

05252

I 3741/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 385763

10212

4/11/2011

ve-1557

211111

4814351

It is declared that this document is not to be registered, for signature and for the Enforcement and for the document and for the document.

Assistant Registrar
Sub Registrar
Saidak

4/11/2011

52961-0

THIS DEED OF CONVEYANCE made on this 4th day of November

[Handwritten signature]

Two Thousand Eleven **BETWEEN SRI BISWAJIT ROY**, son of Late Nisith Kumar Roy and Late Mina Roy, by faith Hindu, Occupation - Business, formerly residing at 52/B, Raja Basanta Roy Road, P.S. - Tollygunge, Kolkata - 700 029, Permanently residing at Village - Jugulgachi, P.O. - Gobindapur, P.S. Bhangar, District : 24 Pargana(S), 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) 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 Director **MR. MANISH KUMAR SHARMA**, son of Sri Mahesh Kumar 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 KUMAR SHARMA**, son of Sri Mahesh Kumar 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-700107, 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 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).
- 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. The said Durga Pratima Bhattacharyya sold 13 Cottahs out of 10 Bighas and retained 9 Bighas 7 Cottahs of land.

- E. By a Deed of Conveyance dated 4.11.1972 and made between Durga Pratima Bhattacharyya therein referred to as the Vendor of the One Part and Nagendra Nath Shastri therein referred to as the Purchaser of the Other Part and registered at the office of Sub - Registrar of Alipore in Book No. I, Volume No. 83, Pages 292 to 295, Being No. 4374 for the year 1972, the Vendor therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein All That the piece and parcel of land measuring about 9 Bighas 7 Cottahs, 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).
- F. 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 Bighas 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.

- G. 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.
- H. By a Deed of Conveyance dated 22.4.1980 made by and between Nagendra Nath Sastri, therein referred to as the Vendor of the One Part and Smt. Uma Das, daughter of Sri Satish Chandra Das, therein referred to as the Purchaser of the Other Part and registered at the office of Alipore, in Book No. 1, Being No. 2998 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 "A" measuring about 2 Bighas 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.
- I. By a Deed of Conveyance in the year 1980 made by and between Nagendra Nath Sastri, therein referred to as the

Vendor of the One Part and Smt. Sandhya Das, daughter of Sri Satish Chandra Das, therein referred to as the Purchaser of the Other Part and registered at the office of Alipore, in Book No. 1, Being No. 2995 for the year 1980, the Vendor therein for the Consideration and on the terms mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT the piece and parcel of land demarcated as Block "B" 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 presently P.S. - Tiljala, District 24 Parganas.

- J. 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 Uma Das and Sandhya Das both daughters of Satish Chandra 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.

- K. 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 Uma Das and Sandhya 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.
- L. 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 Uma Das and Sandhya 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.
- M. Thus the Uma Das and Sandhya Das, both hereinafter became the absolute Owners of all that said land by two Sale Deeds measuring about 4 Bighas.


N. By a Deed of Conveyance dated 26.11.1980 made by and between Smt. Uma Das and Sandhya Das, both daughters of Sri Satish Chandra Das, therein collectively referred to as the Vendors of the One Part and Mina Roy, wife of Sri Nisith Kumar Roy, 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. 219, Pages - 146 to 150, Being No.9419, 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 "A" and "B", measuring about 6 Cottahs 09 Chittacks 33 Sq.ft. all situated at Plot No. 8A and 9, 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. The said Mina Roy died intestate on 28.4.2001 leaving behind her husband Mr. Nisith Kumar Roy and her only son Sri Biswajit Roy, as her heirs and legal representatives. Therefore the said Nisith Kumar Roy also died instate on

26.05.2011 leaving behind his only son Biswajit Roy. Apart from the Vendor herein there are no heirs or legal representatives of either the said Mina Roy or Nisith Kumar Roy.

- P. Thereafter the said Biswajit Roy became the absolute owner and thereafter referred to as the Vendor of the said land measuring about 06 Cottahs 09 Chittacks 33 Sq.ft. in Mouza - MADURDAH(Madhurdhah), Kolkata - 700 099 morefully described in the Schedule free from all encumbrances, charges and lispence.
- Q. 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.
- R. The Vendor agreed to sell and the purchasers agreed to purchase ALL THAT piece and parcel of land measuring about 6 Cottahs 09 Chittacks 33 Sq.ft. be the same a little more or less together with the structure thereon morefully and particularly described in the First Schedule hereunder written and hereinafter referred to as the said premises.
- S. At or before the execution of these presents, the 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) The Vendor is the only son and legal heirs of his father and mother. Both the father and mother died intestate leaving behind the Vendor as his only heirs and legal representatives. The Vendor further agrees to keep indemnify to the purchasers if any one else make any claim either as legal heirs or otherwise any claim in respect of the said land.

- (xiii) 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.
 - (xiv) That the Vendor has no difficulty in complying with all his obligations hereunder.
 - (xv) 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.
- T. 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.


