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V-C NO - 788/10.

Handwritten signature

DEED OF CONVEYANCE DATED 23RD MARCH, 2010

LAND AREA - 13.000 DECIMAL

MOUZA - MAHISHBATHAN

POLICE STATION - BIDHANNAGAR (EAST)

DISTRICT - 24 PARGANAS (NORTH)

DEED VALUE - RS.23,59,500/-

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

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

24 MAR 2010

PS-MB-015

THIS INDENTURE OF CONVEYANCE made this the _____ day of March 2010 [TWO THOUSAND TEN]

B-E-T-W-E-E-N

[1] SILVERCROSS MARKETING PRIVATE LIMITED, [Income Tax PAN CARD No. AAHCS2911C] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 13, Mahendra Road, Police Station - Bhawanipur, Kolkata - 700 025, represented by its Director namely - Adit G Mehta, son of Girish Mehta, residing at 11, Ballygunge Park, Kolkata - 700 019

[2] PILOT CONSULTANTS PRIVATE LIMITED, [formerly known as Pilot Consultants Limited] Income Tax PAN CARD No. AABCP6293N] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 13, Mahendra Road, Kolkata - 700 025, represented by its Director namely - Bhavya Mukesh Lakhani, son of Mukesh Laxhan, residing at 25/1, Dr. Rajendra Road, Kolkata - 700 020, hereinafter called and 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 successor or successors-in-interest / office and/or assigns] of the **ONE PART;**

AND

[1] P S ADVERTISING & MARKETING PRIVATE LIMITED, [Income Tax PAN CARD No. AABCP5209L] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 12C, Pandit Madan Mohan Malaviya Sarani [formerly 12C, Chakraberia Road North], Kolkata - 700 020, represented by its Authorised Signatory namely - Radhe Shyam Pancharia son of Bhanwar Lal Pancharia, working for gain at 83, Tapsia Road South, Kolkata - 700 046,

[2] NORTH EAST RETAILERS PRIVATE LIMITED, [Income Tax PAN CARD No. AABCN9125D] 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 10/4B, Elgin Road], Kolkata - 700 020, represented by its Authorised Signatory namely - Sunil Kumar Agarwal son of Late Marabir Prasad Agarwal residing at P-3A, Sherwood Estate, 169, N S C Bose Road, Narendrapur, Kolkata - 700 103, hereinafter called and referred to as the **PURCHASERS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successor or successors-in-interest / office and/or assigns] of the **OTHER PART;**

W - H - E - R - E - A - S :

- A. In this Deed the said **SILVERCROSS MARKETING PRIVATE LIMITED** is referred to as the Vendor No.1 and the said **PILOT CONSULTANTS PRIVATE LIMITED** is referred to as the Vendor No.2 and the Vendor No. 1 and 2 are collectively referred to as the **VENDORS**;
- B. The Vendors are presently the absolute owners of ALL THAT piece or parcel of Bastu land measuring **13.000 [thirteen] Decimal (Vendor No. 1 holding 9 Decimals and Vendor No. 2 holding 4 Decimals)**, be the same a little more or less, having 'Rayati' rights therein comprised in **R. S. Dag No. 495** appertaining to L. R. Khatian No. 1101 and 1081 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East]**, within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), hereinafter called and referred to as the said **LAND** (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written);
- C. The Vendor has agreed to sell and transfer the entirety of their respective right title interest into or upon the respective plots belonging to each one of them and forming part of the said Land and the Purchasers have agreed to purchase and acquire the said Land and/or the entirety of the respective right title interest of each of the Vendors into or upon the said Land free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing with the intent and object that the Purchasers shall be entitled to undertake integrated development of the said entire property either by themselves or in conjunction with the owners of the other adjacent plots of land;
- D. The abstract on title whereby each of the Vendors have acquired their respective plots of land will appear from the **SECOND SCHEDULE** hereunder written;
- E. At or before execution of these presents the **Vendors** and each one of them have assured and covenanted with the Purchasers as follows:
- E.1 THAT each of the Vendors have purchased and acquired their respective plots of Land in the manner as would appear from the abstract on title (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written);

