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Caution: This document is
 intended for Registration. The
 Warranted Seal and the
 Government Seal attached to the
 document are part of this document.

Additional Special Sub Registrar
 Seal
 27/12/2011

30.90 004

THIS DEED OF CONVEYANCE made on this 27th day of December

Two Thousand Eleven **BETWEEN (1) DR. RATNA MUKHERJEE**, wife of Sri Dipendra Nath Mukherjee, by faith-Hindu, Occupation - Service and **(2) SRI DEEPANJON MUKHERJEE**, son of Sri Dipendra Nath Mukherjee, by faith-Hindu, Occupation - Service both residing at 25, Park Side Road, P. S. - Tollygunge, Kolkata-700 026, 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 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 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 Kali Charan Pramanik was the sole and absolute Owner and possessed to ALL THAT piece and parcel of land measuring more or less about 30 Bighas and situated at Mouza-Madurdah, comprising C.S. Dag No. 448, R.S. Dag No. 455, appertaining C.S. Khatian No. 133, R.S. Khatian No. 189, to Collector 24-Parganas, under Collectorate's, Touzi No. 2998, Resa - 212, J.L. No. 12 within Police Station formerly Kasba, at presently at 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. By a Deed of Patta made by and between Kali Charan Pramanik, therein referred to as the Transferor of the One Part and Satish Chandra Pramanik, Patiram Pramanik and Biswanath Pramanik, therein collectively referred to as the Transferees of the Other Part and registered at the Office of Sub-Registrar at Alipore by a Patta Deed in Book No.1, Volume No. 58, Pages 210 to 213, Being No. 3734 for the

year 1950, the Transferor therein for the consideration and on the terms and conditions as mentioned therein duly transferred and conveyed to the Transferees therein ALL THAT the piece and parcel of land measuring about 30 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, Resa No. 212 of the said Mouza-Madurdaha, District-24-Parganas (South).

- C. Thus the said Satish Chandra Pramanik, Patiram Pramanik and Biswanath Pramanik all collectively had been in the absolute possession of the said Land in Equal Shares by recording their names in the Settlement Record in Khatian No. 189.
- D. Thus Satish Chandra Pramanik was the sole and absolute Owner and possessed to All That piece and parcel of land measuring more or less 9.92 Acres out of 39.32 Acres and situated at Mouza - Madurdaha, comprising C. S. Dag No. 448, R. S. Dag No.455 appertaining C. S. Khatian No. 133, R. S. Khatian No. 189 to the Collector of 24 Parganas under Collectorate's, Touzi No. 2998, Re. Sa No. 212, J.L. No. 12, within Police Station formerly Kasba at present Tiljala now within municipal limit of the Kolkata Municipal Corporation

(Jadavpur Unit) under Ward No. 108 in the District of 24 Parganas (hereinafter referred to as the said landed Property).

- E. The said Satish Chandra Pramanik died intestate leaving behind him surviving his widow namely Ekadashi Dasi and two daughters namely Bechubala Dasi (Pramanik) 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 Pramanik and enjoyed the said property in ejmali rights thereto free from all encumbrances.
- F. 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).

G. The said Durga Pratima Bhattacharya developed about 8 Cottahs of the Southern portion of the said land and converted into danga land.

H. By a Deed of Conveyance dated 4.11.1969 and made between Durga Pratima Bhattacharyya therein referred to as the Vendor of the One Part and Niranjana Sharma son of Late Pratap Chandra Sharma 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. 129, Pages 181 to 185, Being No. 4316 for the year 1969 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 4 Cottahs out of 18 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).

- I. Thus the said Niranjan Sharma had been in physical possession of the said land by constructing kancha structure with tally shed thereon.
- J. By a Deed of Sale dated 19.11.1982 made by and between Sri Niranjan Sharma, son of Late Pratap Chandra Sharma, therein referred to as the Vendor of the One Part and Sri Subodh Kumar Biswas, son of Late Bipin Behari Biswas, therein referred to as the Purchaser of the Other Part and registered at the Office of District Sub-Registrar at Alipore in Book No. 1, Being No. 15117 for the year 1982, the Vendor therein duly sold to the Purchaser therein ALL THAT the piece and parcel of land measuring about 4 Cottahs with structure 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, Resa 212, Mouza - Madurdaha, District 24 Parganas (South), also under the limit of Kolkata Municipal Corporation.
- K. Thus the Subodh Kumar Biswas hereinafter became the absolute Owner of the aforesaid 4 Cottahs of land.

