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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 537186

Certify that the document is submitted to registration. The signature ~~is~~ and the endorsement sheets attached with this document are the part of this document.

[Signature]
 Addl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

[Signature]
 9/10/10

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 22 FEB 2010

DEED OF CONVEYANCE DATED FEBRUARY 17, 2010

LAND AREA – 8.750 DECIMAL

MOUZA – MAHISHBATHAN

POLICE STATION – BIDHANNAGAR (EAST)

DISTRICT – 24 PARGANAS (NORTH)

DEED VALUE - Rs.15,88,125/-



Visit *[unclear]* 00382/20
 2000
 5000
 340.00

IDENTIFIED BY
 2. B. 2 HATHI
 210 (GATE NO. 210)
 210 (GATE NO. 210)
 210 (GATE NO. 210)

ADDL. DISTRICT SUB-REGISTRAR
 BIDHAN NAGAR (SALT LAKE CITY)

17 FEB 2010

THIS INDENTURE OF CONVEYANCE made this the **17TH DAY OF FEBRUARY TWO THOUSAND AND TEN BETWEEN [1] KISHAN PUROHIT**, son of Late Jamuna Das Purohit, Indian Citizen, by faith - Hindu, residing at 66, Pathuriaghat Street, Kolkata - 700 007, **[2] SANTANU CHATTERJEE**, son of Durgadas Chatterjee, Indian Citizen, by faith - Hindu, residing at B/14/1, Rajarhat Road, Jaromandir, Police Station - Rajarhat, Kolkata - 700 059, hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, legal representatives, executors, administrators, nominees, successors and/or assigns) of the

ONE PART

AND

EXPRESS CONSUMER GOODS PRIVATE LIMITED, [Income Tax PAN NO.AABCE3066A] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 10/4B, Lala Lajpat Rai Sarani [formerly Elgin Road], Kolkata -700 020, represented by its Authorised Signatory Sunil Kumar Agarwal, son of Mahabir Prasad Agarwal residing at Flat No. P-3A, Sherwood Estate, 169, N. S. C. Bose Road, Narendrapur, Kolkata - 700 103, hereinafter referred to as the **PURCHASER** (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest / office and/or assigns) of the **OTHER PART**

W H E R E A S :

1. During her life time one Kiran Mani Dasi alias Kiran Bala Dasi was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others all that piece and parcel of land measuring **32 Decimals** out of **63 Decimals** in aggregate be the same a little more or less having Raiyati rights therein and comprised in **L. R. Dag No. 469**, corresponding to **L. R. Khatian No.61**, lying and situate at Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) and recorded her name in the records of rights of the Government of West Bengal upon payment of

proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated her name in the records of the concerned Municipality upon payment of proportionate rates and taxes as applicable therefor (hereinafter for the sake of brevity referred to as the said "**ENTIRE LAND**").

2. By and under a deed of gift dated the 16th day of November, 1992 between the said Kiran Mani Dasi alias Kiran Bala Dasi, therein referred to as the Donor of the One Part and Sushil Kumar Naskar, son of late Abinash Chandra Naskar, by faith – Hindu, by occupation – Business, residing at Mahishbathan, Police Station Bidhannagar [East] (Previously Rajarhat), District North 24 Parganas, therein referred to as the Donee of the Other Part and registered in the office of the ADJR, Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 213, pages 287 to 297, **Being No. 9812** for the year 1992, the said Kiran Mani Dasi alias Kiran Bala Dasi in consideration of the love and affection she had and bore towards the Donee, transferred, conveyed, granted, assigned and assured unto and in favour of the said Sushil Kumar Naskar ALL THAT piece and parcel of land measuring **16 Decimals** more or less and comprised in **L. R. Dag No. 469**, corresponding to **L. R. Khatian No.61**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North), free from all encumbrances, charges, liens, dispendences, attachments, mortgages, acquisitions, requisitions, debottor or trust whatsoever (which is morefully and particularly described and mentioned in the Schedule thereunder written).
3. By and under a deed of gift dated the 16th day of November, 1992 between the said Kiran Mani Dasi alias Kiran Bala Dasi, therein referred to as the Donor of the One Part and Phanindra Nath Naskar, son of late Abinash Chandra Naskar, by faith – Hindu, by occupation – Business, residing at Mahishbathan, Police Station Bidhannagar [East] (Previously Rajarhat), District North 24 Parganas, therein referred to as the Donee of the Other Part and registered in the office of the ADJR, Bidhannagar, Salt Lake City and recorded in Book No. I, Volume No. 213, pages 298 to 304, **Being No. 9813** for the year 1992, the said Kiran Mani Dasi