- E.2 THAT the said Land is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever;
- E.3 THAT the **Vendors** hold free and marketable title in respect of the said Land **and/or in respect of their respective plots;**
- E.4 THAT save and except the **Vendors** nobody has any right, title and interest of any nature whatsoever and howsoever in the said Land;
- E.5 THAT the **Vendors** [or **Vendors'** predecessor-in-interest] exercised their respective options to retain the said Land by submission of Form 'B' under the West Bengal Estates Acquisition Act, 1953 **OR** the said Land described in the **1st Schedule** hereunder written stands retained by the then raiyat not having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;
- E.6 THAT the said Land described in the **FIRST SCHEDULE** hereunder written has been recorded in the finally published khanda-khatian of the each of the **Vendors** respectively [or **Vendors'** predecessor-in-interest] as the case may be;
- E.7 THAT none of the **Vendors** are members of Scheduled Tribe and hence none of them are required to obtain previous permission in writing from the Revenue Officer under Section 14C of West Bengal Land Reforms Act, for transfer of the said Land;
- E.8 THAT none of the **Vendors** have entered into any Agreement for Sale or lease or transfer in respect of their respective plots nor have created any interest of any third party;
- E.9 THAT the **Vendors** are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the respective plots owned by each one of them without any right or any claim whatsoever of any third party;
- E.10 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram

Panchayat/Municipality in respect of has been duly paid till date by each of the Vendors in respect of their respective plots and no amount is due and payable and in the event of there being any outstanding it shall be the obligation and responsibility of the concerned Vendor to make payment of such outstanding amount in respect of its plot of land forthwith on demand without any demur. The **Vendors** also agree to pay all such outgoings which may be levied with retrospective effect in future by the authorities in respect of their respective plots;

E.11 THAT the said Land or any part or portion thereof is not subject to any notice of acquisition or requisition none of 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.12 THAT there is no Bargadar an-/or Bhagchasi [be it recorded in the R.O.R. or not] into or upon the said Land or any part or portion thereof;

E.13 THAT none of the **Vendors** (or their respective predecessor-in-interest) nor any body claiming from or under any one of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation in respect of their respective plots 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 said Land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the said Land;

E.14 THAT no part or portion of the said Land can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;

E.15 THAT the said Land nor any part or portion 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 any of the **Vendors** or the said Land or part or portion thereof, which has the effect of prevailing or restraining any of the **Vendors** in dealing with

and/or disposing of its plot which can prejudicially affect the title to the same;

E.16 THAT the **Vendors** are in possession, power or control of the documents of title pertaining to their respective plots of land and further confirm that no document of title has been delivered, deposited or handed over by the any of the **Vendors** or any of their respective predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;

E.17 THAT the **Vendors** and each one of them have agreed to indemnify and keep indemnified the **Purchasers** 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 any of the **Vendors** of any nature whatsoever and each of the **Vendors** shall be liable and responsible for discharge of the indemnity;

E.18 THAT each of the **Vendors** are now lawfully seized and possessed of or otherwise well and sufficiently to their respective plots forming part of the said Land (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written;

E.19 THAT each of the **Vendors** is fully competent to sell and transfer their respective plots of Land unto and in favour of the **Purchasers**;

E.20 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force restraining any of the **Vendors** in effecting sale and transfer of their respective plots in favour of the **Purchasers**;

F. The **Purchasers** have agreed to purchase and acquire the said Land and/or the respective right title interest of each of the **Vendors** into or upon the said Land relying on the aforesaid representations and believing the same to be true, at and for a consideration of **RS.23,59,500/- (Rupees Twenty Three Lacs Fifty Nine Thousand Five Hundred only)** (hereinafter referred to as the **CONSIDERATION AMOUNT**) and subject to the terms and conditions hereinafter appearing;

G. The parties are desirous of recording the same in writing;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH as follows:

I. THAT in consideration of the said Agreement and in further consideration of a sum of **RS.23,59,500/- (Rupees Twenty Three Lacs Fifty Nine Thousand Five Hundred only)** of the lawful money of the Union of India well and truly paid by the **Purchasers** to the **Vendors** at or before the execution of these presents (the receipt whereof the **Vendors** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **Purchasers** and the said land more fully and particularly mentioned and described in the **First Schedule** hereunder written and hereby intended to be sold transferred and conveyed) the Vendor Nos. 1 and 2 doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **Purchasers** their respective right, title and interest in the said land being ALL THAT piece or parcel of Bastu land measuring **13.000 [thirteen] Decimal (Vendor No. 1 holding 9 Decimals and Vendor No. 2 holding 4 Decimals)**, be the same a little more or less, having 'Rayat' rights therein comprised in **R. S. Dag No. 495** appertaining to L. R. Khatian No. 1101 and 1081 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan**, J.L. No. 18, Police Station Bidhannagar [East], within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), (more fully and particularly mentioned and described in the **FIRST 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, trees, bushes, crops, 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 each 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 pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said Land or any part or portion 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;

