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I-11510



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S-022518/12

F 946152

Certify that the document is admitted to registration, the signature sheets and the enclosed assets attached with this document are the part of this document

[Signature]

Advt. District Sub-Registrar
Burdwan

7 SEP 2012

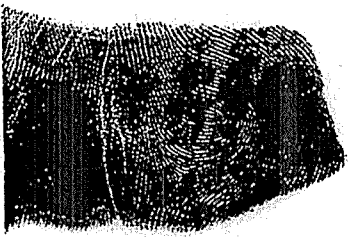
THIS DEED OF EXCHANGE made this the 05th day of September, 2012 [TWO THOUSAND TWELVE] B-E-T-W-E-E-N

43 2-25-2012
Value of N. J. Stamp Rs. _____
Name of Purchaser _____
Address _____

BAPT DAS
Advocate
Alipore Police Court
Kolkata-700027

Handwritten signature
Surajit Das.

V. e. T. 9.
13370



For **Sumit Quality Marbles Pvt. Ltd.**
Surajit Das.

Authorized Signatory/Director

For **KAMRUP DISTRIBUTORS PVT. LTD.**
Surajit Das.

Director/Authorized Signatory

For **ADINATH INFRACON PVT. LTD.**
Surajit Das.

Director/Authorized Signatory

For **GYANESH**
Surajit Das.

Authorized Signatory/Director

For **EXPRESS CONSUMER GOODS PVT. LTD.**
Surajit Das.

Director/Authorized Signatory

For **KAMRUP COMMERCIAL PVT. LTD.**
Surajit Das.

Director/Authorized Signatory



5 SEP 2012
Addl. District Sub-Registrar
Bidhanagar, Salt Lake City

(1) P. S. INNS PRIVATE LIMITED [Income Tax PAN No. AABCP4805C], private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (N), Kolkata - 700 020, **(2) KAMRUP COMMERCIAL PRIVATE LIMITED [Income Tax PAN No. AACCK3395F]**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 135G, Shyama Prasad Mukherjee Road, Kolkata - 700 026, **(3) SUMIT QUALITY MARBLES PRIVATE LIMITED [Income Tax PAN No. AADCS6631D]**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 12C, Chakraberia Road (N), Kolkata - 700 026, **(4) ELITE CONSUMER GOODS PRIVATE LIMITED [Income Tax PAN No. AABCE-3067B]**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 135G, Shyama Prasad Mukherjee Road, Kolkata - 700 026, **(5) KAMRUP DISTRIBUTORS PRIVATE LIMITED [Income Tax PAN NO.AACCK3394E]**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 10/4B, Lala Lajpat Rai Sarani [formerly Elgin Road], Kolkata - 700 020, **(6) EXPRESS CONSUMER GOODS PRIVATE LIMITED [Income Tax PAN NO.AABCE3066A]**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 10/4B, Lala Lajpat Rai Sarani [formerly Elgin Road], Kolkata - 700 020, **(7) TOPSTAR CONCLAVE PRIVATE LIMITED (INCOME TAX PAN:AAECT1609E)**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 30, Chittaranjan Avenue Kolkata - 700 012 **(8) ADINATH INFRACON PRIVATE LIMITED (INCOME TAX PAN: AAICA2133K)**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 36/1A, Elgin Road Kolkata - 700 020 **(9) GYANESHWAR PROJECTS PVT. LTD (INCOME TAX PAN: AAECG6345H)**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 30, Chittaranjan Avenue, Kolkata - 700012, **(10) SATYALAXMI VINTRADE PVT. LTD (INCOME TAX PAN: AARCS2660N)**, a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 5, Rameshwar Malia Lane, Howrah - 711 101, all companies are represented by their Authorized Signatory Mr. Surajit Das, son of Naresh Chandra Das, residing at 35/D, C. N. Roy Road, Kolkata - 700 039 vide Board Resolutions dated 04/09/2012 **(11) GAURAV DUGAR (INCOME TAX PAN: AGRP3020C)**, son of Surendra Kumar Dugar residing at 52/4/1, Ballygunge Circular Road, Police Station - Ballygunge, Kolkata - 700019,, hereinafter collectively called and referred to as the **FIRST PARTY** (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 heirs, executors, administrators, legal representatives, nominees, successors or successors-in-office/interest and/or assigns) of the **FIRST PART**;

A - N - D

MR. SUSHEN MONDAL, son of Rajanikant Mondal, residing at Village – Mahishbathan, Police Station – Bidhannagar (East), District – North 24 Parganas, hereinafter called and referred to as the **SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, nominee, legal representatives, administrators, successors and/or assigns) of the **SECOND PART**;

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

- A. By and under 11 (Eleven) separate Deeds of Conveyance registered on different dates (a detail whereof is morefully and particularly described and mentioned in the Table hereunder written) the Party hereto of the First Part has acquired right, title and interest and as such have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of Land measuring **45.559 Decimals** in aggregate, be the same a little more or less, comprised in **R. S./L. R. Dag No. 464** measuring **10.052 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1449, 1446 and 1450 AND R.S./L.R. Dag No. 469** measuring **35.507 Decimals** more or less, corresponding to **L. R. Khatian Nos. 1355, 1356, 1357, 1358, 1359, 1371, 1372, 1093, 1094 and 1095**, situate lying at Mouza – Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhannagar, Salt Lake City and in the District of North 24 Parganas.

