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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

*Sulky*  
District Sub-Register-III  
Alipore, South 24-parganas

13/08/12

THIS DEED OF CONVEYANCE made on this 7<sup>th</sup> day of August

Two Thousand Twelve **BETWEEN SHRI PRAFUL TAYAL**, son of Sri Prem Chandra Tayal, by faith-Hindu, Occupation - Service, residing at 7, Portland Park, Burdwan Road, Alipore, Kolkata-700027, 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 (1) COMPANION TRADERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(2) COMPASS VINIMAY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(3) BRIGHTEX MERCHANTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(4) CITILINE VYAPAAR PRIVATE LIMITED**, a company incorporated under the Companies act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(5) APURVA COMMO TRADE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(6) ANJANI MARKETING**

**PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(7) AJANTA DEALERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(8) KUSUM AGENTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(9) LAXMI TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(10) MILESTONE DISTRIBUTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(11) NEPTUNE DEALERS PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(12) NUTSHELL MARKETING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(13) ORACLE COMMERCE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(14) PURBASHA MERCHANTS PRIVATE LIMITED**, a Company

incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(15)**

**GENTEX COMMERCE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(16)**

**JETAGE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(17)**

**SYMPHONY COMMODITIES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(18)**

**SOLIDEX VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(19)**

**FRONTRADE VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(20)**

**GOODWIN SALES AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(21)**

**GOODWILL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700 071, **(22)**

**FINETRADE SALES AGENCIES PRIVATE LIMITED**, a Company incorporated

under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(23) GENTEX TRADING PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(24) INTEGRAL VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(25) DIGNITY TRADERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(26) GAINWELL SUPPLIERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(27) ULEKH SALES AGENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata - 700071, purchasers Nos. 1 to 27 represented by their Director **MANISH SHARMA**, son of Sri M. K. Sharma, working for gain at 9A, Lord Sinha Road, Kolkata - 700071, **(28) S. N. TOWERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, **(29) NATURAL TOWERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its

Registered Office at 9A, Lord Sinha Road, Kolkata - 700071,

**(30) LORD SINHA DEVELOPERS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 9A, Lord Sinha Road, Kolkata-700071, duly represented by its' Director **MANISH SHARMA**, son of Sri M. K. Sharma working for gain at 9A, Lord Sinha Road, Kolkata-700071, hereinafter collectively referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-interest and assigns) of the **SECOND PART AND GREEN HIGH DEVELOPERS PVT. LTD.**, a Company incorporated under the Companies Act, 1956 having its registered office at 29, Rajdanga East Main Road, Rash Behari Connector, Kolkata - 700 107, represented by its Director **SRI GAUTAM SAHA**, son of Late Santosh Saha **AND SRI GAUTAM SAHA**, son of Late Santosh Saha, working for gain at 29, Rajdanga East Main Road, Rash Behari Connector, Kolkata - 700 107, hereinafter collectively referred to as the **CONFIRMING PARTY** (which 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 **THIRD PART**.

**WHEREAS :**

- A. One Debendra Nath Sarkar and others were the lawful owners and possessed to ALL THAT piece and parcel of land measuring 39.32 acres and situated at Mouza Madurdaha, Comprising C.S. Dag No. 448 of C.S. Khatian No. 133.
- B. By a Deed of Sale dated 06.07.1949 made by and between Debendra Nath Sarkar & others therein collectively referred to as the Vendors of One Part and Sri Kali Charan Pramanik therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar Alipore the vendors therein for the consideration and on the terms and conditions mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring 39.32 acres in C.S. Dag No. 448 comprising of C.S. Khatian No. 133 under Mouza Madurdaha.
- C. By a Deed of Patta made by and between Kali Charan Pramanik therein referred to as the executor of one part and Satish Chandra Pramanik and others therein referred to as the Patta holder of the other part wherein the said executor duly conveyed to the Patta Holder ALL THAT the

piece and parcel of land measuring about 30 Bighas all situated in R.S. Dag No. 455 under R.S. Khatian No. 189, under Mouza Madurdaha.