II. **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 into and to the use of the **Purchasers** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

III. **AND THE VENDORS AND EACH ONE OF THEM DO HEREBY COVENANT WITH THE PURCHASERS AND EACH ONE OF THEM** as follows:

a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **Vendors** done or executed or knowingly suffered to the contrary each of the **Vendors** is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled their respective plots forming part of 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/his/her ancestors or predecessors-in-title the **Vendors** and each one of them have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said Land and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchasers** in the manner aforesaid;

c. **THAT NOTWITHSTANDING** anything contained herein, the said Land shall always be put to use for such purposes as the **Purchasers** 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 encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement,



right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever 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. **AND THAT** the **Purchasers** 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 by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title.

f. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said Land together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchasers** makes, does, executes and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said Land unto and to the use and benefit of the said **Purchasers** forever in the manner as aforesaid, as the said **Purchasers** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchasers** against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the **Vendors** or any breach of the covenants hereunder contained;

g. **AND ALSO** the **Vendors** had 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 **Purchasers** that he/she/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 **Purchasers** are 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 **Purchasers** 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 **Purchasers** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the author ties, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever 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 he/she/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 his/her/their ancestors or predecessors-in-title up to the date of these presents.
- m.** **AND** the **Vendors** have agreed to indemnify and keep the **Purchasers**, their respective 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 **Purchasers** that all title deeds, muniments, papers, documents and receipts in respect of the said Land hereby conveyed to the **Purchasers** hereto and more fully and particularly mentioned and described in Part I, Part II, Part III and Part IV of the FIRST

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 **Purchasers** herein shall have the right and power to take inspection thereof or obtain extracts there from at its own costs and expenses at all times upon 48 hours prior notice in writing to the **Vendors** herein, and the **Vendors** 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 he/she/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 (more fully and particularly mentioned and described in the **First Schedule** hereunder written) has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

VI. AND THE VENDORS doth hereby assure and covenant with the **Purchasers** that in the event of there 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 **Purchasers** saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation;

VII. 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 or portion 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 or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said Land or any part or 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 or portion 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 **Purchasers** make 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 or portion thereof unto and to the use the **Purchasers** as shall or may be reasonably required.

VIII. **AND THIS DEED FURTHER WITNESSETH** that the **Purchasers** shall be entitled to amalgamate and/or cause to be amalgamated the said Plots of Land and it is hereby further agreed and declared that the **Purchasers** have agreed to acquire the said Land with the intent and object of undertaking integrated development thereof either by themselves or in conjunction with the other persons and/or persons owning the other contiguous plots of land on such terms and conditions as may be agreed upon between the **Purchasers** and the owners of the adjacent and/or contiguous plots of land.

IX. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

X. Simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchasers** the actual, physical, vacant and peaceful possession of the said Land;

XI. The Purchaser No. 1 to 4 have acquired equal share in the said Land;

XII. **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Purchasers** [represented by their common Director as the Constituted Attorneys and/or Authorized Representatives of the **Vendors** are hereby authorized and shall be entitled:

1. To defend, manage and maintain the said Land and to pursue the plan to be sanctioned by the Competent Authority;
2. To cause the Building Plans to be revalidated/modified/alterd and to pay fees, costs, charges for such sanction / revalidation / modification / alteration of the Building Plans to be sanctioned by the Competent Authority.

3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyed and soil-tested of the said Land as necessary and for that purpose to make all necessary correspondences with the authorities concerned.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said Land and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in this regard.
5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Kolkata Metropolitan Development Authority, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said LAND, the sanction of the said Land and/or change in use and character of the said Land in the Land Records of the Govt. of West Bengal;
6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction of the plan and other papers and documents as may be required by the necessary authorities.
7. To receive the excess amount of fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.
8. To utilize or shift or connect the existing utilities in the said Premises in such manner as the Attorneys may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Premises or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said Land or any part thereof).
10. To appear and represent and sign on behalf of the **Vendors** before all Authorities including those under the Municipality for fixation and/or finalisation of the annual valuation of the said Land and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.
11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the Said Premises and obtaining sanction plan.