Sl. No.	Name of Vendor	Name of Purchaser	Deed No. & Date	Place of Regration	L. R. Dag No.	L. R. Khatian No.	Area conveyed (In Dec)
1	Sameer Sadani	Kamrup Commercial Pvt. Ltd.	1370, 12/02/2010	ADSR, Bidhannagar	469	1356	3.654
2	Amrish Gandhi	Sumit Quality Marbles Pvt. Ltd.	1371, 12/02/2010	ADSR, Bidhannagar	469	1358	3.654
3	Gaurav Killa	Elite Consumer Goods Pvt. Ltd.	1372, 12/02/2010	ADSR, Bidhannagar	469	1355	3.295
4	Brijesh Sadani	P. S. Inns Pvt. Ltd	1373, 12/02/2010	ADSR, Bidhannagar	469	1357	3.295
5	P. S. Apartments Pvt. Ltd.	Gaurav Dugar	13406, 28/11/2011	ADSR, Bidhannagar	469	1359	3.295
6	Kusum Mundra Anand Agarwal	Kamrup Distributors Pvt. Ltd.	1642 17/02/2010	ADSR, Bidhannagar	469	1372	8.618
7	Kishan Purohit Santanu Chatterjee	Express Consumer Goods Pvt. Ltd.	1648 17/02/2010	ADSR, Bidhannagar	469	1371	8.619
8	Ayush Ladia & Others	Gyaneshwar Projects Pvt. Ltd. & Another	8640 06.07.2012	ADSR, Bidhannagar	469 469	1093, 1094 & 1095	1.077
9.	Bivash Mondal	Topstar Conclave Pvt. Ltd. &	5591 04/05/2012	ADSR, Bidhannagar	464	1449	3.296

		Adrinath Infracon Pvt. Ltd.					
10.	Basudeb Mondal	Topstar Conclave Pvt. Ltd. & Adrinath Infracon Pvt. Ltd.	5603 04/05/2012	ADSR, Bidhannagar	464	1446	3.460
11.	Satyajit Mondal	Topstar Conclave Pvt. Ltd. & Adrinath Infracon Pvt. Ltd.	5592 04/05/2012	ADSR, Bidhannagar	464	1450	3.296
TOTAL AREA							45.559

- B. In pursuance of the deeds of sale as recited hereinabove, the Party hereto of the First Part have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others **ALL THAT** the piece and parcel of Land measuring **36.8381 Decimals** out of **45.559 Decimals** in aggregate, be the same a little more or less, comprised in **R.S./L.R. Dag No. 464** measuring **10.052 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1449, 1446 and 1450 AND R.S./L.R. Dag No. 469** measuring **26.7861 Decimals** out of **35.507 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1355, 1356, 1357, 1358, 1359, 1371, 1372, 1093, 1094 and 1095**, situate lying at Mouza – Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhannagar, Salt Lake City and in the District of North 24 Parganas (hereinafter referred to as the **LOT – A LAND**) (which is morefully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written).
- C. Subsequent to a Land Acquisition proceedings initiated by the concerned authority, Sali Land aggregating to **5.00 Decimals** out of **25.00 Decimals** more or less comprised in **R.S./L.R. Dag No. 477** were acquired under LA Case No.4/30 of 1999 - 2000 as such all that the said Lot-A Land morefully described and mentioned in the First Schedule hereunder written, mentions and records all that land area exclusive of the land acquired in pursuance of the said LA Case No. 4/30 of 1999 - 2000. The Parties hereto undertake and bound themselves to record such corrections or changes in the records of right, in the event such errors are still featuring in the records of right (hereinafter referred to as the said **Land Acquired in Lot-A**).
- D. During his life time the Party hereto of the Second Part acquired right, title and interest by intestate succession and by way of purchase and as such have become absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others **ALL THAT** the piece and parcel of Land measuring **36.8381 Decimals** in aggregate, be the same a little more or less, comprised in **R. S./L. R. Dag No. 478** measuring **22.1682 Decimals** more or less, **R. S./L. R. Dag No. 479** measuring **0.1251 Decimals** more or less, **R.S./L.R. Dag No. 482** measuring **9.412 Decimals**

more or less, **R.S./L.R. Dag No. 492** measuring **0.7228 Decimal** more or less **AND R.S./L.R. Dag No. 547** measuring **4.4100 Decimals** more or less, all corresponding to **L.R. Khatian Nos. 381** situate lying at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhannagar, Salt Lake City and in the District of North 24 Parganas (hereinafter referred to as the **LOT – B LAND**) (which is morefully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written).