- U. It is expressly clarified, understood and confirmed that it is only on the basis of the aforesaid assurances, representations, undertakings, warranties and indemnities of the 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.
- V. The Vendor has agreed to sell and the purchasers have agreed to purchase the said premises having an area of 6 Cottahs 09 Chittacks 33 Sq.ft., morefully described in the First Schedule ~~hereunder~~ written free from all charges, mortgages liens, lispensens, litigations at and for the consideration of Rs.45,00,000/- (Rupees Forty 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.45,00,000/- (Rupees Forty five 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 6 Cottahs 09 Chittacks 33 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 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 morefully and perfectly assuring the said premises and every part thereof unto and to the use of the purchasers as may be reasonably required and the 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 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 being Plot No. 8 ~~and~~ 9, having an area of 6 Cottahs 09 Chittacks 33 sq.ft. including the open land being Part of Mouza-MADURDAH (Madurdaha), Kolkata - 700 099 within the Ward No. 108 of Kolkata Municipal Corporation, District 24 Parganas (South), previously P.S. Kasba, presently 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.

Biswanajit Roy

d.f.

IN WITNESS WHEREOF the parties hereto set and subscribed their hands and seals on the day month and year first above written.

Biswajit Roy

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

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

① Shree Education Society
S/o Late Dr. R. S. Chatterjee
9A, Loral Birla Rd.
Cal-71

② Sashon K. Ramaniak
29 ③ Purbachal
Hospital Road,
Kolkata-78.

- (1) COMPANION TRADERS PRIVATE LIMITED
- (2) COMPASS VINIMAY PRIVATE LIMITED
- (3) BRIGHTEX MERCHANTS PRIVATE LIMITED
- (4) CITILINE VYAPAAR PRIVATE LIMITED
- (5) APURVA COMMO TRADE PRIVATE LIMITED
- (6) ANJANI MARKETING PRIVATE LIMITED
- (7) AJANTA DEALERS PRIVATE LIMITED
- (8) KUSUM AGENTS PRIVATE LIMITED
- (9) LAXMI TRADECOM PRIVATE LIMITED
- (10) MILESTONE DISTRIBUTORS PRIVATE LIMITED
- (11) NEPTUNE DEALERS PRIVATE LIMITED
- (12) NUTSHELL MARKETING PRIVATE LIMITED
- (13) ORACLE COMMERCE PRIVATE LIMITED
- (14) PURBASHA MERCHANTS PRIVATE LIMITED
- (15) GENTEX COMMERCE PRIVATE LIMITED
- (16) JETAGE VINIMAY PRIVATE LIMITED
- (17) SYMPHONY COMMODITIES PRIVATE LIMITED
- (18) SOLIDEX VINIMAY PRIVATE LIMITED
- (19) FRONTRADE VINIMAY PRIVATE LIMITED
- (20) GOODWIN SALES AGENCY PRIVATE LIMITED
- (21) GOODWILL VINIMAY PRIVATE LIMITED
- (22) FINETRADE SALES AGENCIES PRIVATE LIMITED
- (23) GENTEX TRADING PRIVATE LIMITED
- (24) INTEGRAL VINIMAY PRIVATE LIMITED
- (25) DIGNITY TRADERS PRIVATE LIMITED

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

Manish

MANISH KUMAR SHARMA, DIRECTOR

OF PURCHASERS Nos. 1 to 27

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

Manish

MANISH KUMAR SHARMA, DIRECTOR

OF PURCHASERS Nos. 28 to 30

SIGNED SEALED AND
DELIVERED by the
CONFIRMING PARTY at

Kolkata in the presence of :

① - *Chandni Ghoshan Sinha*

② *Sachin K. Ramani*

GREEN HIGH DEVELOPERS PVT. LTD.

[Signature]

Authorised Signatory of
SRI GAUTAM SAHA

CONFIRMING PARTY

[Signature]

(SRI GAUTAM SAHA)

Drafted by :

Awani

Awani Kumar Roy
Advocate
WB/1927/1978

[Handwritten mark]

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, the within mentioned sum of Rs.45,00,000/- (Rupees Forty five lacs) only as full and final consideration money Rs.45,00,000/- as per memo below:

Paid by various Cheques		Rs.45,00,000/-
861554 of Andhra Bank	}	-----
861555 -----		Rs.45,00,000/-
861556 -----		-----
861562 -----		
(Rupees Forty five lacs) only.		<i>Biswajit Ray</i>

WITNESSES :-

1. Shashi Bhushan Dhanu
9A, Lord Krishna Rd.
Kolkata-71
2. Sadhan K. Pramanick,
29, South Purbaachal
Hospital Road,
Kolkata-78.

SITE PLAN FOR MADURDAHA LAND. AREA OF LAND
10 BIGHA OR 200 KATHAS. MOOZA - MADURDAHA.
DAG NO. - 455 & 457, KHATAN NO - 187 & 189, RS.
NO-12, K.M.C. WARD NO - 109, KOLKATA-700029, P.S. - TILJALA.