12. For all or any of the purposes hereir before stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.
13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, C.M.D.A., Metrc Railway or any other statutory authority or authorities which may be found to be required for the purpose of applying and/or obtaining sanction plan from the KMC in respect of the said Premises and to do all other things ancillary thereto.
14. To prepare and sign all necessary Deed of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, C.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.
15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said Premises.
16. To obtain mutation of the said Premises in the records of the KMC and the office of the B.L. & L.R.O. or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
17. To obtain change in use and character of the land contained in the said Premises from the Office of the B.L.& L.R.O. and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
18. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendors could do in person.
19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

THE FIRST SCHEDULE ABOVE REFERRED TO
(said LAND)

ALL THAT piece or parcel of Bastu land measuring **13.000 [thirteen] Decimal (Vendor No. 1 holding 9 Decimals and Vendor No. 2 holding 4 Decimals)**, be the same a little more or less, having 'Rayati' rights therein comprised in **R. S. Dag No. 495** appertaining to L. R. Khatian No. 1101 and 1081 **TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, in **Mouza - Mahishbathan, J.L. No. 18, Police Station Bidhannagar [East]**, within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) **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 and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED** which is butted and bounded in the manner following :-

ON THE NORTH : Dag No. 486
ON THE EAST : Dag No. 493
ON THE SOUTH : Dag No. 547
ON THE WEST : Dag No. 482

THE SECOND SCHEDULE ABOVE REFERRED TO
(ABSTRACT ON TITLE)

The **Vendor** has acquired the title in respect of the said **LAND** in the manner following:-

1. One Jiban Mondal was fully seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of 13 Decimal out of total 38 Decimal comprised in R. S. Dag No. 495 under Khatian No. 114 in Mouza - Mahishbathan, J. L. No. 18, P.S.: Rajarhat now Bidhannagar [East], in the Dist.: 24 - Parganas [North] having been recorded as Rayat in the Record of Rights;
2. By a Deed of Conveyance dated 27th November, 2004 duly registered with the Office of the DSR Barasat in Book No. I, Volume No. I. Pages 1 to 22 under Being No. 05849 for the year 2004 the said Jiban Mondal sold conveyed and transferred in favour of Vendors herein 13 Decimal (**Vendor No. 1 holding 9 Decimals and Vendor No. 2 holding 4 Decimals**) in Dag No. 495 in Mouza - Mahishbathan, J. L. No. 18, P.S.: Rajarhat now Bidhannagar [East], in the Dist.: 24 - Parganas [North];
3. Thus the said Vendors herein acquired the title in respect of the said property and are fully seized and possessed of the same and well and sufficiently entitled to the same;
4. Afterwards the Vendors duly applied to the Office of the B. L. & L. R. O. and obtained suitable order of conversion in the nature and character of the said Land into Bastu Land;

015
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the above named **VENDOR** in the presence of:



1. Arun Tulshan
Son of Late Kishan Lal Tulshan
Flat 4D 4th Floor FORT MYSORE
2 Prince Anwar Shah Road
Kolkata - 700 033

For Silver Cross Marketing Pvt. Ltd.


Director

(ADIT MEHTA)
For PILOT CONSULTANTS PVT. LTD.

(Bhavya Lakshmi)
Director/Authorized Signatory

2. Indranil Das

Indranil Das
Working for gain at
83 Topsia Road South
Kolkata - 700 046

SIGNED, SEALED AND DELIVERED by the above named **PURCHASERS** in the presence of:



1. Arun Tulshan
Son of Late Kishan Lal Tulshan
Flat 4D 4th Floor FORT MYSORE
2 Prince Anwar Shah Road
Kolkata - 700 033

For P. S. Advertising & Mktg. Pvt. Ltd.

Radhe Suyam Pancharia
Authorized Signatory

Radhe Shyam Pancharia

For NORTH EAST RETAILERS PVT. LTD.