alias Kiran Bala Dasi in consideration of the love and affection she had and bore towards the Donee, transferred, conveyed, granted, assigned and assured unto and in favour of the said Phanindra Nath Naskar ALL THAT piece and parcel of land measuring **16 Decimals** more or less and comprised in **L. R. Dag No. 469**, corresponding to **L. R. Khatian No.61**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North), free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, debottor or trust whatsoever (which is morefully and particularly described and mentioned in the Schedule thereunder written).

4. In pursuance of an acquisition proceedings initiated by the Housing Infrastructure Development Corporation of the Govt. of West Bengal sometime in 1999, an area measuring 14.50 Decimals was acquired out of the said Entire Land and as such the said Sushil Kumar Naskar and Phanindra Nath Naskar remained seized and possessed of all that piece and parcel of land measuring **17.50 Decimals** be the same a little more or less and comprised in **L. R. Dag No. 469**, corresponding to **L. R. Khatian No.61**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North).

5. By and under an Indenture of Sale dated the 8th day of November, 2004 made between the said Sushil Kumar Naskar and others therein referred to as the Vendors of the One Part and (1) Kusum Mundra, wife of Shyam Sunder Mundra, Indian Citizen, by faith - Hindu, residing at CF-300, Salt Lake City, Kolkata - 700 064, (2) Anand Agarwal, son of Kunjalal Agarwal, Indian Citizen, by faith - Hindu, residing at 4E, Block – I, Bhavani Complex, Ghoshpara, Kestopur, Dist.: North 24 Parganas and the Vendor Nos. 1 & 2 herein, therein collectively referred to as the Purchasers of the Other Part and registered in the District Sub – Registration

office, Barasat, North 24 Parganas and recorded in Book No. I, Volume No.I, Pages – 1 to 26, **Being No. 5568** for the year 2004, the said Sushil Kumar Naskar and Phanindra Nath Naskar sold, transferred, granted, conveyed, assigned and assured to and unto and in favour of the said Kusum Munda, Anand Agarwal and the Vendor Nos. 1 & 2 herein all that piece and parcel of revenue paying land measuring **17.50 Decimals** more or less and comprised in **L. R. Dag No. 469**, corresponding to **L. R. Khatian No.61**, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) (morefully and particularly described and mentioned in the Schedule thereunder written) free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, debottor or trust whatsoever at or for a consideration therein mentioned.

6. In pursuance of the Deed of Sale recited hereinbefore in part the Vendors herein thus became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of revenue paying land measuring **8.75 Decimals** out of **17.5 Decimals** more or less and comprised in **L. R. Dag No. 469**, corresponding to **L. R. Khatian Nos.1090 and 1091** (previous Khatian No. 61), lying and situate at Mouza – Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North), and recorded their names in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated their names in the records of the concerned Municipality upon payment of proportionate rates and taxes as applicable therefor (hereinafter for the sake of brevity referred to as the said "**LAND**").

7. The Vendors herein have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the said Land measuring **8.75 Decimals** out of **17.5 Decimals** more or less and comprised in **L. R. Dag No. 469**,

corresponding to **L. R. Khatian Nos.1090 and 1091** (previous Khatian No. 61), lying and situate at Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North) (which is morefully and particularly described and mentioned in the **SCHEDULE**, hereunder written) (herein after for the sake of brevity referred to as the **SAID LAND**), at and for a consideration of **Rs.15,88,125/- (Rupees Fifteen lacs eighty eight thousand one hundred twenty five only)** and subject to the terms and conditions hereinafter appearing.

8. At or before the execution of these presents the Vendors herein have assured, declared and represented to the Purchaser as follows (hereinafter referred to as

The Representations).