- E. The Party hereto of the Second Part has represented that the right, title and interest in the said Lot-B Land has been acquired by the operation of the laws of inheritance from his predecessor in title/interest and that neither the Party hereto of the Second Part nor his predecessor in title/interest was ever dispossessed or removed from the possession of the said Lot-B Land in any manner whatsoever nor have the title of Party hereto of the Second Part has ever been challenged and neither any suit or litigation is pending before any court of law inter alia challenging the title of the Party hereto of the Second Part or his predecessor in title/interest. The Party hereto of the Second Part further represents that the Party hereto of the Second Part has been in uninterrupted possession of the said Lot-B Land for more than last 40 (Forty) years.
- F. The Party hereto of the Second Part undertakes to keep the Party hereto of the First Part indemnified, saved and harmless against any loss or damage (present, remote or consequential) arising out of any defect in title of the said Lot-B Land, which the Party hereto of the Second Part agrees to exchange, transfer and convey free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, bargadar, acquisitions, requisitions, debottor or trust whatsoever.
- G. For better utilization, development and in an endeavour to make the scattered and/or fragmented holdings of both the Parties hereto contiguous, it has been mutually agreed between the both the Parties herein that the Party hereto of the First Part would exchange, transfer, convey assign and assure the **LOT-A LAND** (which is morefully and particularly described and mentioned in the **FIRST SCHEDULE** here under written) in favour of the Party hereto of the Second Part in lieu of the Party hereto of the Second Part agreeing to exchange, transfer, convey assign and assure the **LOT-B LAND** (which is morefully and particularly described and mentioned in the **SECOND SCHEDULE** here under written) in favour of the Party hereto of the First Part;
- H. Subsequent to a Land Acquisition proceedings initiated by the concerned authority, Sali Land aggregating to **36.00 Decimals** more or less, comprising of Sali Land measuring **33.00 Decimals** out of **117.00 Decimals** more or less comprised in **R.S./L.R. Dag**

No. 478 and Sali Land measuring **1.00 Decimals** out of **10.00 Decimals** more or less comprised in **R.S./L.R. Dag No. 479** and Sali Land measuring **2.00 Decimals** out of **40.00 Decimals** more or less comprised in **R.S./L.R. Dag No. 482** were acquired under LA Case No. 4/30 of 1999 - 2000, as such all that the said Lot-B Land morefully described and mentioned in the Second Schedule hereunder written, mentions and records all that land area exclusive of the land acquired in pursuance of the said LA Case No. 4/30 of 1999 - 2000. The Parties hereto undertake and bound themselves to record such corrections or changes in the records of right, in the event such errors are still featuring in the records of right (hereinafter referred to as the said **Land Acquired in Lot-B**).

NOW THIS DEED OF EXCHANGE WITNESSETH as follows:-

1. In pursuance of the aforesaid agreement and in consideration of the transfer effected by the **SECOND PARTY** hereunder in respect of the said "**LOT - B LAND**", more fully mentioned and described in the **SECOND SCHEDULE** hereunder written, the said **FIRST PARTY** of the **FIRST PART** doth hereby grant, transfer, convey, assign and assure unto and to the use of and in favour of the **SECOND PARTY** of the **SECOND PART** herein, free from all encumbrances, charges, liens and lis-pendens of any nature whatsoever and howsoever, **ALL THAT** the piece and parcel of Land measuring **36.8381 Decimals** out of **45.559 Decimals** in aggregate, be the same a little more or less, comprised in **R.S./L.R. Dag No. 464** measuring **10.052 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1449, 1446 and 1450 AND R.S./L.R. Dag No. 469** measuring **26.7861 Decimals** out of **35.507 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1355, 1356, 1357, 1358, 1359, 1371, 1372, 1093, 1094 and 1095**, situate lying at Mouza – Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhnanagar, Salt Lake City and in the District of North 24 Parganas, free from all encumbrances, charges, liens and lis-pendens of any nature whatsoever and howsoever, hereinafter called and referred to as the "**LOT A LAND TRANSFERRED IN FAVOUR OF SECOND PARTY HEREIN**" more fully mentioned and described in the **THIRD SCHEDULE** hereunder written, **OR HOWSOEVER OTHERWISE** the situation whereof is more fully and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED, TO HAVE AND TO HOLD** the same absolutely and forever, in lieu of and/or in exchange of the "**LOT-B LAND TRANSFERRED IN FAVOUR OF FIRST PARTY HEREIN**" effected by the said **SECOND PARTY** of the **SECOND PART** in favour of the **FIRST PARTY** of the **FIRST PART**, more fully mentioned and described in the **FOURTH SCHEDULE** hereunder written,