Director/Authorized Signatory

Sunil Kumar Agarwal

2. Indranil Das

Indranil Das
Working for gain at
83 Topsia Road South
Kolkata - 700 046

RECEIVED of and from the within named Purchasers the within mentioned sum of **RS.23,59,500/- (Rupees Twenty Three Lacs Fifty Nine Thousand Five Hundred only)** towards the within mentioned consideration for sale and transfer of the said LAND as per MEMO OF CONSIDERATION hereinafter:

MEMO OF CONSIDERATION

Sl.	Date	Cheque No.	Issued by [Purchaser]	Favouring	Bank	Amount
1	22/03/10	171846	P. S. Advertising & Marketing Pvt. Ltd.	Silvercross Marketing Pvt. Ltd.	Indian Bank	8,16,750.00
2	22/03/10	171848	P. S. Advertising & Marketing Pvt. Ltd.	Pilot Consultants Pvt. Ltd.	Do	3,63,000.00
3	22/03/10	071332	North East Retailers Pvt. Ltd.	Silvercross Marketing Pvt. Ltd.	Punjab & Sind Bank	8,16,750.00
4	22/03/10	071333	North East Retailers Pvt. Ltd.	Pilot Consultants Pvt. Ltd.	Do	3,63,000.00
TOTAL						23,59,500.00

RS.23,59,500/- (Rupees Twenty Three Lacs Fifty Nine Thousand Five Hundred only)

For Silver Cross Marketing Pvt. Ltd.

For PILOT CONSULTANTS PVT. LTD.

Vendor

Witnesses:

1.

Arun Tulshian
Son of Late Kishan Lal Tulshian
Flat 4D 4th Floor FORT MYSORE
2 Prince Anwar Shah Road
Kolkata - 700 033

2.

Indranil Das.
Indranil Das
Working for gain at
83 Topsia Road South
Kolkata - 700 046

Prepared in my Office

Prady Chakrabarty

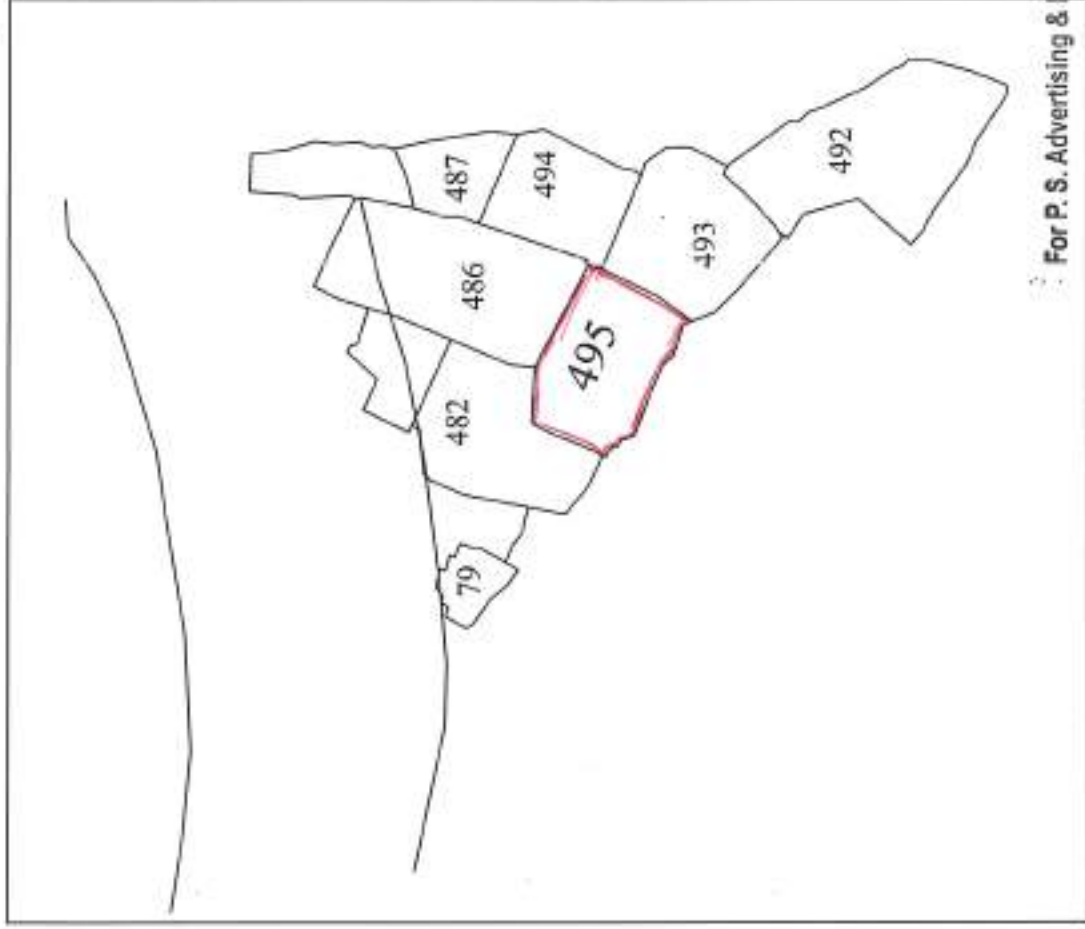
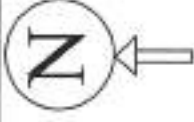
Advocate