583 FT.

PURABIKA GHOSH P-32	N.T.	AMITAVA CHAKRABORTY 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	DIPKA DAS P-3A	UTPAL DAPTARI P-27	DIPTI SEN P-20	ARJUN BISWAS P-22
TAPATI BHATTACHARJEE P-36	SUBHASREE DAS P-31	SAILLEN CH. SARKAR P-23	BIDHAN CHOWDHURY P-14	NIROJ NANDA SEN P-21
MANICK RATAN DATTA P-37	ANURADHA DATTA P-31A	RUPA NANDI P-24	RITA DEB P-15	PURNIMA GHOSH P-14A (Block C)
MANICK RATAN DATTA P-38	LALIT MOHAN DATTA P-26	ARUN KR. DAS BAKSHI P-19	SUKRITI DEB P-12	BHAIKA & DALLY DATTA P-13
MANICK RATAN DATTA P-39	TAPAN GHOSH P-25	JHARNA BAKSHI P-16	SUKTI SUBHRA PRADHAN P-9A	ANIMA BASU P-9B
MANICK RATAN DATTA P-4	SANGJUKTA ROY (BANERJEE) P-18	TRIPTI BANERJEE P-11	(MINA ROY) BISWAJIT ROY 8A	(MINA ROY) BISWAJIT ROY 9
MANICK RATAN DATTA P-41	RINA RAY P-17	C.E. TESTING CO. P-7	C.E. TESTING CO. P-8	REBA LHIRI P-6
BISWAJIT MUKHERJEE P-42	BHANTI MITRA P-10	SUBODE GHOSH P-5	REBA LHIRI P-6	MAJIMA LHIRI P-6A
PRADIP BASU P-43	DIPANKAR DASGUPTA P-4	RANA DATTA P-3	DEBRUP MAJUMDER	ASOK KR. RAY
JAYANTA DEY P-44	SUBHAS HALDER P-3			
GAUTAM ROY CHOWDHURY P-45				

553 FT.

40 FT. K.M.C. WIDE ROAD

Biswajit Roy .14.4.75

SPECIMEN FORM FOR TEN FINGERPRINTS



D. S. Rao

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



G. S.

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



B. S. Rajitha Rao

	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					



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

Endorsement For Deed Number : I - 03741 of 2011
(Serial No. 05252 of 2011)

On

Payment of Fees:

On 04/11/2011

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

Presented for registration at 18.20 hrs on :04/11/2011, at the Private residence by Manish Kumar Sharma ,Claimant.

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

Execution is admitted on 04/11/2011 by

1. Biswajit Roy, son of Lt Nisith Kr Roy , 52/b, Raja Basanta Roy Road, Kolkata, Thana-Tollygunge, District-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700029 , By Caste Hindu, By Profession : Business
2. Gautam Saha
Director, Green High Developers Pvt Ltd, District-South 24-Parganas, WEST BENGAL, India, P.O. :-
, By Profession : Business



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

Endorsement For Deed Number : I - 03741 of 2011
(Serial No. 05252 of 2011)

3. Manish Kumar Sharma
Director, Lord Sinha Developers Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Matural Towers 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, Ulekh Sales Agency 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, Dignity Suppliers 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, Gentex Trading Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Finetrade Sales Agencies Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Goodwill 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, Solidex 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, Jetage Vinimay 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, Purbasha Merchants 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, Nutshell Marketing 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, Milestone Distributors 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, Kusum Agents 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. :-



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

Endorsement For Deed Number : I - 03741 of 2011
(Serial No. 05252 of 2011)

Director, Anjani Marketing 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, Brightex Merchants 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, Companion Traders Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
Director, Goodwill Sales Agency Pvt Ltd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-
, By Profession : Business
Identified By Kalyan Kr Bose, 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 15/11/2011

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.-4814351/-

Certified that the required stamp duty of this document is Rs.- 337015 /- and the Stamp duty paid as Impressive Rs.- 100/-

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 25/11/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 25/11/2011

Amount by Draft

Rs. 52961/- is paid , by the draft number 338284, Draft Date 18/11/2011, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 25/11/2011

[Handwritten signature]



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

Endorsement For Deed Number : I - 03741 of 2011
(Serial No. 05252 of 2011)

(Under Article : A(1) = 52954/- ,E = 7/- on 25/11/2011)

Deficit stamp duty

Deficit stamp duty Rs. 337015/- is paid, by the draft number 338285, Draft Date 18/11/2011, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 25/11/2011

(Ajay Kumar Mukherjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 7310 to 7345
being No 03741 for the year 2011.



(Ajay Kumar Mukherjee) 25-November-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SEALDAH
West Bengal

DATED THIS DAY OF 2011

BETWEEN

SRI BISWAJIT ROY

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.