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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 230368

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  
 Sealdah

5/2/11

THIS DEED OF CONVEYANCE made on this 5th day of Feb.

Q 151 ✓  
 5/2/11  
 v.e. 10/11  
 5/2/11  
 23/10/11

Two Thousand Eleven **BETWEEN SMT. PURNIMA GHOSH**, wife of Sri Chandra Kanta Ghosh, by faith-Hindu, Occupation - Housewife presently residing at Ashwini Nagar, P.S.-Rajarhat, District-24-Parganas (North), hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective 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 TRADECON PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(10) MILESTONE DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(11) NEPTUNE DEALERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(12) NUTSHELL MARKETING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(13) ORACLE COMMERCE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(14)**

- PURBASHA MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(15)**
- GENTEX COMMERCE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(16)**
- JETAGE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(17)**
- SYMPHONY COMMODITIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(18)**
- SOLIDEX VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001 **(19)**
- FRONTRADE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(20)**
- GOODWIN SALES AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(21)**
- GOODWILL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(22)**

**FINETRADE SALES AGENCIES PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(23)**

**GENTEX TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(24)**

**INTEGRAL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(25)**

**DIGNITY TRADERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(26)**

**GAINWELL SUPPLIERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, **(27)**

**ULEKH SALES AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at Poddar Court, 18, Rabindro Sarani, Kolkata-700001, purchasers Nos. 1 to 27

represented by their Common Director MR MANISH SHARMA son of Sri M. R. Sharma. of 9A Lord Sinha Road. Kolkata -

700 017. **(28) S.N. TOWERS 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 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 Tiljaja 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. I, Volume No. 2, Pages 267 to 273, being No. 587 for the year 1962 the Vendors therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein All That the piece and parcel of land measuring about 10 Bighas more or less, all situated at R.S. Dag No. 455, C.S. Dag No. 448, C.S. Khatian No. 133, R.S. Khatian No. 189, Touzi No. 2998, J.L. No. 12, Re. Sa 212 of the said Mouza Madurdaha, District 24 Parganas (South).
- D. By a Deed of Conveyance dated 4.11.1972 and made between Durga Pratima Bhattacharyya therein referred to as the Vendor of the One Part and Nagendra Nath Shastri therein referred to as the Purchaser of the Other Part and registered at the office of Sub - Registrar of Alipore in Book No. 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 out of 10 Bighas, all situated C.S. Khatian No. 133, R.S. Khatian No. 189, C.S. Dag No. 448, R.S. Dag No. 455, Touzi No. 2998, J.L. No. 12, Re. Sa 212, Mouza Madurdaha, District 24 Parganas (South).

- E. By a Deed of Gift and made between Nagendra Nath Shastri therein referred to as the Donor of the One Part and Amiya Bala Dasi therein referred to as the Donee of the Other Part, the Donor therein duly gifted to the Donee therein All That the piece and parcel of land measuring about 4 Cottahs out of 9 Bighaa 7 Cottahs, all situated at C.S. Khatian No. 133, R.S. Khatian No. 189, C. S. DagNo. 448, R. S. Dag No. 455, Touzi No. 2998, J.L. No. 12, Re. Sa. 212, Mouza - Madurdaha, District 24 Parganas (South) also under the limit of Kolkata Municipal Corporation.
- F. The said Nagendra Nath Shastri after made the said Gift Deed remain the lawful owner of land measuring 9 Bighas 3 Cottahs and divided the said land into "A", "B", "C", "D" and "E" Block for sale.

- G. By a Deed of Conveyance dated 22.4.1980 and made between Nagendra Nath Sastri therein referred to as the Vendor of the One Part and Shymal Kumar Das therein referred to as the Purchasers of the Other Part and registered at the office of Additional Sub - Registrar, Alipore in Book No. 1, Being No. 2997 for the year 1980 the Vendor therein duly sold and conveyed to the Purchasers therein ALL THAT the piece and parcel of land demarcated as Block 'C' measuring about 2 Bigha in C.S. Khatian No. 133, R.S. Khatian No. 189, C.S. DagNo. 448 comprising of R.S. Dag No. 455, Mouza Madurdaha, J.L. No. 12, Resa 212, Touzi No. 2998, P.S. Kasba Jadavpur, District 24 Parganas.
- H. One Haran Chandra Darik alias Das was making cultivation in the said land. By a registered Deed of Sale 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 Sri Shyamal Das for the Consideration mention therein. The said Deed was duly registered at the office of the Additional District Sub- Registrar at Alipore in Book No. 1 Being No. 1391 for the year 1980.
- I. In the said land Sudhir Mali, Bishtu Haldar and Nirmal Halder is also making cultivation in about one third area. The said Sudhir Mali, 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 Sri Shyamal Das. The said Deed was duly registered at the office of the Additional District Sub - Registrar at Alipore in Book No. I, being No. 5760 for the year 1980.

- J. One Purna Chandra Darik alias Das was also making cultivation in a portion of the said land. By a registered Deed of Sale the said Purna Chandra Darik alias Das duly sold transferred and conveyed his cultivation right to and in favour of Sri Shyamal 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.
- K. Thus the Sri Shyamal Kumar Das, Sri Paban Kumar Das and Sri Jogendra Nath Mondal hereinafter became the absolute Owners of all that said land measuring about 3 Bighas 9 Cottahs.
- L. By a Deed of Conveyance dated 3.10.1980 and made between (1) Sri Shyamal Kumar Das and (2) Sri Paban Kumar Das, both sons of Sri Satish Chandra Das and (3) Sri Jogendra Nath Mondal, son of Sri Upendra Nath Mondal, therein collectively referred to as the Vendors of the One Part and (1)

Sri Sunil Boron Koley and (2) Sri Asit Boron Koley, both sons of Late Joy Krishna Koley, therein referred to as the Purchasers of the Other Part and registered at the office of Sub-Registrar of Alipore in Book No.I, Volume No.208, Pages 130 to 136, being No. 8115 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 Purchasers therein All That the piece and parcel of land, interalia, as follows: - (1) Land measuring about 9 Chittacks 6 Sq.ft., all situated at Plot No.14 in Block "C", C.S. Khatian 133, R.S. Khatian 189, C.S. Dag No. 448, R.S. Dag No. 455, Touzi No. 2998, J.L. No.12, Resa No. 212, Mouza-Madurdaha, P.S.-Kasba, Jadavpur, presently P.S. - Tiljala, District-24-Parganas (South) also under the limit of Kolkata Municipal Corporation morefully and particularly described in First Schedule mentioned herein below : - ii) Land measuring about 2 Cottahs 9 Chittacks 30 sq.ft. all situated at Plot No.14 in Block "C", C.S. Khatian 59, R.S. Khatian 46, C.S. Dag No. 455, R.S. Dag No. 457, Touzi No. 2998, Resa No. 212, J.L. No. 12, Mouza Madurdaha, P.S.-Tiljala, District 24 Parganas (South) morefully and particularly described in Second Schedule mentioned herein below.

M. By a Deed of Conveyance dated 02.06.1986 and made between Sri Sunil Boron Koley, (2) Sri Asit Boron Koley, both sons of Late Joy Krishna Koley, therein referred to as the Vendors of the One Part and (1) SMT. PURNIMA GHOSH, wife of Sri Chandra Kanta Ghosh, therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Alipore in Book No.1, Volume No.203, Pages 76 to 83, being No. 9757 the year 1986, 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 interalia as follows :- (1) Land measuring about 9 Chittacks 6 Sq.ft., all situated at Plot No.14 in Block "C", C.S. Khatian 133, R.S. Khatian 189, C.S. Dag No. 448, R.S. Dag No. 455, Touzi No. 2998, J.L. No.12, Resa No. 212, Mouza-Madurdaha, P.S.-Kasba, Jadavpur, presently P.S. - Tiljala, District-24-Parganas (South) also under the limit of Kolkata Municipal Corporation morefully and particularly described in First Schedule mentioned herein below : - ii) Land measuring about 2 Cottahs 9 Chittacks 30 sq.ft. all situated at Plot No.14 in Block "C", C.S. Khatian 59, R.S. Khatian 46, C.S. Dag No. 455, R.S. Dag No. 457, Touzi No. 2998, Resa No. 212, J.L. No. 12, Mouza Madurdaha, P.S.-Kasba, new Tiljala, District 24 Parganas (South) also under the limit of Kolkata Municipal

Corporation morefully and particularly described in the Second Schedule mentioned herein below.

- N. Thus the Vendor alone hereinafter became the absolute owner of all that the said Mouza MADURDAH (Madurdaha), Kolkata - 700099, morefully described in the First Schedule hereunder written and hereinafter referred to as the said Premises.
- O. The Vendors agreed to sell and the Purchasers agreed to purchase ALL THAT piece and parcel of land measuring about 3 Cottahs 2 Chittaks 32 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.
- P. At or before the execution of these presents, the Vendor and the 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, lispends, attachments, trusts, claims, demands, mortgages,

wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions etc. but the Scheduled land and structure are occupied and encumbered by Tenant, 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) 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.

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

- (x) That the Vendor herein and/or his predecessors in title are in continuous uninterrupted possession of the said premises.
- (xi) 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.
- (xii) That the Vendor has no difficulty in complying with all his obligations hereunder.
- (xiii) The Vendor will handover all the original documents of title the corporate tax bills and all other documents relating to the said premises.