- D. Thereafter the said Satish Chandra Pramanik & others made partition in respect of the said 30 Bighas, each having 10 Bighas of land.
- E. Thereafter 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).
- F. 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.

- G. 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).

- H. By a Deed of Conveyance dated 4.11.1972 and made between Durga Pratima Bhattacharyya therein referred to as the Vendor of the One Part and Nagendra Nath Shastri therein referred to as the Purchaser of the Other Part and registered at the office of Sub - Registrar of Alipore in Book No. 1, Volume No. 83, Pages 292 to 295, Being No. 4374 for the year 1972, the Vendor therein for the Consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein All That the piece and parcel of land measuring about 9 Bighas 7 Cottahs out of 10 Bighas, all situated C.S. Khatian No. 133, R.S. Khatian No. 189, C.S. Dag No. 448, R.S. Dag No. 455, Touzi No. 2998, J.L. No. 12, Re. Sa 212, Mouza Madurdaha, District 24 Parganas (South).
- I. 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 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.

- J. 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.
- K. 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. I, Volume No. 85, Pages 223 to 228, 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 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.

- L. 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, daughter of Sri 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. I, Being No. 1391 for the year 1980.
- M. In the said land Sudhir Malik, Bishtu Halder 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. 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.
- N. 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 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. 1, being No. 5894 for the year 1980.

- O. Thus the said Uma Das alone hereinafter became the absolute Owner of all that said land measuring about 2 Bighas.
- P. The said Uma Das had thereafter divided the said 2 Bighas of land into several small plots.
- Q. By two separate Deed of Conveyances dated 15.03.1983 made by and between Smt. Uma Das, daughter of Sri Satish Chandra Das, therein referred to as the Vendor of the One Part and (1) Smt. Tapashi Dasgupta therein referred to as the Purchaser of the First Part and (2) Smt. Manisha Guha therein referred to as the Purchaser of the Second Part and registered at the office of the District Sub - Registrar Alipore 24 Parganas, for Smt. Tapashi Dasgupta in Book No. 1, Volume No. 111, Pages - 33 to 39 Being No. 3746 for the year 1983 and for Smt. Manisha Guha in Book No. 1, Volume No. III, Pages 25 to 32 being No. 3745 for the year 1983, the Vendor therein for the Consideration and on the terms and condition as mentioned therein duly sold

and conveyed to the Purchasers of the First and Second Part therein ALL THAT piece and parcel of land demarcated as Block "A", measuring about 5 Cottahs 4 Chittacks 25 Sq.ft. all situated at Scheme Plot No.9 (Old), New Scheme Plot No. 9C 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.

- R. By a Registered Deed of Sale made by and between (1) Smt. Tapashi Dasgupta and (2) Smt. Manisha Guha, therein jointly referred to as the Vendors of One Part and (1) Smt. Kaberi Bose wife of Sri Uddip Bose and (2) Sri Sanjay Roy son of Sri Sushil Kumar Roy therein jointly referred to as the Purchasers of the other Part and registered at the Office of Additional District Sub-Registrar, Sealdah, District South 24 Parganas in Book No. 1, Volume No. 8, Page 46 to 60, Being No. 237 for the year 1998, the vendors therein for the consideration and on the terms and conditions mentioned therein duly sold, transferred and conveyed to the Purchasers therein ALL THAT the piece and parcel of land measuring about 4 Cottahs 9 Chittacks 25 Sq.Ft. all

situated at Old Scheme Plot No. 9 and New Scheme Plot No. 9C. 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 Ward No. 108.

- S. By a Registered Deed of Sale dated 25.07.2012 made by and between (1) Smt. Kaberi Bose wife of Sri Uddip Bose and (2) Sri Sanjay Roy son of Sri Sushil Kumar Roy represented by Sri Pranabasish Mitra, Advocate appointed as Receiver / Court Officer by Ministry of Finance, Kolkata Debt Recovery Tribunal-2, therein jointly referred to as the Vendors of One Part and Sri Praful Tayal son of Sri Prem Chandra Tayal therein referred to as the Purchasers of the other Part and registered at the Office of District Sub-Registrar-III, Alipore, South 24 Parganas in Book No. 1, Volume No. 14, Page 4470 to 4501, Being No. 06704 for the year 2012, the vendors therein for the consideration and on the terms and conditions mentioned therein duly sold, transferred and conveyed to the Purchasers therein ALL THAT the piece and parcel of land measuring about 4 Cottahs 9 Chittacks 25 Sq.Ft. all situated at Old Scheme

Plot No. 9 and New Scheme Plot No. 9C. C.S. Khatian 133, R.S. Khatian No. 189, C.S. Dag No. 448, R.S. Dag No. 455 under Mouza Madurdaha, J.L. No. 12, R.S. No. 212, Touzi No. 2998, Police Station previously Sadar Tollygunge thereafter Jadavpur, presently Tiljala, District 24 Parganas (South) within the limit of Kolkata Municipal Corporation Ward No. 108.

- T. 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.
- U. The Vendor agreed to sell and the purchasers agreed to purchase ALL THAT piece and parcel of land measuring about 4 Cottahs 9 Chittacks 25 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.
- V. 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 is 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.

W. 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.

- X. 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.
- Y. The Vendor has agreed to sell and the purchasers have agreed to purchase the said premises having an area of 4 Cottahs 9 Chittacks 25 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.23,00,000/-** (Rupees Twenty Three 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.23,00,000/-** (Rupees

Twenty Three 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 4 Cottahs 9 Chittacks 25 sq.ft. 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 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 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, 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 demarcated as Old Scheme Plot No. 9 and New Plot No. 9C having an area of 4 Cottahs 9 Chittacks 25 sq.ft. including the open land being part of the said Mouza-MADURDAH (Madurdaha), Kolkata - 700 099, within the Ward No. 108 of Kolkata Municipal Corporation, District 24 Parganas (South), previously P.S. Sadar Tollygunge thereafter Jadavpur, now P.S. - Tiljala, Touzi No. 2998, R.S. No. 212, J.L. No. 12, Mouza-MADURDAH (Madurdaha), C.S. Khatian No. 133, R.S. Khatian No. 189, C.S. Dag No. 448, R.S. Dag No. 455, morefully and particularly shown in the map or plan borders in RED INK. *approach Road. 1 1/2 ft wide.*

*Done*

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 :

*Shashi Chakrabarti Srivastava*

*Shashi Chakrabarti*  
PAN No. ADIPT36108


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

*[Signature]*  
PAN No. ARKPS-6486P

*Sadhan Kr. Ramonick*


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

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

  
**MANISH 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

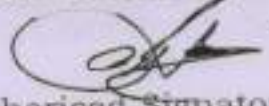
  
**MANISH SHARMA, DIRECTOR**

-----  
**OF PURCHASERS Nos. 28 to 30**

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

①. *Shashi Chandra Dhan* GREEN HIGH DEVELOPERS PVT. LTD.  
 7A, Lord Sinha Road  
 Kol-71

② *Sadhu K. Ramonick*  
 29, ⑤ Parkachal  
 Hospital Rd.  
 Kol-78.

  
 Authorised Signatory of  
**SRI GAUTAM SAHA**

-----  
**CONFIRMING PARTY**

**(SRI GAUTAM SAHA)**

Drafted by :

*Amloy*

Awani Kumar Roy  
 Advocate  
 WB/1927/1978

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchasers, the within mentioned sum of **Rs.23,00,000/-** (Rupees Twenty Three Lacs) only as full and final consideration money as per memo below:

Rs.23,00,000/-

Rs.23,00,000/-

(Rupees Twenty Three lacs) only.

**WITNESSES :-**

1. Shashi Bhushan Jirani  
9A, Corakshika Road  
Kurla - 71



*Pragat Jyoti*

2. Sadhan Kr. Ramamurti

Drafted by  
Dwani Kr. Roy  
Adv.  
High Court  
Kolkata

SITE PLAN FOR MADURDAHA LAND. AREA OF LAND  
10 BIGHA OR 200 KATHAS. MODRA - MADURDAHA  
DAG NO. - 455 & 457, KHATAN NO - 187 & 189, R.S.  
NO-12, K.M.C. WARD NO - 109, KOLKATA-700022, P.S. - TILJALA.

583 FT.

PURABIKA GHOSH P-32	J.C. TI	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	DIPIKA DAS P-3A	UTPAL DAPTARI P-27	DIPTI SEN P-20	ARJUN BISWAS P-22	
TAPATI BHATTACHARJEE P-36	SUBHAKREE DAS P-31				
MANICK FATAN DATTA P-37	ANURADHA DATTA P-31A	JAYDIP SAHA P-23	BIDHAN CHOWDHURY P-14	NIROJ NANDA SEN P-21	
MANICK FATAN DATTA P-38	LALIT MOHAN DATTA P-26				
MANICK FATAN DATTA P-39	TAPAN GHOSH P-25	RUPA NANDI P-24	RITA DEB P-15	PURNIMA GHOSH P-14A (Block C-1)	
MANICK FATAN DATTA P-4	SANJUKTA MOHANTY (Partner) P-18	ARUN KR. DAS BAKSHI P-19	SUKRITI DEB P-12	BHUKA & DELLY DATTA P-13	
MANICK FATAN DATTA P-41	RINA RAY P-17	JHARNA BAKSHI P-16	SUKTI SUBHRA PRADHAN P-9A	PRAFUL TAYAL P-9C	ANIMA BASU P-9B
BISWAJIT MUKHERJEE P-42	BHANTI MITRA P-10	TRIPTI BANERJEE P-11	(MINA ROY) BISWAJIT ROY 8A	(MINA ROY) BISWAJIT ROY 9	
PRADIP BASU P-43	C.E. TESTING CO. P-7	C.E. TESTING CO. P-8	REBA LIHIRI P-6	MAJIMA LIHIRI P-6A	
JAYANTA DEY P-44	DIPANKAR DEBSUPTA P-4	SUBODE GHOSH P-5	DEBRUP MAJUMDER	ASOK KR. RAY	
GAUTAM ROY CHOWDHURY P-45	SUBHAS HALDER P-3	KANA DATTA			

583 FT.

40 FT. K.M.C. WIDE ROAD

583 FT.

Pratul Tayal

# SPECIMEN FORM FOR TEN FINGERPRINTS



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

10  
R



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

10  
R



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

10  
R



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



**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07435 of 2012**  
**(Serial No. 07666 of 2012)**

On

**Payment of Fees:**

**On 07/08/2012**

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

Presented for registration at 15:30 hrs on :07/08/2012, at the Private residence by Manish Sharma Applicant.

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

Execution is admitted on 07/08/2012 by

1. Shri Pratul Tayal, son of Sri Prem Chandra Tayal , 7, Portland Park, Burdwan Road, Kolkata, Thana-Alipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027. By Caste Hindu, By Profession : Service
2. Shri Gautam Saha  
Director, Green High Developers Pvt. Ltd., 29, Rajdanga East Main Road, Rash Behari Connector Kolkata, Thana-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107  
By Profession : Business
3. Shri Gautam Saha, son of Lt Santosh Saha , 29, Rajdanga East Main Road, Rash Behari Connector Kolkata, Thana-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107. By Caste Hindu, By Profession : Business.

07/08/2012



*Rajendra Prasad Upadhyay*

**District Sub-Registrar - III**  
**South 24 Parganas**  
**( Rajendra Prasad Upadhyay )**

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

07/08/2012 16:30:00





Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 07435 of 2012  
(Serial No. 07666 of 2012)

- Director, Manish Sharma  
Director, Companion Traders Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, compass vinimay pvt ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, brightex merchants pvt ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, citiline vyapaar pvt ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, apurva commo trade pvt ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, Anjani Marketing Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, ajanta dealers pvt ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, Kusum Agents Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, Laxmi Tradecom Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, milestone distributors pvt ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, Neptune Dealers Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, Nutshell Marketing Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, Oracle Commerce Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, Purbasha Merchants Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.
- Director, Green Commerce Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.



*Rajendra Prasad Upadhyay*  
District Sub-Registrar  
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Endorsement Page 2 of 5

13/08/2012 16:30:00



**Government Of West Bengal**  
**Office Of the D.S.R. - III SOUTH 24-PARGANAS**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 07435 of 2012**  
**(Serial No. 07666 of 2012)**

Director, Jotage Vinimay Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Symphony Commodities Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Solidex Vinimay Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Frontrade Vinimay Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Goodwin Sales Agency Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Goodwill Vinimay Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Finetrade Sales Agencies Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Gentex Trading Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Integral Vinimay Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Dignity Traders Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Gainweel Suppliers Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Ulekh Sales Agency Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, S. N. Towers Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Natural Towers Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.

Director, Natural Towers Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.



*Rajendra Prasad Upadhyay*

**District Sub-Registrar - III of South 24-Parganas**  
**(Rajendra Prasad Upadhyay)**



**Government Of West Bengal**  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District:-South 24-Parganas

**Endorsement For Deed Number : I - 07435 of 2012**  
**(Serial No. 07666 of 2012)**

Contractor, Lord Sinha Developers Pvt Ltd., 9a, Lord Sinha Road, Kolkata, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700071.  
His Profession: Business

Identified By Kalyan Kr. Basu, son of , Alipore Judges Court, Judges Court, Kolkata, Thana-Alipore (P.O.) :-Alipore District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu By Profession: Advocate.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 08/08/2012**

**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.-62,36,250/-

Certified that the required stamp duty of this document is Rs. - 436558 /- and the Stamp duty paid as impressive Rs - 100/-

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 13/08/2012**

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

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

**Payment of Fees:**

Amount By Cash

Rs. 0.00/- on 13/08/2012

Amount by Draft

Rs. 68642/- is paid , by the draft number 640896, Draft Date 10/08/2012, Bank Name State Bank of India, Specialised Insti B K G Kolkata, received on 13/08/2012

Under Article : A(1) = 68596/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 13/08/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 436558/- is paid, by the draft number 640897, Draft Date 10/08/2012, Bank Name: State Bank of India, Specialised Insti B K G Kolkata, received on 13/08/2012



District South 24 Parganas  
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



Government Of West Bengal  
Office Of the D.S.R. - III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 07435 of 2012  
(Serial No. 07666 of 2012)

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



*Rajendra Prasad Upadhyay*  
District Sub-Registrar-III  
South 24 Parganas  
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

13/08/2012 16:30:00

EndorsementPage 5 of 5

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 8703 to 8741  
being No 07435 for the year 2012.



*Rajendra Prasad Upadhyay*  
(Rajendra Prasad Upadhyay) 14 August 2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal

**District Sub-Registrar - III**  
South 24 Parganas

DATED THIS      DAY OF                      2012

B E T W E E N

SRI PRAFUL TAYAL

VENDOR

AND

COMPANION TRADERS PRIVATE  
LIMITED & ORS.

PURCHASERS

AND

GREEN HIGH DEVELOPERS PVT.  
LTD.

CONFIRMING PARTY

DEED OF CONVEYANCE

**MR. AWANI KUMAR ROY**  
Advocate,  
19, Kiran Shankar Roy Road,  
Kolkata - 700001.