- a) That the said land is free from all encumbrances, liens, lispendencies, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cesses and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat in respect of the said land has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendors forthwith on demand without any demur.
- c) That the Vendors have not entered into any Agreement for Sale or transfer in respect of the said land with any other person/party save and except the said Purchaser herein.
- d) That the said land or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendors have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to

any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force.

- e) The Vendors are legally competent to sell and transfer the said land intended herein to be sold.
- f) That the Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper. The Vendors have agreed for sale of the Said Land, morefully and particularly described and mentioned in the, **SCHEDULE** hereunder written, to the Purchaser.
- g) That the Vendors do not hold and/or possess the said land as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 as amended up to date.
- h) That the Vendors are and their respective predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party.
- i) That there is no bargardar and/or bhagchasi into or upon the said land or any part or portion thereof.
- j) That the Vendors nor any of their respective predecessors-in-title nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license or created any other rights to or in favour of any person or persons, company or corporation or in respect of the land or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land.

- k) That the Vendors have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of the Vendors of any nature whatsoever and properties of the Vendors shall be liable and responsible for discharge of the indemnity.
- l) That the said land nor any part thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the Vendors of the land or part thereof, which has the effect of prevailing or restraining the Vendors in dealing with and/or disposing of the said land which can prejudicially affect the title to the same.

- m) That the Vendors are in possession power or control of the documents of title and further confirms that no document of title has been delivered, deposited or handed over by the Vendors or any predecessors-in-title to any person whomsoever with a view to creating security thereon.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows.

- 1) THAT in pursuance of the said agreement and in further consideration of a sum of **Rs.15,88,125/- (Rupees Fifteen lacs eighty eight thousand one hundred twenty five only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchaser and the said Land hereby intended to be sold transferred and conveyed) the Vendors do and each one of them doth hereby Indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser ALL THAT the piece and parcel of the said Land having Rayati rights, containing by estimation an area measuring **8.75 Decimals** out of

17.5 Decimals more or less and comprised in **L. R. Dag No. 469**, corresponding to **L. R. Khatian Nos.1090 and 1091** (previous Khatian No. 61), **TOGETHER WITH** one RT Shed measuring **100 sq. ft.**, more or less, lying and situate at Mouza – Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North), morefully and particularly mentioned and described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said **LAND** 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 structures, sheds, corrections, yards, courtyards, areas, sewers, drain, ways water, courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds paths muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or parcel, thereof which now are or hereinafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges,

liens, claims, demands, mortgages, leases, licenses, easements and lispenses whatsoever.

II. **AND THE VENDORS DO AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same.
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the Vendors or any of their ancestors or predecessors-in-title the Vendors have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said land and the rights properties appurtenances hereditaments and premises hereby sold transferred and conveyed unto the Purchaser in the manner aforesaid.
- c. **THAT NOTWITHSTANDING** anything contained herein, the said land shall always be put to use for such purposes as the Purchaser deems fit and proper in accordance with law.
- d. **AND THAT** the said land together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all claims, demands, encumbrances, liens, attachments, lispences, debottor or trust made or suffered by the Vendors or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Vendors in the said land together with structures appurtenant thereto hereby sold in the manner aforesaid.

- e. **ALL THAT** the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or be the Vendors or any person or persons lawfully claiming through from under or in law or trust for the Vendors or any of their ancestors or predecessors-in-title.
- f. **AND FURTHER THAT** the Vendors and all persons having lawfully or equitably claiming any estate or interest in the said land together with structures appurtenant thereto hereditaments and premises or any part or portion thereof through under or in trust for the Vendors or any of their ancestors or predecessors-in-title shall and will at all times hereafter at the request and cost of the purchaser does and execute or cause to be done and executed all such acts, deeds or things and hereditaments and premises and every part or portion thereof unto the Purchaser as may be reasonably required.
- g. **AND ALSO** the Vendors have not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said land together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- h. **AND THAT** the Vendors shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.
- i. **AND** the Vendors doth hereby further covenant and assure the purchaser that they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the purchaser is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the Vendors shall and will indemnify the

Purchaser entirely for the losses and damages to be suffered by it in respect of the said land together with structures appurtenant thereto hereditament and premises hereby sold.