2. **AND THIS DEED FURTHER WITNESSETH** that in further pursuance of the aforesaid understanding and in consideration of the transfer effected by the **FIRST PARTY** of the **FIRST PART** hereunder in respect of the said "**LOT A LAND**, more fully mentioned and described in the **FIRST SCHEDULE** hereunder written, the said **SECOND PARTY** of the **SECOND PART** as the beneficial Owner doth hereby grant, transfer, convey, assign and assure unto and to the use of and in favour of the **FIRST PARTY** herein, free from all encumbrances, charges, liens and lis-pendens of any nature whatsoever and howsoever, **ALL THAT** the piece and parcel of Land measuring **36.8381 Decimals** in aggregate, be the same a little more or less, comprised in **R. S./L. R. Dag No. 478** measuring **22.1682 Decimals** more or less, **R. S./L. R. Dag No. 479** measuring **0.1251 Decimals** more or less, **R.S./L.R. Dag No. 482** measuring **9.412 Decimals** more or less, **R.S./L.R. Dag No.- 492** measuring **0.7228 Decimal** more or less **AND R.S./L.R. Dag No. 547** measuring **4.4100 Decimals** more or less, all corresponding to **L.R. Khatian Nos. 381** situate lying at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhnanagar, Salt Lake City and in the District of North 24 Parganas, hereinafter called and referred to as the said "**LOT-B LAND TRANSFERRED IN FAVOUR OF FIRST PARTY HEREIN**" and more fully particularly mentioned and described in the **FOURTH SCHEDULE** hereunder written **AND** in further consideration of the sum of **Rs.1,00,000/- [Rupees One Lakh Only]** paid to the said **SECOND PARTY** by the **FIRST PARTY** on or before the execution of this deed for equality of exchange [the receipt whereof the **FIRST PARTY** doth hereby and also by Memo of Consideration hereunder written admits and acknowledges to have been received and of and from the payment of the same and every part thereof doth hereby acquits releases exonerates and discharges the **SECOND PARTY** and the said "**LOT-B LAND TRANSFERRED IN FAVOUR OF FIRST PARTY HEREIN**" more fully mentioned and described in the **FOURTH SCHEDULE** hereunder written and hereby intended to be transferred and conveyed) **OR HOWSOEVER OTHERWISE** the situation whereof is more fully and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **GREEN, TO HAVE AND TO HOLD** the same absolutely and forever in lieu of and in exchange of the said "**LOT A LAND TRANSFERRED IN FAVOUR OF SECOND PARTY HEREIN**" effected by the said **FIRST PARTY** in favour of the **SECOND PARTY** of the **SECOND PART** as hereinbefore appearing as well as for the consideration for equality paid as hereinbefore stated;
3. **AND IN FUTHERANCE** to the Exchange as aforesaid it is apparent that the **FIRST PARTY** acquired Land measuring **36.8381 Decimals** in aggregate equivalent to **22 [Twenty Two] Cottahs 4 [Four] Chittacks and 27 [Twenty Seven] Square Feet**, more or less, and the **FIRST PARTY** has conveyed and/or granted Land

measuring **36.8381 Decimals** in aggregate equivalent to **22 [Twenty Two] Cottahs 4 [Four] Chittacks and 27 [Twenty Seven] Square Feet** more or less, and as such there is no difference in area or excess Land acquired by the **either of the parties** as such no consideration is payable by the Parties to each other, however the positional advantage gained by the **First Party** over the **Second Party** by reason of the present exchange, the **First Party** has paid to the **Second Party** the aforesaid consideration money of **Rs.1,00,000/- [Rupees One Lakh Only]** for maintaining equality of exchange;

4. IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AND EACH OF THE PARTY HERETO COVENANTS WITH THE OTHER AS FOLLOWS:-

- 4.1 That each Party hereto has good right, full power, absolute authority and indefeasible title to give, grant, transfer and convey the said Lands exchanged by this Deed;
- 4.2 That the said Lands hereby transferred are, free from all encumbrances, charges, liens and lis-pendens of any nature whatsoever and howsoever along with the easement and/or quasi easement and others stipulations and/or provisions in connection with the beneficial use and enjoyment of the said Land exchanged by Deeds;
- 4.3 Simultaneously with the execution of these presents the Parties hereto have put each other in possession of their respective parts or portions in the manner as more fully mentioned and described in the **THIRD SCHEDULE** and the **FOURTH SCHEDULE** respectively hereunder written;
- 4.4 That the said Lands hereby transferred are not subject to any notice of acquisition or requisition or is not subject to any charge or encumbrance on account of any arrear, land-revenue, income-tax or any other statutory claims and the Parties hereunder undertake to keep each other indemnified, saved and harmless against any third party claims, demands, acquisitions, requisitions, damages, losses, proceeding (present, remote or consequential) arising out of the Land exchanged under these presents;
- 4.5 That each Party shall at all times hereafter peaceably and quietly hold possess and enjoy the same without any claim, demand or interruption by the Other;
- 4.6 That the property hereby transferred and the rents and profits thereof shall be quietly enjoyed by the transferee without any disturbance and/or interruption whatsoever;
- 4.7 That at the request and cost of the other party, the parties hereto shall execute such assurances and do such acts, deeds and things as shall be reasonably necessary for more perfectly assuring unto such other, the title to the property, hereby transferred;

5. All Parties herein undertake and bind themselves to record such corrections or changes in the records of right with immediate effect, in the event such errors are still featuring in their respective records of right and the Parties herein further authorize and empower each other to represent the other party as its/his Constituted Attorney and to independently apply to the concerned BL & LRO for recording necessary changes in the records of right in the event if such records of right continue to feature misleading facts because of the acquisition proceedings not being reconciled with the existing records and for such purposes sign, execute, present all such applications, letters, affidavits or documents before the concerned authorities and to appear and represent the concerned Party or Parties hereto in the hearing before the authority concerned solely for the purpose of causing correction or changes in the said records of right.
6. All Parties herein undertake to indemnify each other and keep each other indemnified saved and harmless against any losses, damages, demands, impositions, proceedings, arising out of any act of misrepresentation or misleading declarations made by any of the Parties herein in connection with the LA Case No.4/30 of 1999 – 2000.
7. The Parties hereto doth hereby accord their respective consent to the other Party for obtaining mutation and conversion of the land conveyed in the manner as more fully mentioned and described in the **THIRD** and the **FOURTH SCHEDULES** respectively as hereunder written.
8. In addition to the Original of this Deed of Exchange a Certified Copy shall be obtained by the Parties hereto. While the Original of this Deed of Exchange shall be retained by the First Party herein and shall be treated as Original for all practical purposes by the First Party and the Certified Copy obtained shall be retained by the Second Party herein and shall be treated as Original for all practical purposes by the Second Party;

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID LOT-A LAND)

ALL THAT the piece and parcel of Land measuring **36.8381 Decimals** out of **45.559 Decimals** in aggregate, be the same a little more or less, comprised in **R.S./L.R. Dag No. 464** measuring **10.052 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1449, 1446 and 1450 AND R.S./L.R. Dag No. 469** measuring **26.7861 Decimals** out of **35.507 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1355, 1356, 1357, 1358, 1359, 1371, 1372, 1093, 1094 and 1095**, situate lying at Mouza – Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhnanagar, Salt Lake City and in the District of North 24 Parganas.

SI. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1	464	464	1449	Sali	0.0201	164.00	3.296
2	464	464	1446	Sali	0.0211	164.00	3.460
3	464	464	1450	Sali	0.0201	164.00	3.296
4	469	469	1356	Sali	0.0580	63.00	2.654
5	469	469	1358	Sali	0.0580	63.00	2.654
6	469	469	1355	Sali	0.0523	63.00	2.295
7	469	469	1357	Sali	0.0523	63.00	2.295
8	469	469	1359	Sali	0.0523	63.00	2.295
9	469	469	1372	Sali	0.1368	63.00	6.6227
10	469	469	1371	Sali	0.1368	63.00	6.8934
11	469	469	1093, 1094 & 1095	Sali	0.1368	63.00	1.077
TOTAL							36.8381

THE SECOND SCHEDULE ABOVE REFERRED TO
(SAID LOT-B LAND)

ALL THAT the piece and parcel of Land measuring **36.8381 Decimals** in aggregate, be the same a little more or less, comprised in **R. S./L. R. Dag No. 478** measuring **22.1682 Decimals** more or less, **R. S./L. R. Dag No. 479** measuring **0.1251 Decimals** more or less, **R.S./L.R. Dag No. 482** measuring **9.412 Decimals** more or less, **R.S./L.R. Dag No. 492** measuring **0.7228 Decimal** more or less **AND R.S./L.R. Dag No. 547** measuring **4.4100 Decimals** more or less, all corresponding to **L.R. Khatian Nos. 381** situate lying at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhnanagar, Salt Lake City and in the District of North 24 Parganas.

SI. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1	478	478	381	Sali	0.2594	117.00	22.1682
2	479	479	381	Sali	0.0125	10.00	0.1251
3	482	482	381	Sali	0.2241	42.00	9.412
4	492	492	381	Sali	0.0139	52.00	0.7228
5	547	547	381	Sali	0.0312	98.00	4.4100
TOTAL							36.8381

THE THIRD SCHEDULE ABOVE REFERRED TO**(SAID LOT- A LAND TRANSFERRED IN FAVOUR OF THE SECOND PARTY HEREIN)**

ALL THAT the piece and parcel of Land measuring **36.8381 Decimals** out of **45.559 Decimals** in aggregate, be the same a little more or less, comprised in **R.S./L.R. Dag No. 464** measuring **10.052 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1449, 1446 and 1450 AND R.S./L.R. Dag No. 469** measuring **26.7861 Decimals** out of **35.507 Decimals** more or less, corresponding to **L.R. Khatian Nos. 1355, 1356, 1357, 1358, 1359, 1371, 1372, 1093, 1094 and 1095**, situate lying at Mouza – Mañishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhannagar, Salt Lake City and in the District of North 24 Parganas, a detail whereof is set out in the table hereunder written.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag conveyed	Total Area in Dag (Decimal)	Area conveyed (Decimal)
1	464	464	1449	Sali	0.0201	164.00	3.296
2	464	464	1446	Sali	0.0211	164.00	3.460
3	464	464	1450	Sali	0.0201	164.00	3.296
4	469	469	1356	Sali	0.0580	63.00	2.654
5	469	469	1358	Sali	0.0580	63.00	2.654
6	469	469	1355	Sali	0.0523	63.00	2.295
7	469	469	1357	Sali	0.0523	63.00	2.295
8	469	469	1359	Sali	0.0523	63.00	2.295
9	469	469	1372	Sali	0.1368	63.00	6.6227
10	469	469	1371	Sali	0.1368	63.00	6.8934
11	469	469	1093, 1094 & 1095	Sali	0.1368	63.00	1.077
TOTAL							36.8381

OR HOWSOEVER OTHERWISE the said **LOT- A 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:-

DAG NO. 464

ON THE NORTH : By Service Road,
ON THE EAST : By Dag No. 469
ON THE SOUTH : By Dag No. 470
ON THE WEST : By Service Road

DAG NO. 469

ON THE NORTH : By Service Road
 ON THE EAST : By Part of Dag No. 469
 ON THE SOUTH : By Dag No. 470
 ON THE WEST : By Dag No. 564

THE FOURTH SCHEDULE ABOVE REFERRED TO**(SAID LOT-B LAND TRANSFERRED IN FAVOUR OF THE FIRST PARTY HEREIN)**

ALL THAT the piece and parcel of Land measuring **36.8381 Decimals** in aggregate, be the same a little more or less, comprised in **R. S./L. R. Dag No. 478** measuring **22.1682 Decimals** more or less, **R. S./L. R. Dag No. 479** measuring **0.1251 Decimals** more or less, **R.S./L.R. Dag No. 482** measuring **9.412 Decimals** more or less, **R.S./L.R. Dag No. 492** measuring **0.7228 Decimal** more or less AND **R.S./L.R. Dag No. 547** measuring **4.4100 Decimals** more or less, all corresponding to **L.R. Khatian Nos. 381** situate lying at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar (East) Police Station and within the jurisdiction of the Additional District Sub Registration Office, Bidhnanagar, Salt Lake City and in the District of North 24 Parganas, a detail whereof is set out in the table hereunder written.

Sl. No.	R.S. Dag No.	L.R. Dag No.	L. R. Khatian No.	Nature of Land	Share in Dag Allotted	Total Area in Dag (Decimal)	Area Allotted (Decimal)
1	478	478	381	Sali	0.2594	117.00	22.1682
2	479	479	381	Sali	0.0125	10.00	0.1251
3	482	482	381	Sali	0.2241	42.00	9.412
4	492	492	381	Sali	0.0139	52.00	0.7228
5	547	547	381	Sali	0.0312	98.00	4.4100
TOTAL							36.8381

OR HOWSOEVER OTHERWISE the said **LOT-B 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 **GREEN** which is butted and bounded in the manner following:-

Dag No.478

ON THE NORTH : By Service Road
 ON THE EAST : By L.R. Dag Nos. 479 and 496
 ON THE SOUTH : By Dag No. 497
 ON THE WEST : By L.R. Dag No. 476 and 477

Dag No. 479

ON THE NORTH : By Service Road
ON THE EAST : By L.R. Dag No.482
ON THE SOUTH : By L.R. Dag No.478
ON THE WEST : By L.R. Dag No. 478

Dag No. 482

ON THE NORTH : By Service Road
ON THE EAST : By L.R. Dag No. 486 and 495
ON THE SOUTH : By L.R. Dag No. 496
ON THE WEST : By L.R. Dag No. 479

Dag No. 492

ON THE NORTH : By L.R. Dag No. 491
ON THE EAST : By L.R. Dag No. 491
ON THE SOUTH : By L.R. Dag No. 545
ON THE WEST : By L.R. Dag No. 547

Dag No. 547

ON THE NORTH : By L.R. Dag No. 493 and 495
ON THE EAST : By L.R. Dag No. 492
ON THE SOUTH : By L.R. Dag No. 546
ON THE WEST : By L.R. Dag No. 496

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.

P. S. INNS PVT. LTD.

Surajit Das.

Authorized Signatory

SIGNED, SEALED AND DELIVERED by the above named **FIRST PARTY** of the **FIRST PART** in the presence of:

1. *Sumit Mondal*

For Sumit Quality Marbles Pvt. Ltd.

Surajit Das.

Authorized Signatory Director

KAMRUP COMMERCIAL PVT. LTD.

Surajit Das.

Director/Authorized Signatory

2. *Ms. Loozy*

For **KAMRUP DISTRIBUTIONS PV**

Surajit Das.

Director/Authorized Signatory

ELITE CONSUMER GOODS PVT. LTD.

Surajit Das.

Director/Authorized Signatory

For **ADINATH INFRACON PVT. LTD.**

Surajit Das.

Director/Authorized Signatory

EXPRESS CONSUMER GOODS PVT. LTD.

Surajit Das.

Director/Authorized Signatory

Satyalexmi Vintrade (P) Ltd

Surajit Das.

Authorized Signatory; Director

TOPSTAR CONCLAVE PVT. LTD.

Surajit Das

Authorized Signatory Director

SIGNED, SEALED AND DELIVERED by the above named **SECOND PARTY** of the **SECOND PART** in the presence of:

1. *Sumit Mondal*
Ms. Mohisbathara

2. *Ms. Loozy*

Gaurav Duhar
(GAURAV DUHAR)

GYANESHWAR PROJECTS PVT. LTD.

Surajit Das.

Authorized Signatory Director

Drafted & prepared in my office:-

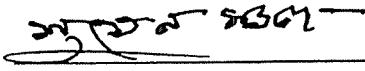
Pratik Chakaborty
Advocate

Alipore Police Court,

Kol-27

Read over & Explained by me in Bengali version.
Bhabendra Krishna Ray
Advocate

RECEIVED of and from the within-named **FIRST PARTY** the within-mentioned sum of **Rs.1,00,000/- [Rupees One Lakh Only]** in cash being the **TOTAL CONSIDERATION** money payable under these presents as per memo below:



SIGNATURE OF THE SECOND PARTY

Witnesses:

1) Sunil Mandal
v: Mohisbatan

2) Ms. Parag

15/H/14. B.F. Row. Kolkata - 27

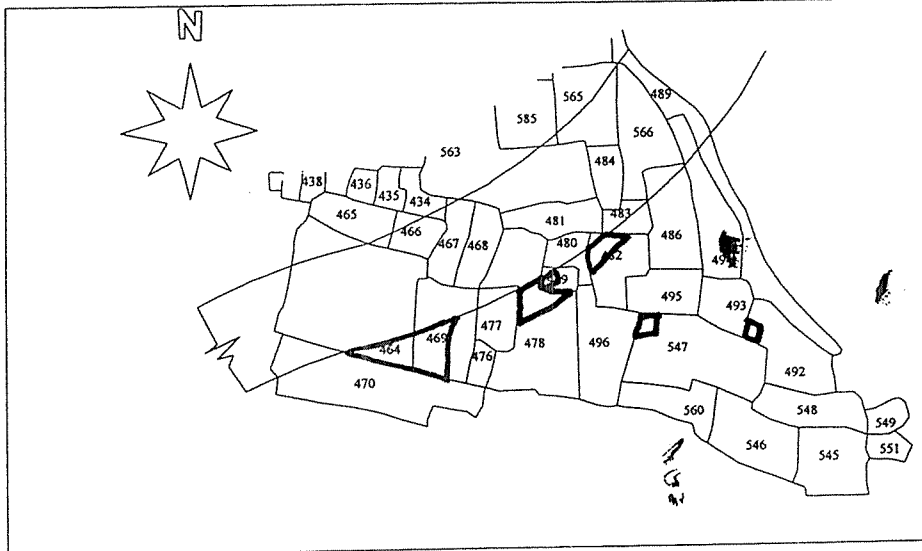
**Site Plan For Exchange Deed Mouza Mahishbathan, J.L. No. 18,
Police Station - Electronic Complex, District North 24 Parganas**

LOT -A Land allotted in favour of Second Party

SL. No.	LR / RS Dag No.	LR Khatian No.	Area allotted in Decimals
1.	464	1449, 1446, 1450,	10.052
2.	469	1356, 1358, 1355, 1357, 1359, 1372, 1371, 1093, 1094 & 1095	26.7861

LOT -B Land allotted in favour of First Party

SL. No.	LR / RS Dag No.	LR Khatian No.	Area allotted in Decimals
1.	478	381	22.1682
2.	479	381	0.1251
3.	482	381	9.412
4.	492	381	0.7228
5.	547	381	4.4100



Surajit Das.
Director/Authorized Signatory

Surajit Das.
Authorized Signatory/Director

Surajit Das.
Authorized Signatory/Director

For Sumit Quality Marbles Pvt. Ltd.

Surajit Das

Authorized Signatory/Director

Satyalexmi Vintrade (P) Ltd.

Surajit Das.

Authorized Signatory/Director

KAMRUP COMMERCIAL PVT. LTD.

Surajit Das.

Director/Authorized Signatory

Signature of First party

CLITE CONSUMER GOODS PVT. LTD.

Surajit Das

Director/Authorized Signatory

for KAMRUP DISTRIBUTORS PVT.

Surajit Das.

Director/Authorized Signatory

EXPRESS CONSUMER GOODS PVT. LTD.

Surajit Das.

Director/Authorized Signatory

P. S. INNS PVT. LTD.

Surajit Das.

Signature of Second party



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

Endorsement For Deed Number : I - 11510 of 2012
(Serial No. 12505 of 2012)

On

Payment of Fees:

On 05/09/2012

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

Presented for registration at 16.30 hrs on :05/09/2012, at the Private residence by Surajit Das , one of the Executants.

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

Execution is admitted on 05/09/2012 by

1. Surajit Das

Authorized Signatory, P. S. Inns Pvt. Ltd., 12 C Chakraberia Road, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

Authorized Signatory, Kamrup Commercial, 135 G, Shyama Prasad Mukherjee Rd., P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

Authorized Signatory, Sumit Quality Marbles Pvt Ltd., 12 C Chakraberia Road, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

Authorized Signatory, Elite Consumer Goods Pvt. Ltd., 135 G, Shyama Prasad Mukherjee Rd., P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

Authorized Signatory, Kamrup Distributors Pvt. Ltd., 10/4 B Lala Lajpat Rai Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

Authorized Signatory, Express Consumer Goods Pvt Ltd., 10/4 B Lala Lajpat Rai Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

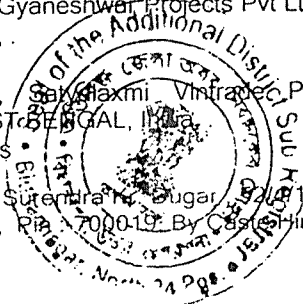
Authorized Signatory, Topstar Conclave Pvt Ltd, 30 Chittaranjan Avenue, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

Authorized Signatory, Adinath Infracon Pvt Ltd, 36/1 A Elgin Rd, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

Authorized Signatory, Gyaneshwar Projects Pvt Ltd, 30 Chittaranjan Avenue, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

Authorized Signatory, Sakshmi Vintra Pvt. Ltd., 5 Rameshwar Malia Lane, P.O. :- ,District:-Howrah, WEST BENGAL, India, .
By Profession : Others

2. Gaurav Dugar, son of Surendra N. Dugar, 92/1 Ballygunge Circular Road, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :- 700019 By Caste:-Hindu, By Profession : Others



7 SEP 2012

Addl. District Sub-Registrar
Bidhan Nagar, (Soll Lake Cnr.)
Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR

07/09/2012 12:01:00

Endorsement Page 1 of 4



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

Endorsement For Deed Number : I - 11510 of 2012
(Serial No. 12505 of 2012)

3. Sushen Mondal, son of Rajanikant Mondal , Mahishbathan, Thana:-East Bidhannagar, P.O. , District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
Identified By Ajay Tiwari, son of J. P. Tiwari, 83, Topria Road(S), P.O. :- , District:-Kolkata, WEST BENGAL, India, Pin :-700046, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/09/2012

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,36,29,445/-M.V. of the property of Greatest Value Rs 3,18,14,723/-

Certified that the required stamp duty of this document is Rs.- 2227051 /- and the Stamp duty paid as: Impressive Rs.- 500/-

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/09/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number : 31, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

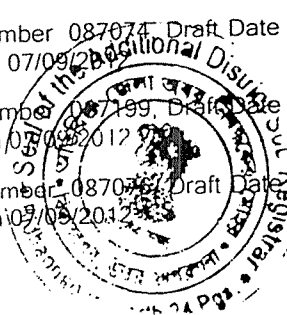
Payment of Fees:

Amount By Cash

Rs. 121681.00/-, on 07/09/2012

Amount by Draft

1. Rs. 25213/- is paid , by the draft number 087198, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
2. Rs. 16436/- is paid , by the draft number 087077, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
3. Rs. 65488/- is paid , by the draft number 087074, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
4. Rs. 21803/- is paid , by the draft number 087199, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
5. Rs. 15657/- is paid , by the draft number 087076, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012



(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

07/09/2012, 12:01:00

Endorsement Page 2 of 4



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

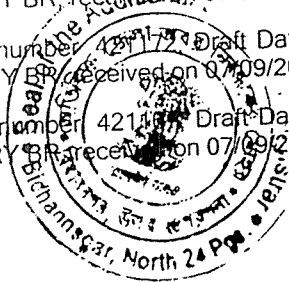
Endorsement For Deed Number : I - 11510 of 2012
(Serial No. 12505 of 2012)

6. Rs. 62917/- is paid , by the draft number 087200, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
7. Rs. 5116/- is paid , by the draft number 087075, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
8. Rs. 15657/- is paid , by the draft number 087078, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
(Under Article : A(1) = 349954/- ,E = 14/- on 07/09/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 416741/- is paid, by the draft number 087193, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
2. Rs. 400376/- is paid, by the draft number 087192, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
3. Rs. 138744/- is paid, by the draft number 087191, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
4. Rs. 160448/- is paid, by the draft number 087190, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
5. Rs. 104588/- is paid, by the draft number 087196, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
6. Rs. 99630/- is paid, by the draft number 087197, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
7. Rs. 99630/- is paid, by the draft number 087195, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
8. Rs. 32555/- is paid, by the draft number 087194, Draft Date 06/09/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 07/09/2012
9. Rs. 39340/- is paid, by the draft number 421164, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
10. Rs. 49000/- is paid, by the draft number 421168, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
11. Rs. 49000/- is paid, by the draft number 421172, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
12. Rs. 49000/- is paid, by the draft number 421177, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012



ADDL. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 3 of 4

07/09/2012 12:01:00

7 SEP 2012



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

Endorsement For Deed Number : I - 11510 of 2012

(Serial No. 12505 of 2012)

13. Rs. 49000/- is paid, by the draft number 421166, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
14. Rs. 49000/- is paid, by the draft number 421173, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
15. Rs. 49000/- is paid, by the draft number 421169, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
16. Rs. 49000/- is paid, by the draft number 421165, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
17. Rs. 49000/- is paid, by the draft number 421171, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
18. Rs. 49000/- is paid, by the draft number 421170, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
19. Rs. 49000/- is paid, by the draft number 421176, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
20. Rs. 49000/- is paid, by the draft number 421174, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
21. Rs. 49000/- is paid, by the draft number 421175, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
22. Rs. 49000/- is paid, by the draft number 421178, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
23. Rs. 49000/- is paid, by the draft number 421179, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012
24. Rs. 49000/- is paid, by the draft number 421177, Draft Date 06/09/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 07/09/2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR





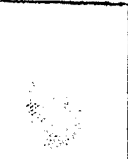


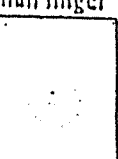



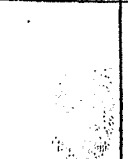

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake Cir.)
(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 4 of 4

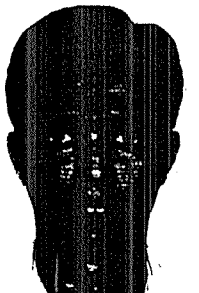

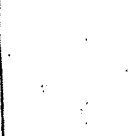




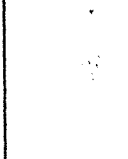


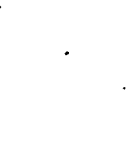
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7 SEP 2012

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	left hand					
	right hand					



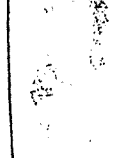
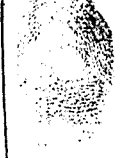
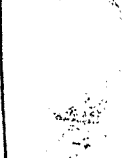

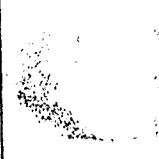



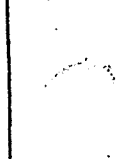
Name SURAJIT DAS

Signature Surajit Das

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

Name GAURAV DUGAR

Signature Gaurav D

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

Name SUSHEN MONDAL

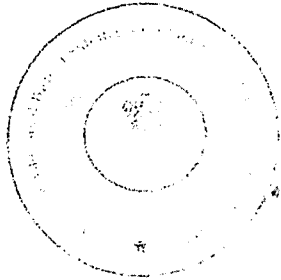
Signature Sushen Mondal

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

Name

Certificate of Registration under section 60 and Rule 59.

Registered in Book - I
CD Volume number 16
Page from 6346 to 6370
being No 11510 for the year 2012.



A handwritten signature in black ink, appearing to be 'Dhar'.

(Debasis Dhar) 07-September-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.P. BIDHAN NAGAR
West Bengal