- Q. 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.
- R. 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.
- S. The Vendor has agreed to sell and the purchasers have agreed to purchase the said premises having an area of 3 Cottahs 2 Chittacks 32 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. 6,00,000/- (Rupees Six 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. 6,00,000/- (Rupees Six lacs ) only paid by the purchasers to the Vendor on or before the execution of these present (the receipt whereof the Vendor do and each of them doth hereby admit and acknowledge and discharge and release the said land and every part thereof unto the purchasers) the vendors do and each of them doth hereby sell, grant, convey, transferred by way of sale, assign and assure unto the purchasers and hereby release relinquish and transfer all their right title interest in respect of or concerning **ALL THAT** the piece and parcel of land having an area of 3 Cottahs 2 Chittacks 32 sq.ft. with Road together with structure thereon situated at Mouza-MADURDAH (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 dispendens **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 vendors or any person or persons from whom the vendors may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** the same and all singular the premises hereby sold, conveyed, transferred unto and to the use of the purchasers in free simple in possession free from all encumbrances, charges, mortgages, liens and lispensens whatsoever absolutely forever with the purchasers and the vendor do and each of them 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 their 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 her 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 her 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 do and each of them 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 do and each of them 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 her predecessor-in-title in respect of the said premises upto the date of these presents **AND WHEREAS** the purchasers shall has every right

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

The Vendor doth hereby nominate, constitute and appoint in her name and in her place the purchasers herein to act through their authorized representative to do all matters, acts deeds and things in connection with and in relation to the said premises only for that purpose to sign, execute, registered all the papers, documents, deeds, affidavits, vokatnama, 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**

**PART I**

**ALL THAT** structure tiles roof having 100 Sq.ft. tin shed together with piece and parcel being demarcated as Block "C" all situated at Plot No.14, having an area of 9 Chittacks 6 sq.ft. including the open land being part of Mouza-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. 133, R.S. Khatian No. 189, C.S. Dag No. 448, R.S. Dag No. 455.

**PART II**

**ALL THAT** structure tiles roof having 100 Sq.ft. tin shed together with piece and parcel being demarcated as Block "C" all situated at Plot No.14 and Block "C", having an area of 2 Cottahs 9 Chittacks 30 sq.ft. including the open land being part of Mouza-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.59, R.S. Khatian No.46, C.S. Dag No. 455, R.S. Dag No. 457 morefully and particularly shown in the map or plan in RED INK as Plot No.14A.

**THE TOTAL PROPERTY WHICH IS THE SUBJECT  
MATTER OF SALE**

**ALL THAT** piece and parcels of lands having a total measurement of 3 Cottahs 2 Chittacks 32 sq.ft. with Road be the same a little more or less morefully and particularly described in the First Schedule mentioned hereinabove.



**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 :

✓ Sachan K. Pramanick,  
29, ⑤ Ambachal Hospital Rd,  
Kolkata - 700078.

- ১৭/১১/১৯ (১৭/১১)

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

✓ Sachan K. Pramanick,  
29, ⑤ Ambachal Hospital  
Rd, Kolkata - 700078.

- (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 TRADECON 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

*(Handwritten signature)*  
 (MANISH SHARMA), DIRECTOR.

OF PURCHASERS Nos. 1 to 27

*Kalyan Kr. Banerjee*

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

*(Handwritten signature)*  
 MANISH SHARMA, DIRECTOR

OF PURCHASERS Nos. 28 to 30

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

of:

*Kalyan Kr. Banerjee*  
*Advocate*  
*Alipore Judges' court*  
*Kol. 27*

GREEN HIGH DEVELOPERS PVT. LTD.

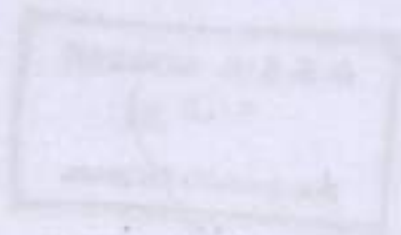
*(Handwritten signature)*  
 Authorised Signatory of  
 SRI GAUTAM SAHA

CONFIRMING PARTY

(SRI GAUTAM SAHA)

Drafted by :

*AK 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. 6,00,000/- (Rupees Six lacs) only as full and final consideration money as per memo below:

Rs.6,00,000/-

Paid by Demand Draft

Rs. 6,00,000/-

-----  
**Rs. 6,00,000/-**  
 -----

(Rupees Six Lacs) only.

- 2/1/2018

**WITNESSES :-**

1. Kalyan K. Bane

2. Sachin K. Parnane



## SPECIMEN FORM FOR TEN FINGERPRINTS



R/S/S/ 20/1/10

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



R/S/S/ 20/1/10

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



R/S/S/ 20/1/10

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



R/S/S/ 20/1/10

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

SITE PLAN FOR MADURDAHA LAND. AREA OF LAND  
10 BIGHA OR 200 KATHAS. MOUSA - MADURDAHA.  
DAG NO. - 455 & 457, KHATIAN NO - 187 & 189, P.S.  
NO-12, K.M.C. WARD NO - 108, KOLKATA-700099, P.S. - TILJALA.

583' FT.				
PURABIKA GHOSH P-32	N. T.	AMITAVA CHAKRAVORTY P-F/2	DR. RATNA MUKHERJEE P-F/1	SARBANI RAHA P-33
S.K. DUTTA P-34	ARJUN MONDAL P-F/3B	KISHORE LAL GUR P-30	PRATIMA SEN P-29	ANINDITA PAL P-28
SUKLA DEY P-3	DIPIKA DAS P-3A	UTPAL DAPTARI P-27	DIPTI SEN P-20	ARJUN BISWAS P-22
TAPATI BHATTACHARJEE P-36	SUBHASREE DAS P-31		BIDHAN CHOWDHURY P-14	NIROJ NANDA SEN P-21
MANICK RATAN DATTA P-37	ANURADHA DATTA P-31A	8AILEN CH. SARKAR P-23	RITA DEB P-15	<b>PURNIMA GHOSH. P-14 (Block)</b>
MANICK RATAN DATTA P-38	LALIT MOHAN DATTA P-26	RUPA NANDI P-24	SUKRITI DEB P-12	BHAIKA & DALLY DATTA P-13
MANICK RATAN DATTA P-39	TAPAN GHOSH P-25	ARUN KR. DAS BAKSHI P-19	SUKTI SUBHRA PRADHAN P-9A	ANIMA BASU P-9B
MANICK RATAN DATTA P-4	PRITHWISH RAY P-18	JHARNA BAKSHI P-16	MINA ROY	MINA ROY
MANICK RATAN DATTA P-41	RINA RAY P-17	TRIPTI BANERJEE P-11	8A	9
BISWAJIT MUKHERJEE P-42	BHANTI MITRA P-10	C.E. TESTINA CO. P-8	REBA LIHIRI P-6	MAJIMA LIHIRI P-6A
PRADIP BASU P-43	C.E. TESTINA CO. P-7	C.E. TESTINA CO. P-8	REBA LIHIRI P-6	MAJIMA LIHIRI P-6A
JAYANTA DEY P-44	DIPANKAR DASGUPTA P-4	SUBODE GHOSH P-5	REBA LIHIRI P-6	MAJIMA LIHIRI P-6A
GAUTAM ROY CHOWDHURY P-45	SUBHAS HALDER P-3	RANA DATTA	DEBRUP MAJUMDER	ASOK KR. RAY
583' FT.				
40' FT. K.M.C. WIDE ROAD				



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

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**Endorsement For Deed Number : I - 00504 of 2011**  
**(Serial No. 00771 of 2011)**

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**On**

**Payment of Fees:**

**On 05/02/2011**

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

Presented for registration at 15.13 hrs on :05/02/2011, at the Private residence by Sri Gautam Saha , one of the Executants.

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

Execution is admitted on 05/02/2011 by

1. Smt. Purnima Ghosh, wife of Sri Chandra Kanta Ghosh , Aswini Nagar, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
2. Sri Gautam Saha  
Director/authorised Signatory, 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**

EndorsementPage 1 of 4



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

**Endorsement For Deed Number : I - 00504 of 2011**

**(Serial No. 00771 of 2011)**

3. Manish Sharma

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

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

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

Director, Citiline Vyapaar 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 Delers 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, Milestone 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, Oracle Commerce Pvt. Ltd., 18, Rabindra Sarani, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700001 .

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

Director, Gentex Commerce Pvt. Ltd, 18, Rabindra Sarani, District:-South 24-Parganas, WEST

( 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 - 00504 of 2011**

**(Serial No. 00771 of 2011)**

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 .

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

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

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

Director, Finetrade Seles Agencies 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, Integral Vinimay 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, Ginwell 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 .

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

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

**( 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 - 00504 of 2011**

**(Serial No. 00771 of 2011)**

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

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

( Ajay Kumar Mukherjee )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 28/02/2011**

**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 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 25509/-, on 28/02/2011

( Under Article : A(1) = 25509/- on 28/02/2011 )

**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.-2319924/-

Certified that the required stamp duty of this document is Rs. - 139195 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 139195/- is paid, by the draft number 059499, Draft Date 07/02/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 28/02/2011

( Ajay Kumar Mukherjee )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Ajay Kumar Mukherjee )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 7998 to 8036  
being No 00504 for the year 2011.



(Ajay Kumar Mukherjee) 05-May-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SEALDAH  
West Bengal

DATED THIS      DAY OF      2011

B E T W E E N

SMT. PURNIMA GHOSH

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.