- j. AND THAT** the Purchaser herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances, liens, attachments, lispendenses, debottor, acquisition or requisitions or trust, claim and demands whatsoever created occasioned or made by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.
- k. AND FURTHER THAT** the Vendors doth hereby declare and confirm that they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- l. AND FURTHER THAT** the Vendors shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendors or any of their ancestors or predecessors-in-title up to the date of these presents.
- m. AND** the Vendors have agreed to indemnify and keep the Purchaser its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Vendors covenant and assured the purchaser that all title deeds, muniments, papers, documents and receipts in respect of the said land hereby conveyed to the purchaser hereto and morefully described in the Schedule hereunder written shall remain in custody, control and power of the Vendors herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the Purchaser herein shall have the right and power to take inspection thereof or extracts therefrom at its own costs and expenses at all times upon 48 hours prior notice in writing to the Vendors herein, and shall produce the original of these Presents to

all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the Purchaser herein upon 48 hours prior notice in writing.

o. AND THAT the Vendors also declare and confirm that they are in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.

p. AND THAT the Vendors herein declare and confirm that the said land morefully and particularly described and mentioned in the Schedule hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

III) **AND THE VENDORS** doth hereby assure and covenant with the Purchaser that in the event of their being any defect in Title and/or any claim from any third party, or any of the representations is found to be incorrect or false, the Vendors shall cause such defect to be removed, remedied and have agreed to keep the Purchaser saved, harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings arising out of such defect in title.

IV) The actual physical, vacant and peaceful possession of the Said Land has been handed over by the Vendors to the Purchaser simultaneously with the execution of this Deed of Conveyance.

V) **AND THAT** the Vendors never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendors for the acquisition or the said Land or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendors have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said land or any

part thereof **AND THAT** not suit and/or proceeding is pending in any Court of law affecting the said land or any part of portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Land or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser makes do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said LAND and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

VI) **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the Purchaser as the Constituted Attorneys and/or Authorized Representatives of the Vendors are hereby authorized and shall be entitled to :

- i) To apply for mutation and/or conversion of its name.
- ii) To have the soil tested and/or the said lands surveyed
- iii) To sign and execute any Deed of Rectification and/or Modification as may be necessary and/or required.
- iv) To Apply for and obtain permission for conversion of the user of the said Lands
- v) To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of a new building and/or buildings.
- vi) To apply for and obtain all necessary permissions approvals consents and/or sanctions as may be necessary and/or required for construction erection and completion of the said new building and/or buildings.
- vii) To sign and execute all plans, applications, declarations, affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of undertaking the development of the said Land.

- viii) To do all acts deeds matters and things and to sign and execute all deeds documents instruments plans applications and papers as may be necessary and/or required for undertaking development of the said Land.
- ix) The Vendors do hereby agree to ratify and confirm all and whatsoever acts deeds and things the Purchaser shall do by virtue of the power and authority conferred upon the Purchaser by the Vendors.

THE SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT piece and parcel of Danga and Sali land measuring **8.75 Decimals** out of **17.5 Decimals** more or less and comprised in **L. R. Dag No. 469**, corresponding to **L. R. Khatian Nos.1090 and 1091** (previous Khatian No. 61), **TOGETHER WITH** one RT Shed measuring **100 sq. ft.**, more or less, lying and situate at Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East] (Previously Rajarhat), within the local limits of Bidhannagar Municipality, within the jurisdiction of the Additional District Sub-Registration Office, Bidhannagar, Salt Lake City and with the District Registration Office at Barasat and in the District of 24 Parganas (North).

Sl. No.	L. R. Dag No.	L. R. Khatian No.	Nature of Land	Area Conveyed (in Decimals)
1	469	1090	Sali	4.375
2	469	1091	Sali	4.375
TOTAL AREA CONVEYED				8.750

And upon payment of proportionate annual revenue and/or taxes is payable to the Government of West Bengal at the Office of the BL & LRO Rajarhat as also upon payment of proportionate taxes with the concerned Gram Panchayat.

OR HOWSOEVER OTHERWISE the said **L. R. Dag No. 469** is morefully and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED**.

K.S.R.

OR HOWSOEVER OTHERWISE the said **L. R. Dag No. 469** is butted and bounded in the manner as set out hereinafter

DAG NO. 469


ON THE NORTH : By Dag No. 467
ON THE EAST : By Dag No. 476 & 477
ON THE SOUTH : By Dag No. 470
ON THE WEST : By Dag No. 564

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribes their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the above named **VENDORS** in

The presence of:

1. 
ARUNTESHAN
First Mysore 4th Fl. Gal 33
2 Prince Anwar Shah Rd,
Mummun Sarker.
2. Mummun Sarker.
83, Topsta Road. (S)
Kolkata - 46

Kishan Lal Bhowit

Santanu Chatterjee

SIGNED, SEALED AND DELIVERED


By The above named **PURCHASER**

in presence of:

1. 

2. Mummun Sarker.

EXPRESS CONSUMER GOODS PVT. LTD


Director/Authorised Signatory

RECEIVED of and from the within-named PURCHASER the within-mentioned sums of **Rs.15,88,125/- (Rupees Fifteen lacs eighty eight thousand one hundred twenty five only)** being the consideration money payable under these presents as per memo below:

Rs.15,88,125.00

(Rupees Fifteen lacs eighty eight thousand one hundred twenty five only)

MEMO OF CONSIDERATION

Sl No.	Date	Cheque No.	Issued by [Purchaser]	Favouring	Bank	Amount
1	17/02/2010		Express Consumer Goods Pvt. Ltd.	Kishan Purohit	Punjab & Sind Bank	7,94,062.50
2	17/02/2010		Do	Santanu Chatterjee	Do	7,94,062.50
TOTAL						15,88,125.00

Kishanlal Purohit

1. Santanu Chatterjee

SIGNATURE OF THE VENDORS

Witnesses:

1)

2)

Munimun Baner

Prepared in my office

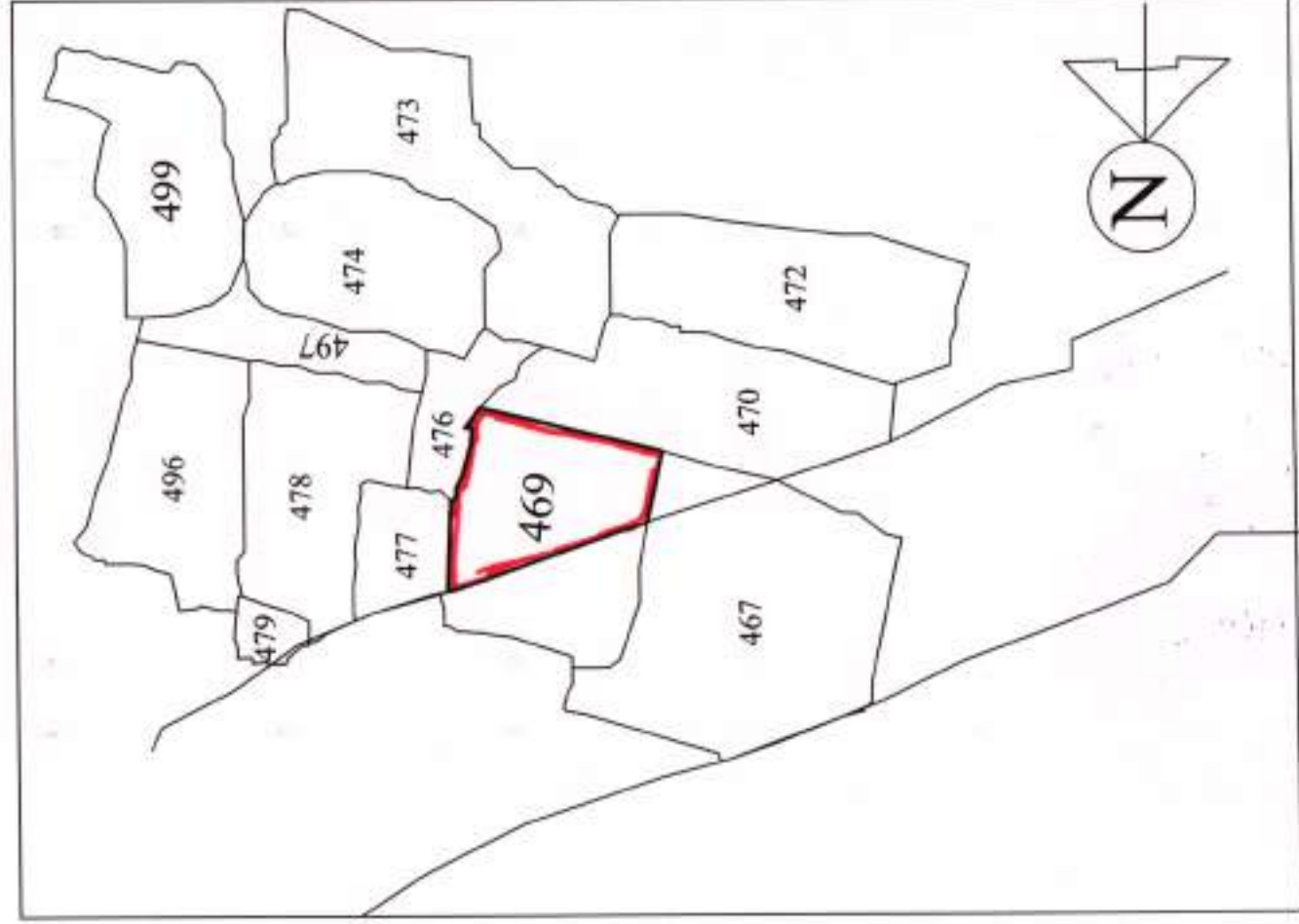
Prati Chakraborty – Advocate
Alipore Police Court, Kolkata – 700 027

R.S.S

Site Plan For L.R.Dag no. 469

Mouza Mahishbathan, J.L. No. 18, Khatian No.- 1090,1091
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 8.750 decimals



Misram Pal Purohit

Santanu Chatterjee

.....
Signature of Vendor
1) Kishan Purohit
2) Santanu Chatterjee

EXPRESS CONSUMER GOODS PVT. LTD

Santanu
Director/Authorised Signatory

.....
Signature of Purchasers
Express Consumer Goods Pvt.Ltd.



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01648 of 2010

(Serial No. 01676 of 2010)

On 17/02/2010

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

Presented for registration at 18.10 hrs on :17/02/2010, at the Private residence by Kishan Purohit, one of the Executants.

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

Execution is admitted on 17/02/2010 by

1. Kishan Purohit, son of Lt Jamuna Das Purohit , 66, Pathuriaghat Street, Kol , Thana -,Pin 700007, By Caste Hindu, By Profession : ----
2. Santanu Chatterjee, son of Durgadas Chatterjee , B/14/1, Rajarhat Road , Joramaindir Kol , Thana Rajarhat,Pin 700059, By Caste Hindu, By Profession : ----
3. Sunil Kr Agarwal, Authorised Signatory, Express Consumer Goods Pvt Ltd, 10/4 B , Lala Lajpat Rai, Sarani, Kol - 20, By Profession : ----
Identified By Goutam Naskar, son of Palan Naskar, 5, J. B. S. Haidem Avenue ,Pin 700105,Thana: -, By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 18/02/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1977969/-

Certified that the required stamp duty of this document is Rs.- 118698 /- and the Stamp duty paid as: Impressive Rs.- 500/-

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 22/02/2010

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

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

Payment of Fees:

Fee Paid in rupees under article 14/- on 22/02/2010

Deficit stamp duty

Deficit stamp duty

1. Rs. 1200/- is paid29745710/02/2010 STATE BANK OF INDIA, Gokhale Rd. Cal., received on 22/02/2010



(Rajendra Prasad Upadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
Bidhan Nagar (Endorsement)Page 1 of 3 2010



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01648 of 2010

(Serial No. 01676 of 2010)

2. Rs. 117600/- is paid 29/736317/02/2010 STATE BANK OF INDIA, Gokhale Rd. Cal., received on 22/02/2010



















(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.

 <i>Kishanlal Bhowmit</i>	S	R	M (Left Hand)	I	T				
	T	I	M (Right Hand)						
 <i>Safarwal</i> SUNIL KUMAR AGARWAL	S	R	M (Left Hand)	I	T				
	T	I	M (Right Hand)						
	S	R	M (Left Hand)	I	T				
	T	I	M (Right Hand)						

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 6762 to 6786
being No 01648 for the year 2010.



Prasad
(Rajendra Prasad Jpadhiyay) 22-February-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal