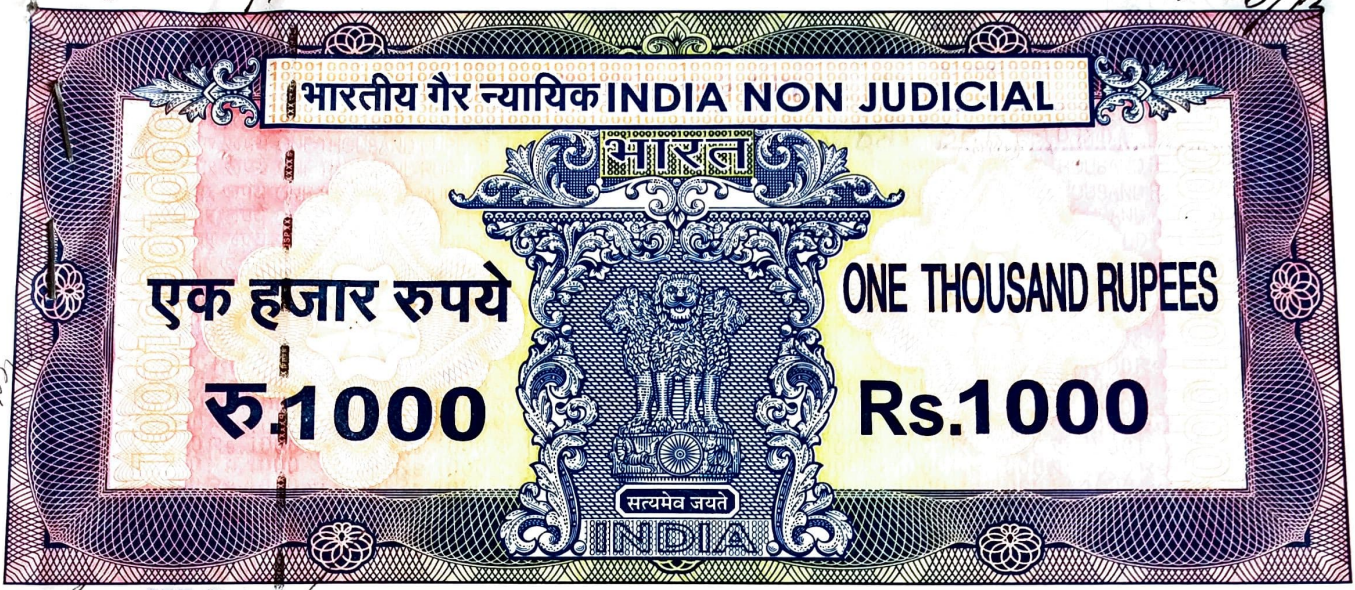


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Certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

*[Signature]*  
 Additional Registrar  
 of Assurances, Kolkata  
 25.6.13

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 25<sup>th</sup> day of June 2013 ( Two Thousand and Thirteen ),

BETWEEN

M/S. LARICA ESTATES LIMITED., having PAN AAACL5431D, a Company registered and incorporated under the Companies Act, 1956 having its Registered Office/Project Office at 7, Red Cross Place, 4<sup>th</sup> Floor, Police Station : Hare Street, Kolkata - 700001, represented by its one of the Directors, MR. MANISH LAKHOTIA son of Mr. Satish Ch. Lakhotia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Saday Road, Police Station : Karaya, Kolkata - 700019, hereinafter called and 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 its' successors - in - office, administrators, legal representatives and assigns) of the ONE PART;

A N D

1) NANDINI SRIVASTAVA, having PAN BDDPS5952C, Wife of Mr. Manoj Kumar Srivastava, 2) MANOJ KUMAR SRIVASTAVA, having PAN ARJPS5581J, Son of Late Taran Srivastava, both are by faith Hindu, by occupation Housewife & Service respectively, by nationality Indian, residents of 411, Gaur Galaxy, Sec - 5, (Above Vrinda Diagnostics) Vaishali, Ghaziabad - 201010, Uttar Pradesh, hereinafter jointly called and 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 heirs, executors, administrators, legal representatives and assigns) of the OTHER PART;

WHEREAS the vendor herein is the sole, absolute and lawful owner of the diverse plots of land comprised inter-alia in R.S. Dag Nos. 156 & 208, Khatian No. 9731 of Mouza : Amgachhia, J.L. No. 93, Police Station : Bishnupur, B.L. & L.R.O. - Bishnupur - I, under Amgachhia Gram Panchayet, District : South 24 Parganas, more fully mentioned and described in the schedule hereunder written and hereinafter for the sake of brevity referred to as "the said property" which was acquired by the Vendor, by virtue of purchase by and under several registered Deed of Conveyances.

AND WHEREAS the vendor herein as such sole, absolute and lawful owner of the aforesaid property got its' name mutated in the Last Remission Settlement records (L.R.), vide L.R. Khatian no. 9731, with respect to inter-alia Dag Nos. 156 & 208 of Mouza : Amgachhia, J.L. No. 93, Police Station : Bishnupur, B.L. & L.R.O. - Bishnupur - I, under Amgachhia Gram Panchayet, District : South 24 Parganas, more fully mentioned and described in the first schedule hereunder written.

AND WHEREAS the Vendor herein conceptualised a scheme for plotting of various sizes carved out of vendor's land under various dags, with a view to develop the aforesaid land into a project popularly and/or commonly known and reputed as "LARICA GREEN HAMLET".

AND WHEREAS the vendor hereto invited offer from the intending buyer/Purchaser(s) for acquiring scheme plot of land of various sizes.

AND WHEREAS no person other than the Vendor have any right, title or interest whatsoever in the said property or any part thereof and the said property is free from all encumbrances whatsoever. The Vendor have been and is in actual peaceful khas possession of the said property and every portion thereof absolutely and have been personally enjoying and using the same without any interruption whatsoever ;

AND WHEREAS being satisfied regarding the title of the property and on going through and upon inspection of the deeds, papers, documents, the Purchaser herein has agreed to acquire one plot of land being Scheme Plot Nos. A/71 at the said project commonly known and reputed as "**LARICA GREEN HAMLET**" free from all encumbrances, lien, charges, mortgages and attachments whatsoever.

AND WHEREAS the Vendor and/or its predecessors-in-title have not in any way dealt with the said property or any part thereof whereby the right,

demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vesting easements, liabilities and lispendens whatsoever ALL THAT the demarcated piece or parcel of land measuring about **2.5 Cottahs**, comprised in part of Dag No. 156 & 208, Khatian No. 9731, under Mouza : Amgachhia, J.L. No. 93, Police Station : Bishnupur, under Amgachhia Gram Panchayet, District : South 24 Parganas, more fully described in the SCHEDULE hereunder written and hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished Together With all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said property and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said property or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases occupancy rights trusts debutter prohibitions

restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lispensens whatsoever AND the Vendor do hereby covenant with the Purchasers that the Vendors is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said property and every part thereof free from all encumbrances and liabilities of whatsoever nature AND the Vendor do hereby covenant with the Purchasers that neither the Vendor nor any of its predecessors-in-title have at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendor and/or any of its predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently seized and possessed of and entitled to the said property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor has now in itself good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid AND that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of its predecessors in title or any of them AND THAT the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged in respect of the said property by the Vendor and/or its

predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or its predecessors in title or any of them as aforesaid or otherwise AND THAT all rates taxes and all other impositions and/or outgoings payable in respect of the said property have been paid in full upto the date of these presents AND THAT the Vendor do not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said property or any part thereof has not been affected or vested under the said Acts or otherwise AND THAT the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever AND THAT there is no certificate case or proceeding instituted or pending against the Vendor and/or concerning the said property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force AND THAT the said property is not affected by any notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority AND THAT no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other acts for the time being in force and that the said property or any part thereof is not affected by any Notice or Scheme for acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever AND THAT no notice has been served on the Vendors and/or their predecessors in title or any of them for the acquisition of the said property or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed there under and the Vendors have no knowledge of issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said property or any part thereof AND THAT no suit and/or proceeding are or is pending in any Court of law affecting the said property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority AND FURTHER THAT the Vendors and