L. By a Deed of Conveyance dated 11.02.1983 made by and between Sri Subodh Kumar Biswas, son of Late Bipin Behari Biswas, therein referred to as the Vendor of the One Part and Sri Pradip Chandra Majumdar, son of Sri Jiban Krishna Majumdar, therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar Alipore in Book No. 1, Volume No.60, Pages - 279 to 286, Being No.1812, for the year 1983, 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 4 Cottahs along with tally shed kancha structure in C. S. Khatian No. 133, R.S. Khatian No.189, C.S. Dag No. 448 comprising of R.S. Dag No. 455, Mouza - Madurdaha, J.L. No. 12, Resa 212, Touzi No. 2998, P.S. Kasba, Jadavpur presently P.S.-Tiljala, District 24 Parganas (South).

M. Thus the said Pradip Chandra Majumdar became the absolute Owner of ALL THAT said land measuring 4 Cottahs.

N. By a Deed of Conveyance dated 8.10.1993 made by and between Sri Pradip Chandra Majumdar, therein referred to as the Vendor of the One Part and Sri Pradip Shankar Kundu, son of Late Prithvish Chandra Kundu, therein

referred to as the Purchaser of the Other Part and registered at the office of the District Sub - Registrar at Alipore, in Book No. I, Volume No. 258, Pages -211 to 223 Being No.13873, for the year 1993, 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 4 Cottahs 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. - Kasba, Jadavpur, presently P.S. - Tiljala, District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation.

- O. By a Deed of Conveyance dated 16.06.2009 made by and between Sri Pradip Shankar Kundu, son of Late Prithvish Chandra Kundu, therein referred to as the Vendor of the FIRST PART (i) Smt. Dr. Ratna Mukherjee, wife of Sri Dipendra Nath Mukherjee and (ii) Sri Deepanjon Mukherjee, son of Sri Dipendra Nath Mukherjee, herein jointly referred to be as the Purchasers of the Other Part and registered at the Office of Additional Registrar of Assurances, Kolkata, in Book No. I, Volume No.14, Pages - 867 to 885, Being No. 06296, for the year 2009, the Vendor

therein duly sold and conveyed to the Purchasers therein ALL THAT the piece and parcel of Land measuring about 4 Cottahs all situated in Plot No. F/1 in Mouza-Madurdaha, C. S. Khatian No. 133, R.S. Khatian No.189, C.S. Dag No. 448, R.S. Dag No.455 to the Collector 24-Parganas under Collectorates Touzi No. 2998, Resa - 212, J.L. No. 12, Mouza - Madurdaha, P.S. - Kasba, District-24-Parganas (South) now within municipal limit of the Kolkata Municipal Corporation under Ward No. 108.

- P. Thus the Vendors hereinafter jointly became the absolute Owners of all that the said 4 Cottahs of Bastu Land in Mouza - MADURDAH Kolkata - 700 099 as described above, morefully described in the First Schedule hereunder written and hereinafter referred to as the said premises.
- Q. Before the execution of these presents, for the purpose of verification and due diligence as requisitioned by the Purchasers and Confirming Party herein the Vendors herein had furnished Title Deed of the Vendors as well as that of the predecessor in title and other related document namely the parcha, Tax Bills, Bastu Land Certificate etc. for the said premises as recorded in the Deed of Conveyance executed between the Vendors herein and their immediate predecessor-in-title Shri Pradip Shankar Kundu.

- R. The Vendors agreed to sell and the purchasers agreed to purchase ALL THAT piece and parcel of Bastu land measuring about 4 Cottahs 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 owner of the said premises and appurtenant thereto, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments etc. whatsoever.
 - (ii) That the 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) Unless otherwise agreed by the Purchasers, the Vendors 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 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 has sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, 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 were and still are 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/were 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 willful 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 their obligations hereunder.
- (xiv) The Vendors will handover all the original documents of title the corporate tax bills, rents bills and all other documents available with them relating to the said premises, and the Purchasers

shall accept the same as requisite and adequate for the purpose of purchasing the said premises.

- T. Being prima facie satisfied after due diligence of the Title Documents of the Vendors and their predecessors-in-title AND THE other related documents provided by the Vendor and 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. The Vendors have agreed to sell and accepting the Vendor's title to the said premises the purchasers have agreed to purchase the said premises having an area of 4 Cottahs of "Bastu" Land morefully described in the First Schedule hereunder written free from all charges, mortgages liens,  dispendens, litigations at and for the consideration of Rs.29,00,000/- (Rupees Twenty nine 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.29,00,000/- (Rupees Twenty nine lacs) 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, transfer 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 Bastu land having an area of 4 Cottahs together with structure thereon situated at Mouza-Madurdaha, Kolkata-700099 more fully and particularly described in the First Schedule written hereunder and as shown in the map or plan annexed hereto (and hereinafter referred to as the said premises) free from all encumbrances, charges, liens and lispensens **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 lispendens 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 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 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 the available Title documents and relating papers to the purchasers **AND FURTHER THAT** the Purchasers do hereby waive payment of 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 have 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 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, register all the papers, documents, deeds, affidavits, vokatnama, petition, declaration etc and to appear and represent them 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 as Plot No. F/1, having an area of 4 Cottahs of "Bastu" land including 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, Resa 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 :

Ratna Mukherjee
Deepanjana Mukherjee


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

Shashi Bhushan Sinha

- (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


Sankar Kr. Banerjee

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


MANISH SHARMA, COMMON DIRECTOR

OF PURCHASERS Nos. 1 to 27

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


MANISH SHARMA, DIRECTOR

OF PURCHASERS Nos. 28 to 30


SIGNED SEALED AND
DELIVERED by the
CONFIRMING PARTY at

Kolkata in the presence of :


Shashi Bhushan Tiwari

Sadhana K. Pramanick

GREEN HIGH DEVELOPERS PVT. LTD.


Authorised Signatory of
SRI GAUTAM SAHA

CONFIRMING PARTY


(SRI GAUTAM SAHA)

Drafted by :

Awani
Awani Kumar Roy
Advocate

WB/1927/1978

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, the within mentioned sum of Rs.29,00,000/- (Rupees Twenty nine lacs) only as full and final consideration money as per memo below:

Rs.29,00,000/-

Paid by various Demand Drafts :-

1. Demand Draft No. 754895	Rs.	5,00,000/-
2. Demand Draft No. 754898	Rs.	5,00,000/-
3. Demand Draft No. 754899	Rs.	5,00,000/-
4. Demand Draft No. 754896	Rs.	5,00,000/-
5. Demand Draft No. 754900	Rs.	5,00,000/-
6. Demand Draft No. 754897	Rs.	4,00,000/-

Demand Drafts under serial 1 to 3 in favour of Ratna Mukherjee

Demand Drafts under serial 4 to 6 in favour of Deepanjon Mukherjee.

All Demand Drafts issued by Andra Bank, Chowringhee Branch, Kolkata, Rs. **29,00,000/-**

(Rupees Twenty nine lacs) only.

Ratna Mukherjee
Deepanjon Mukherjee

WITNESSES :-

1. Shashi Bhushan Dinda
s/o. Late R. S. Dinda
9A, Lordsinha Road
Kal - Joothi

2. Sankar Kr. Panicker,
29, South Purbandal
Hospital Rd,
Kal - 78.



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

Endorsement For Deed Number : I - 00050 of 2012
(Serial No. 06133 of 2011)

On

Payment of Fees:

On 27/12/2011

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

Presented for registration at 15.54 hrs on :27/12/2011, at the Private residence by Manish Sharma
Claimant.

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

Execution is admitted on 27/12/2011 by

1. Ratna Mukherjee, wife of Dipendra Nath Mukherjee , 25, Park Side Road, Kolkata, Thana:-Tollygunge,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste Hindu, By
Profession : Service
2. Deepanjon Mukherjee, son of Dipendra Nath Mukherjee , 25, Park Side Road, Kolkata,
Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , 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 : Others

(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 - 00050 of 2012
(Serial No. 06133 of 2011)

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, Apurva Commo Trade 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, Nutsheel 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, Purabasha Merchants Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Gentex Commerce Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Jetage Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Symphony Commodities Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Solidex Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Frontrade Vinimay Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Goodwin Sales Agencies 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. :-

(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 - 00050 of 2012

(Serial No. 06133 of 2011)

(Under Article : A(1) = 33979/- ,E = 7/- on 06/01/2012)

Deficit stamp duty

Deficit stamp duty Rs. 216310/- is paid 33878922/12/2011 State Bank of India, Specialised Insti Bkg
Kolkata, received on 06/01/2012

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

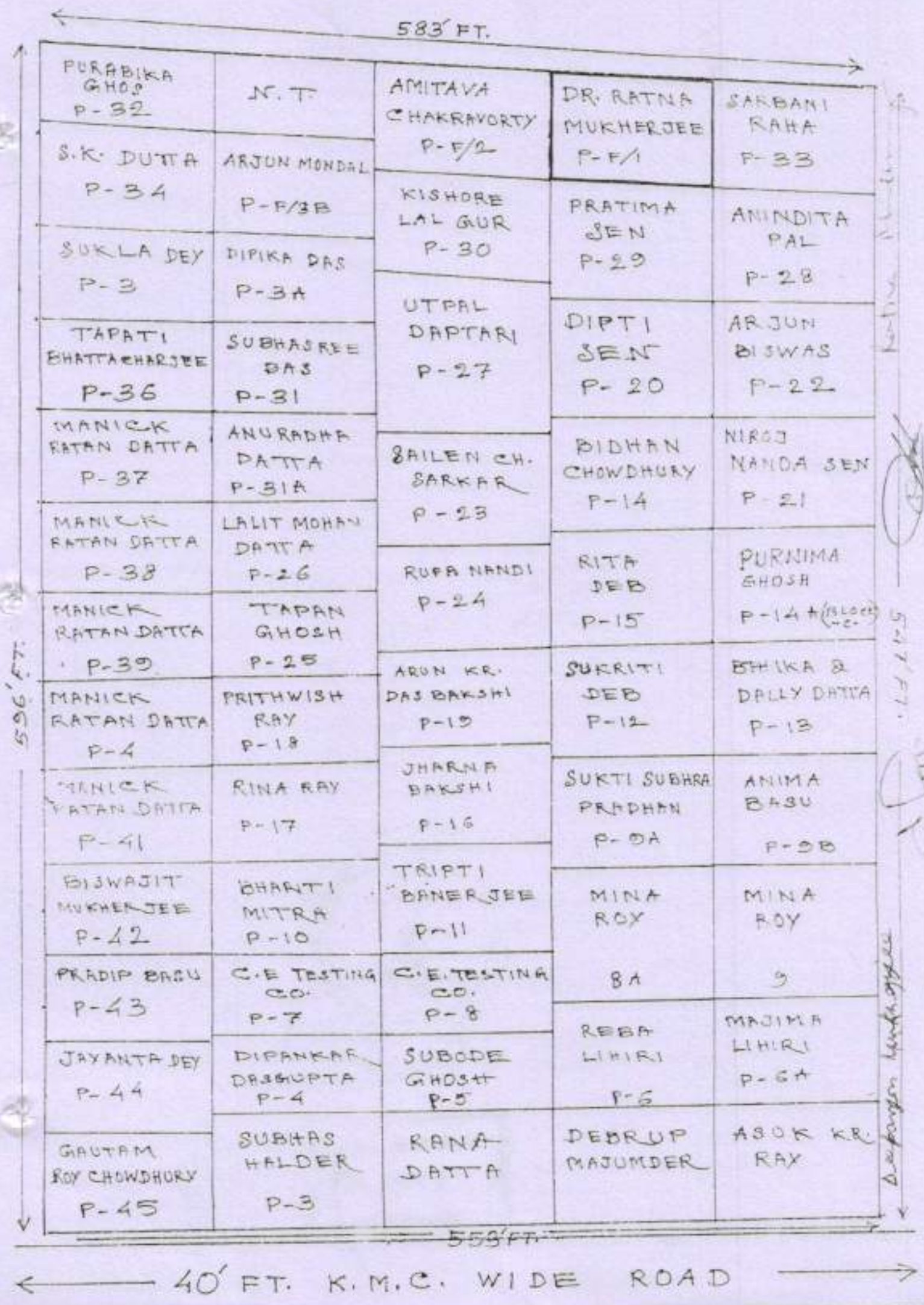
(Ajay Kumar Mukherjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

06/01/2012 12:25:00

EndorsementPage 4 of 4

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





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

Endorsement For Deed Number : I - 00050 of 2012
(Serial No. 06133 of 2011)

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 Vinimay 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 Sirha Developers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
By Profession : Others
Identified By Kalyan Kr Basu, son of , District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
By Caste: Hindu, By Profession: Advocate.

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 30/12/2011

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.-3090000/-

Certified that the required stamp duty of this document is Rs.- 216310 /- and the Stamp duty paid as Impressive Rs.- 100/-

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/01/2012

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 : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 06/01/2012.

Amount by Draft

Rs. 33986/- is paid , by the draft number 338790, Draft Date 22/12/2011, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 06/01/2012

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

SPECIMEN FORM FOR TEN FINGERPRINTS



Law

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



Gautam Saha

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



Ratna Mandal

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



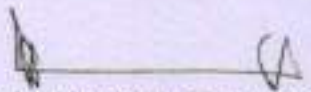
Deepanjan Mukherjee

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 896 to 932
being No 00050 for the year 2012.




(Ajay Kumar Mukherjee) 06-January-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal

DATED THIS 27th DAY OF December, 2011

BETWEEN

DR. RATNA MUKHERJEE
SRI DEEPANJON MUKHERJEE
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.