*Atipore P.O. Cont
10/1-27.*

Site Plan For L.R.Dag no. 495

Mouza Mahishbathan, J.L. No. 18, Khatian No.- 1101
Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 13 decimals



For P. S. Advertising & Mktg. Pvt. Ltd.

Silver Cross Marketing Pvt. Ltd.

Director

SILVER CONSULTANTS PVT. LTD.

Director/Authorised Signatory

Signature of Vendors

- 1) Silver Cross Marketing P.Ltd. 1) PS Advertising & Marketing P.Ltd.
2) pilot Consultant P.Ltd. 2) North East Retailers P.Ltd.

Radhe Sagar Industries
Authorised Signatory

NORTH EAST RETAILERS PVT. LTD.

Director/Authorised Signatory

Signature of Purchasers


NAME



SIGNATURE

For SILVER CHUSS MARKETING PVT. LTD.

NAME



PHOTO

SIGNATURE


NAME



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NAME



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SIGNATURE

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RIGHT HAND:					

NAME



For PILOT CONSULTANTS PVT. LTD.

SIGNATURE

NAME

PHOTO

SIGNATURE

NAME











PHOTO

SIGNATURE


NAME

PHOTO





SIGNATURE

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	left hand				
right hand					




Name RADHE SHYAM RANCHHARIA
 Signature Radhe Shyam Ranchharia

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
right hand					

Name
 Signature

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right hand					

Name
 Signature

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	left hand				
right hand					

Name
 Signature



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

Endorsement For Deed Number : I - 02982 of 2010
(Serial No. 03216 of 2010)

On 23/03/2010

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

Presented for registration at 19.00 hrs on :23/03/2010, at the Private residence by Radhe Shyam Pancharia , one of the Claimants.

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

Execution is admitted on 23/03/2010 by

1. Adit G Mehta
Director, Silvercross Marketing Pvt Ltd, 13, Mahendra Roac, Kolkata, Thana:-Bhawanipur, WEST BENGAL, India, Pin :-700025
By Profession: Others
2. Bhavya Mukesh Lakhani
Director, Pilot Consultants Pvt Ltd, 13 Mahendra Road, Kolkata, WEST BENGAL, India, Pin :-700025 .
By Profession: Others
3. Radhe Shyam Pancharia
Authorised Signatory, P S Adverting & Marketing Pvt Ltd, 12 C, Pandit Madan Mohan Malaviya Sarani, Kolkata, WEST BENGAL, India Pin :-700020 .
By Profession: Others
4. Sunil Kumar Agarwal
Authorised Signatory, North East Retailers Pvt Ltd, 10/4 B, Lala Lajpat Rai Sarani, Kolkata, WEST BENGAL, India, Pin :-700020 .
By Profession: Others
Identified By Ujjal Surya Sarkar, son of ... Alipore Police Court, District:-Kolkata, WEST BENGAL, India, Pin :-700027 , By Caste: Hindu, By Profession: Advocate.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/03/2010

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

Admissible under rule 43 of West Bengal Registration Rule, -962 duly stamped under schedule 1A, Article number :23.4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under Article : A(1) = 32164/- , E = 14/- on 24/03/2010

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.-2924125/-

Certified that the required stamp duty of this document is Rs.- 204709 /- and the Stamp duty paid as Impressive Rs.- 500/-


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

24 MAR 2010 ADDITIONAL DISTRICT SUB-REGISTRAR
(Rajendra Prasad Upadhyay)



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

Endorsement For Deed Number : I - 02982 of 2010

(Serial No. 03216 of 2010)

Deficit stamp duty

Deficit stamp duty

1. Rs. 102222/- is paid 29789023/03/2010 STATE BANK OF INDIA, Gokhale Rd. Cal., received on 24/03/2010
2. Rs. 102222/- is paid 18225323/03/2010 STATE BANK OF INDIA, Bhowanipore Cal., received on 24/03/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 6367 to 6393
being No 02962 for the year 2010.



(Rajendra Prasad Upadhyay) 25-March-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal