Madurdaha), Kolkata-700 099, within the Ward No. 108 of Kolkata Municipal Corporation, District 24 Parganas (South), previously P.S. - Jadavpur, 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 **VENDOR** at

Kolkata in the presence of :

Sudhanu Kr. Banerjee
Kalyan Kr. Banerjee
Adv.

Alipore Judge Court - 11A-27

SIGNED SEALED AND
DELIVERED by the

PURCHASERS at Kolkata in the
presence of :

- (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

Sym anel 24
Alipore 11A-27

Sudhanu Kr. Banerjee
29, S. Purushachal
Hospital Road,
Kolkata-78.

- (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

[Handwritten Signature]

MANISH SHARMA, DIRECTOR.

OF PURCHASERS Nos. 1 to 27

*Sachin Kr. . .
Kamnick . . .*

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

[Handwritten Signature]

MANISH SHARMA, DIRECTOR

OF PURCHASERS Nos. 28 to 30

*Syamal by
Rij, by Kal 27*

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

*Kalyan K. Banerjee
Adv.
Dipoo Judges' Court
No. 27*

GREEN HIGH DEVELOPERS PVT. LTD.

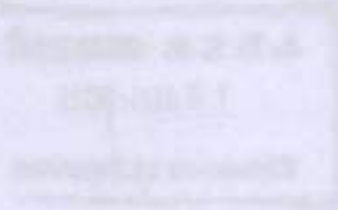
[Handwritten Signature]
Authorised Signatory of
SRI GAUTAM SAHA

CONFIRMING PARTY

[Handwritten Signature]
(SRI GAUTAM SAHA)

Drafted by :

[Handwritten Signature]
**Awani Kumar Roy
Advocate
WB/1927/1978**



MEMO OF CONSIDERATION

RECEIVED of and from the within named
Purchasers, the within mentioned sum of
Rs. 35,00,000/- (Rupees Thirty five lacs)
only as full and final consideration money
as per memo below:

Rs.35,00,000/-

Paid by various Demand Drafts

Rs. 35,00,000/-

Rs.35,00,000/-

(Rupees Thirty Five lacs) only.

✓
Sanjukta Ruy (Panesje)WITNESSES :-

1. Gyanamal Ruy
Bui? W? kal 27
2. Saabhar Kr. Pamanick,
29, South Purbachal
Hospital Road,
Kolkata-700078.



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

Endorsement For Deed Number : I - 02886 of 2011
(Serial No. 03725 of 2011)

On

Payment of Fees:

On 16/08/2011

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

Presented for registration at 18.45 hrs on :16/08/2011, at the Private residence by Manish Sharma
Claimant.

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

Execution is admitted on 16/08/2011 by

1. Sangjukta Roy Banerjee, wife of Prithwish Kr Roy , 2/3/1, Ramji Hazra Lane, HOWRAH MUNICIPAL CORPORATION, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711101 , By Caste Hindu, By Profession : House wife
2. Gautam Saha
Director, Green High Dev Pvt Ltd, 29, Rajdanga East Main Rd, 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



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

Endorsement For Deed Number : I - 02886 of 2011
(Serial No. 03725 of 2011)

3. Manish Sharma
Director, Companion Traders Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Compass Vinomay 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, Apurva Commo Tarde 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, 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, 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 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. :-

(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 - 02886 of 2011
(Serial No. 03725 of 2011)

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. :-

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, Gainwei 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 Dev Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-

By Profession : Business
Identified By Kalyan Kr Basu, son of . . . A J Court, District:-South 24-Parganas, WEST BENGAL,
India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/08/2011

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.-3500000/-

Certified that the required stamp duty of this document is Rs.- 245010 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/09/2011

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:

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

09/09/2011 13:33:00

EndorsementPage 3 of 4



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

Endorsement For Deed Number : 1 - 02886 of 2011
(Serial No. 03725 of 2011)

Amount By Cash

Rs. 0/-, on 09/09/2011

Amount by Draft

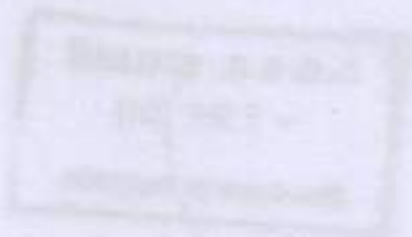
Rs. 38496/- is paid , by the draft number 464429, Draft Date 05/09/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 09/09/2011

(Under Article : A(1) = 38489/- , E = 7/- on 09/09/2011)

Deficit stamp duty

Deficit stamp duty Rs. 245010/- is paid, by the draft number 464423, Draft Date 05/09/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 09/09/2011

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

SPECIMEN FORM FOR TEN FINGERPRINTS



J. Pan

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



C. S.

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



Sanjivita Ray (Bamejice)

	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					

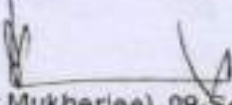
SITE PLAN FOR MADURDAHA LAND. AREA OF LAND
10 BIGHA OR 200 KATHAS. MODDA - MADURDAHA,
DAG NO. - 455 & 457, KHATIAN NO - 187 & 189, P.S.
NO-12, K.M.C. WARD NO - 108, KOLKATA - 700022, P.S. - TILJALA.

583' 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-29	ANINDITA PAL P-28
SUKLA DEY P-3	DIPIKA DAS P-3A	UTPAL DAPTARI P-27	DIPTI SEN P-20	ARJUN BISWAS P-22
TAPATI BHATTACHARJEE P-36	SUBHASREE DAS P-31		BIDHAN CHOWDHURY P-14	NIROJ NANDA SEN P-21
MANICK RATAN DATTA P-37	ANURADHA DATTA P-31A	SAILEN CH. SARKAR P-23	RITA DEB P-15	PURNIMA GHOSH P-14 (Block 2)
MANICK RATAN DATTA P-38	LALIT MOHAN DATTA P-26	RUPA NANDI P-24	SUKRITI DEB P-12	BHRIKA & DALLY DATTA P-13
MANICK RATAN DATTA P-39	TAPAN GHOSH P-25	ARUN KR. DAS BAKSHI P-19	SUKTI SUBHRA PRADHAN P-9A	ANIMA BASU P-9B
MANICK RATAN DATTA P-4	SANJUKTA ROY (BANERJEE) P-18	JHARNA BAKSHI P-16	MINA ROY 8A	MINA ROY 9
MANICK RATAN DATTA P-41	RINA RAY P-17	TRIPTI BANERJEE P-11	REBA LIHIRI P-6	MAJIMA LIHIRI P-6A
BIJWAJIT MUKHERJEE P-42	BHARTI MITRA P-10	C.E. TESTINA CO. P-8	DEBRUP MAJUMDER	ASOK KR. RAY
PRADIP BASU P-43	C.E. TESTING CO. P-7	C.E. TESTING CO. P-8		
JAYANTA DEY P-44	DIPANKAR DASGUPTA P-4	SUBODE GHOSH P-5		
GAUTAM ROY CHOWDHURY P-45	SUBHAS HALDER P-3	RANA DATTA		
558' FT.				
← 40' FT. K.M.C. WIDE ROAD →				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 9573 to 9607
being No 02886 for the year 2011.




(Ajay Kumar Mukherjee) 09-September-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

SMT. SANGJUKTA ROY(BANERJEE)
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.