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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 589671

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 22/09/2010
 N.E-798 20,53,000/-

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
 Seeroh

22/09/2010

Night

THIS DEED OF CONVEYANCE made on this 25th day of September 2010

1725210

2013
 25
 28248

Two Thousand Ten **BETWEEN SRI NIROJANANDA SEN**, son of Late Birojananda Sen, by faith-Hindu, Occupation - Business, residing at 162/19/1, Lake Gardens, Calcutta - 700 045, presently Flat-2A, 27B, Southend Park, Kolkata - 700 029, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators, successors and assigns) of the **FIRST PART AND (1) COMPANIEN 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 VINMAY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(3) BRIGHTEX PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(4) CITILINE VYAPAR 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 TRADECON PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, (10) **MILESTON 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) **ORCALE COMMERCE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro

Sarani, Kolkata-700001, **(14) PURBASA MERCHA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(15) GENETEX 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) SHMPHONY COMMODITIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(18) SOLDEX VINAMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001 **(19) FRONTRAD 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 VINMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its

Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(22) FINETRADE AGENCY 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 **NANI GOPAL DAS**, son of Late Madan Mohan Das, working for gain at 18, Rabindra Sarani, Kolkata-700017, **(28) S.N. POWERS, PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its

Registered Office at 9A, Lord Sinha Road, Kolkata-700017, **(29) NATURAL TOWERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(30) LORD SINHA DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700017, duly represented by its' Director **MANISH SHARMA**, son of Sri M. K. Sharma working for gain at 9A, Lord Sinha Road, Kolkata-700017, 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 ALL THAT piece and parcel of land measuring more or less 5 acres out of 5.24 acres and situated at Mouza-Madurdaha C.S. Khatian No. 59, R.S. Khatian No. 46 comprising C.S. Dag No. 450, R.S. Dag No. 457 to the Collector of 24 Parganas under Collectorates, Touzi No. 2998, Resa No. 212, J.L. No 12 within Police Station formerly Tollygunge presently Kasba now within Municipal Limit of the Kolkata Municipal Corporation 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 Dayamayee Dasi, three sons namely Surendra Nath Shah, Satish Chandra Shah and Shyamalal Shah and two daughters namely Kironbala Dasi and Durga Bala Dasi as his only legal heirs and successors and in accordance with the Hindu Succession Act 1956, the said Dayamayee Dasi, Surendra Nath Shah, Satish Chandra Shah, Shyاملal Shah, Kiron Bala Dasi and Durga Bala Dasi jointly succeeded and inherited the said landed property inter alia and became

the sole and absolute Owners of the estate of 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 made by and between Dayamayee Dasi widow of Late Narayan Chandra Shah and Surendra Nath Shah, Satish Chandra Shah and Shyamlal Shah all sons of Late Narayan Chandra Shah and Smt. Kiron Bala Dasi and Durga Bala Dasi, both daughters of Late Narayan Chandra Shah, therein collectively referred to as the Vendors of the One Part and Amarendra Nath Mukherjee, Binoyendra Nath Mukherjee, Amalendra Mukherjee, Achyut Kumar Mukherjee and Nipendra Nath Mukherjee, therein collectively 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 therefore 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 acres of land, all situated at Mouza-Madurdaha C.S. Khatian No. 59, R.S. Khatian No. 46 comprising C.S. Dag No. 450, R.S. Dag No. 457 to the Collector of 24 Parganas under Collectorates, Touzi No.

2998, Resa No. 212, J.L. No 12, District 24 Parganas (South).

- D. By a Deed of Gift and made between Amarendra Nath Mukherjee, Binoyendra Nath Mukherjee, Amalendra Mukherjee, Achyut Kumar Mukherjee and Nipendra Nath Mukherjee, therein collectively referred to as the Donors of the One Part and Santosh Kumar Darik therein collectively referred to as the Donee of the Other Part and registered at the office of District Registrar of Alipore in Book No. I, Being No. 6745, the Donor therein duly gifted to the Donee therein ALL THAT the piece and parcel of land measuring about 3 Bigha out of 5.24 acres, all situated at Mouza-Madurdaha C.S. Khatian No. 59, R.S. Khatian No. 46 comprising C.S. Dag No. 450, R.S. Dag No. 457 to the Collector of 24 Parganas under Collectorates, Touzi- No. 2998, Resa No. 212, J.L. No 12, Mouza Madurdaha, District 24 Parganas (South) also within the limit of Kolkata Municipal Corporation.
- E. By a Deed of Conveyance and made between Amarendra Nath Mukherjee, Binoyendra Nath Mukherjee, Amalendra Mukherjee, Achyut Kumar Mukherjee and Nipendra Nath Mukherjee therein collectively referred to as the Vendors of

the One Part and Sri Paban Kumar Das, son of Shri Satish Chandra Das and Sri Jogendra Nath Mondal, son of Shri Upendra Nath Mondal therein collectively referred to as the Purchaser of the Other Part, and registered at the office of Additional Sub - Registrar, Alipore, Being No. 6755, for the year 1980, the Vendors 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 measuring about 1 Bigha 9 Cottahs in Mouza-Madurdaha C.S. Khatian No. 59, R.S. Khatian No. 46 comprising C.S. Dag No. 450, R.S. Dag No. 457 to the Collector of 24 Parganas under Collectorates, Touzi No. 2998, Resa No. 212, J.L. No 12, Mouza Madurdaha, P.S. Kasba, District 24 Parganas.

- F. The said Sri Paban Kumar Das and Sri Jogendra Nath Mondal collectively referred to as the Vendors purchased the cultivation right of the said 1 Bigha 9 Cottah from one farmer namely Santosh Kumar, Darik alias Das by a registered deed Being No. 6779 for the year 1980.
- G. By a Deed of Conveyance dated 3.10.1980 and made between Sri Paban Kumar Das, son of Sri Satish Chandra Das and Sri Jogendra Mondal, son of Sri Upendra Nath

Mondal, therein collectively referred to as the Vendors of the One Part and Nirojananda Sen, son of Late Birojananda Sen, therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Alipore in Book No.I, Volume No. 229, Pages 150 to 155, being No. 8728 for the year 1980, the Vendors 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 about 3 Cottahs 3 Chittacks 9 Sq.ft., all situated at Plot No. 21, C.S. Khatian 58, R.S. Khatian 46, C.S. Dag No. 450, R.S. Dag No. 457, Touzi No. 2998, Resa No. 212, J.L. No. 12, Mouza Madurdaha, P.S.-Tiljala, District 24 Parganas (South).

- H. Thus the Vendor alone hereinafter became the absolute Owner of all that the said Municipal Premises No. 1369, MADURDAH (Madurdaha), Kolkata - 700 099, morefully described in the First Schedule hereunder written and hereinafter referred to as the said premises.
- I. The Vendor agreed to sell and the purchasers agreed to purchase ALL THAT piece and parcel of land measuring about 3 Cottahs 3 Chittacks 9 Sq.ft. be the same a little

more or less together with the structure thereon more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as the said premises.

J. 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, lispendens, attachments, trusts, claims, demands, mortgages, wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments etc. whatsoever.
- (ii) That the Vendor herein has a clear marketable title in respect of the said premises and appurtenant thereto and is in khas possession of the premises without any claim or demand, interruption, disturbance or hindrance of any nature whatsoever.

- (iii) That the Vendor herein is the only owner of the said premises and no one else has any right, title, interest, claim and/or demand in respect of the said premises or any part or portion thereof.
- (iv) That the Vendor herein has not deposited, pledged, given as a security, collateral or otherwise with any bank, financial institution, or any person or persons, firm or company any of the original title deeds in respect of the said premises with an intention to create equitable mortgage or as security for payment of any money or performance of any act or otherwise.
- (v) That no part or portion of the said premises is subject of any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Government of West Bengal, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Kolkata Municipal Corporation or Government of India or any other authority or authorities appointed in this regard by the Central and State Governments and the Vendor neither

has any knowledge nor has received any notice about the same.

- (vi) The Vendor 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.

- K. 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.
- L. 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.
- M. The Vendor has agreed to sell and the purchasers have agreed to purchase the said premises, having an area of 3 Cottahs 3 Chittacks 9 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.21,00,000/- (Rupees Twenty one 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.21,00,000/- (Rupees Twenty one lacs) only paid by the purchasers to the Vendor on or before the execution of these present (the receipt whereof the Vendor doth hereby admit and acknowledge and discharge and release the said land and every part thereof unto the purchasers) the vendor doth hereby sell, grant, convey, transferred by way of sale, assign and assure unto the purchasers and hereby release relinquish and transfer all his right title interest in respect of or concerning **ALL THAT** the piece and parcel of land having an area of 3 Cottahs 3 Chittacks 9 sq.ft. together with structure thereon situated at Municipal Premises No. 1369, 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 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 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 lispensens whatsoever absolutely forever with the purchasers and the vendor doth hereby covenant and agree with the purchasers, that **NOT WITHSTANDING** any act deed or things done or committed or knowingly permitted or suffered to the contrary by the Vendor or any of his predecessors-in-title, the Vendor has good right full power and absolute authority to sell grant convey transfer assign and assure the said premises unto and to the purchasers in the manner aforesaid **AND THAT** the purchasers shall hold the said premises free and clear and freely and clearly and absolutely acquitted and forever released and discharged by the Vendor and

well and sufficiently save, defended kept harmless and indemnified of from and against all matter and other estate, right, title, interest, encumbrances, charges, whatsoever made done, occasioned, suffered by the Vendor or any of his 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 doth hereby further covenant and assure the purchasers that no part of the said premises is vested with Government or any semi Government authority **AND** the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and **FURTHER THAT** the Vendor shall and will hand over all documents and relating papers to the purchasers **AND FURTHER THAT** the Vendor doth hereby undertake to pay all outstanding rents and taxes, govt. revenue and all other impositions, whatsoever of nature due payable by the Vendor or any of his predecessor-in-title in respect of the said premises upto the date of these presents **AND WHEREAS** the purchasers shall has

every right to construct building and also having full authority to transfer, right, title, interest in the said premises.

The Vendor doth hereby irrevocably nominate, constitute and appoint in his place and stead and put and appoint the purchasers as his Attorney to act through its authorized representative to be the true and lawful attorney of the Vendor to act on his behalf and in his name and to do all such things as the said Attorney shall think fit and in particular to ask demand sue for recovery realize and receive the said premises transferred and every part thereof from all persons liable to deliver or pay the same respectively and on delivery or payment thereof to give valid and effective receipts and discharge for the same respectively and to commence and prosecute or defend any action suit or other proceedings whatsoever relating to the said premises debts and outstanding hereby transferred or any part thereof and also to adjust settle compound compromise all accounts transactions suits and proceedings whatsoever relating to said premises and or sign execute register any deed documents declaration affidavits before any authorities concerned including all Registration authorities semi-government authorities etc. all or any of the purpose aforesaid to use the name of the Vendor but at the cost of the purchasers and from time to time appoint substitute or substitutes and revoke such appointment at pleasure and generally to execute perform and do any other act deed or things whatsoever in relations

to the said land and premises as aforesaid as fully and effectually as the Vendor could personally do if these presents has not been executed by the Vendor. The Vendor hereby ratifying and agreeing to ratify and confirm whatsoever the purchasers or any one of them or any substitute appointed by them shall do execute or cause to be done or executed and also agreeing not to revoke the power hereby conferred or any part thereof at any time hereinafter.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT structure tiles roof having 100 Sq.ft. tin shed together with piece and parcel being demarcated as Plot No.21, having an area of 3 Cottahs 3 Chittacks 9 sq.ft. including the open land being part of Municipal Premises No. 1369, MADURDAH (Madurdaha), Kolkata - 700 099, within Ward No. 108 of Kolkata Municipal Corporation, District 24 Parganas (South), previously P.S. Kasba now P.S. - Tiljala, Touzi No. 2998, R.S. No. 212, J.L. No. 12, Mouza - MADURDAH (Madurdaha), C.S. Khatian No.58, R.S. Khatian No.46, C.S. Dag No. 450, R.S. Dag No, 457 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 :

Sadhan Kr. Pramanick,
29, South Parkachal
Hospital Rd. Kot-78.

NSW
(NIROJANANDA SEN)

Hishor
Tan

Advocate, H.C. Calcutta

SIGNED SEALED AND

DELIVERED by the

PURCHASERS at Kolkata in the

presence of :

Sadhan Kr. Pramanick

Hishor
Tan

Advocate

- (1) COMPANEN TRADERS PRIVATE LIMITED
- (2) COMPASS VINMAY PRIVATE LIMITED
- (3) BRIGHTEX PRIVATE LIMITED
- (4) CITILINE VYAPAR 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 TRADECON PRIVATE LIMITED
- (10) MILESTON DISTRIBUTORS PRIVATE LIMITED
- (11) NEPTUNE DEALERS PRIVATE LIMITED
- (12) NUTSHELL MARKETING PRIVATE LIMITED
- (13) ORCALE COMMERCE PRIVATE LIMITED
- (14) PURBASA MERCHA PRIVATE LIMITED
- (15) GENETEX COMMERCE PRIVATE LIMITED
- (16) JETAGE VINIMAY PRIVATE LIMITED
- (17) SHMPHONY COMMODITIES PRIVATE LIMITED
- (18) SOLDEX VINAMAY PRIVATE LIMITED
- (19) FRONTRAD VINIMAY PRIVATE LIMITED

- (20) GOODWIN SALES AGENCY PRIVATE LIMITED
- (21) GOODWILL VINMAY PRIVATE LIMITED
- (22) FINETRADE AGENCY PRIVATE LIMITED
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- (24) INTEGRAL VINIMAY PRIVATE LIMITED
- (25) DIGNITY TRADERS PRIVATE LIMITED
- (26) GAINWELL SUPPLIERS PRIVATE LIMITED
- (27) ULEKH SALES AGENCY PRIVATE LIMITED

Nani Gopal Das
NANI GOPAL DAS, DIRECTOR.

OF PURCHASERS Nos. 1 to 27

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

Manish Sharma
MANISH SHARMA, DIRECTOR

OF PURCHASERS Nos. 28 to 30

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

Sachin K. Pramanick

GREEN HIGH DEVELOPERS PVT. LTD.

Hiswar Roy

Sri Gautam Saha
Authorised Signatory of
SRI GAUTAM SAHA

CONFIRMING PARTY

Sri Gautam Saha
(SRI GAUTAM SAHA)

Drafted by :

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

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, the within mentioned sum of Rs.21,00,000/- (Rupees Twenty one lacs) only as full and final consideration money as per memo below:

Rs.21,00,000/-

Paid by various Cheques

Rs.21,00,000/-

Rs.21,00,000/-

(Rupees Twenty one lacs) only.

WITNESSES : -

1. *Sudhan K. Pramanick*

AJew

2. *[Signature]*





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

Endorsement For Deed Number : I - 02843 of 2010

(Serial No. 03421 of 2010)

3. Nani Gopal Das

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

Director, Compass Vinmay Pvt. Ltd, 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Brightex Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Citiline Vyapar Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Apurva Commo Trade Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Anjani Marketing Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Ajanta Dealers Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Kusum Agents Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Laxmi Tradecon Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Mileston Distributors Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Neptune Dealers Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Nutshell Marketing Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

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

Director, Purbasa Mercha Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

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

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

(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 - 02843 of 2010
(Serial No. 03421 of 2010)

On 26/09/2010

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

Presented for registration at 14.19 hrs on :26/09/2010, at the Private residence by Nani Gopal Das ,
one of the Claimants.

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

Execution is admitted on 26/09/2010 by

1. Sri Nirojananda Sen, son of Late Birojananda Sen , 162/19/1, Lake Gardens, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 , By Caste Hindu, By Profession : Business
2. Sri Gautam Saha
Director, Green High Developers Pvt. Ltd, 29, Rajdanga East Main Rd, District:-South 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700107 .
. By Profession : Business

(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 - 02843 of 2010
(Serial No. 03421 of 2010)

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

Director, Soldex Vinamay Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

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

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

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

Director, Finetrade Agency Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

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

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

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

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

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

4. Manish Sharma

Director, S. N. Powers Pvt. Ltd., 9a, Lord Sinha Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017 .

Director, Natural Towers Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

Director, Lord Sinha Developers Pvt. Limited., 9a, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700017 .
. By Profession : Business

Identified By Partha Nandy, son of Arun Kr Nandy, 10, R. S. Roy Road, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

(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 - 02843 of 2010
(Serial No. 03421 of 2010)

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 27/09/2010

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 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 28083/- on 27/09/2010

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. -2553600/-

Certified that the required stamp duty of this document is Rs.- 178752 /- and the Stamp duty paid as:
Impresive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 178800/- is paid, by the draft number 56235, Draft Date 27/09/2010, Bank Name
State Bank of India, CALCUTTA MAIN BRANCH, received on 27/09/2010

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ajay Kumar Mukherjee)

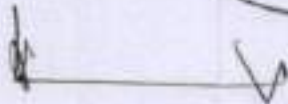
ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 4 of 4

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 6228 to 6263
being No 02843 for the year 2010.





(Ajay Kumar Mukherjee) 25-November-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal