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

Additional Registrar
 of Assurances-I, Kolkata
 04.10.12

THIS DEED OF CONVEYANCE made this 4th day of October, TWO THOUSAND AND TWELVE BETWEEN GREEN TOWER AGENCIES PVT. LTD., (INCOME TAX PAN AADCG9186D), a private limited company incorporated and registered under the Companies Act, 1956, as amended up to date and having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by it's Director, Sri Pushkar Basu, son of late Chiraranjan Basu, hereinafter referred to as the 'VENDOR', (which term

दिनांक ०३ OCT 2012
जोड़कर्ता का नाम M. Kakrania (Advocate)
पता High Court
पुस्तक KOPKAT
जोड़कर्ता श्री
पुस्तक ए.डि.एन.आर. बकिंग, कोलकाता-७५ १००१५
जोड़कर्ता श्री रवीन्द्र नाथ बागुली
०३ OCT 2012

identified by me
Haridas Sardona
No. Late A. Sardona
10A, Raveload Street
P.S. Shakespeare Enclave
Kolkata - 700017.
Services



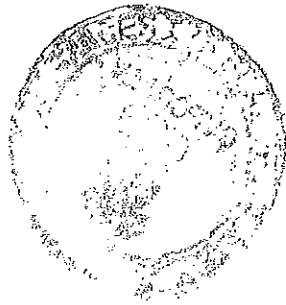
ADDITIONAL RECEIPT
OF ASSURANCES, KOLKATA
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or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include its successors, successors in interest, successors in office and assigns) of the ONE PART AND (1) ASWINI SALES PVT. LTD., (INCOME TAX PAN AAHCA9837F), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Amit Sethia, (2) CHAMPION SUPPLIERS PVT. LTD., (INCOME TAX PAN AADCC5710B), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ravindra Khaitan, (3) CONCEPTION COMMERCIAL PVT. LTD., (INCOME TAX PAN AADCC5424A), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, (4) DIAGRAM SALES PVT. LTD., (INCOME TAX PAN AADCD0433C), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, (5) DURGAMATA VINTRADE PVT. LTD., (INCOME TAX PAN AADCD2527M), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Chowdhury, (6) HIGHLIGHT COMMERCIAL PVT. LTD., (INCOME TAX PAN AACCH2778R), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Kamal Basu, (7) KHAITAN LAND LTD. (PREVIOUSLY KNOWN AS PIONEER TOWNSHIP LTD.), (INCOME TAX PAN AACCP7499R), a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, (8) LIMESTONE SALES PVT. LTD., (INCOME TAX PAN AABCL5608B), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Debasish Karmaakar, (9) MERIDIAN VINTRADE PVT. LTD., (INCOME TAX PAN AAGCM2052H), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, (10) PIONEER MARBLES & INTERIORS PVT. LTD., (INCOME TAX PAN AACCP7501J), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, (11) PIONEER



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ONLINE LTD., (INCOME TAX PAN AACCP7500K), a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ravindra Khaitan, (12) PRUDENT INFREAREALTY PVT. LTD. (PREVIOUSLY KNOWN AS PRUDENT PROJECTS PVT. LTD.), (INCOME TAX PAN AAFCP2060D), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ravindra Khaitan, (13) RAMESHWAR SALES PVT. LTD., (INCOME TAX PAN AAECR5019D), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Santanu Pramanik, (14) RAVINDRA KHAITAN (H.U.F.), (INCOME TAX PAN AAGHR1049Q), a Hindu Undivided Family represented by its Karta, Sri Ravindra Khaitan, having its office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, (15) RECREATE TRADERS PVT. LTD., (INCOME TAX PAN AAECR5957J), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, (16) SAPTARSHI TRADELINK PVT.LTD., (INCOME TAX PAN AAMCS7460A), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, (17) SEABIRD BARTER PVT. LTD., (INCOME TAX PAN AAMCS7348L), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Joy Dutta Chowdhary, (18) SEABIRD DEALERS PVT. LTD., (INCOME TAX PAN AAMCS6251J), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ashish Kanti Ghosh, (19) WRINKLE TRACOM PVT. LTD., (INCOME TAX PAN AAACW9217C), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Choudhury, hereinafter collectively referred to as the 'PURCHASERS', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective successors, successors in office, successors in interest, the Karta and the other co-parceners and members for the time being of the H.U.F. and assigns) of the OTHER PART



AMERICAN...
CONTACT...
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W H E R E A S:

A. By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 30th September, 2011, made between Bechu Dhali alias Bechulal Dhali, therein referred to as the vendor of the one part and Green Tower Agencies Pvt. Ltd., the vendor herein, therein referred to as the purchaser of the other part and registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas, in Book No. I, C.D. Volume No. 26, Pages 3786 to 3801, Being Deed No. 11262 for the year 2011, (hereinafter referred to as the "SAID DEED OF CONVEYANCE"), the vendor therein, at or for the consideration therein mentioned, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Green Tower Agencies Pvt. Ltd., the vendor herein and the vendor herein thus became and is still the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of land containing an area of 27.03 (twenty seven point zero three) decimals equivalent to 16 (sixteen) cottahs 5 (five) chittacks and 29 (twenty nine) sq. ft., be the same a little more or less, the nature of land being danga, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 1201, L. R. Dag No. 1775, out of a total area of 92.0 (ninety two) decimals, R. S. Khatian No. 51, L. R. Khatian No. 1005, Mouza Sripur Bagharghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Souarpur, District South 24 Parganas, within Ward No. 33 of Rajpur Sonarpur Municipality, (hereinafter referred to as the "SAID LAND"), as more fully and particularly mentioned and described in the **SCHEDULE** there under and also hereunder written and as shown and delineated in **RED** colour border on the map or plan thereto and also hereto annexed, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

B. In the circumstances aforesaid, by virtue of and by and under the above mentioned said Deed of Conveyance, the vendor herein thus became and still is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the **said land**, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses,



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executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, absolutely, exclusively and forever.

C. The vendor herein got its name mutated in the revenue records as well as in the records of the Rajpur Sonarpur Municipality.

D. At or before the execution of these presents, the vendor herein has represented, assured and undertaken to the purchasers and given warranties as follows:

- i) That the vendor herein is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part and/or portion thereof, and the said land is free from all encumbrances, charges, liens, dispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.
- ii) That the vendor herein has a clear and marketable title in respect of the said land and each and every part and/or portion thereof and is in khas possession of the said land, without any claim or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.
- iii) That the vendor herein of the said land only and none else other than the vendor herein is the only owner of the said land and no one else has any right, title, interest, claim and/or demand in respect of the said land or any part or portion thereof.
- iv) That it will be possible for the vendor herein, to hand over vacant and peaceful khas possession of the said land to the purchasers herein.
- v) That the said land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the Public Demand Recovery Act, or under the Income Tax Act, 1961, or any other law, for the time being in force.
- vi) That no part or portion of the said land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt. of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and



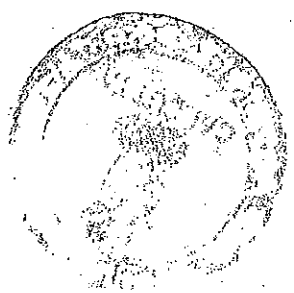
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State Governments and the vendor neither has any knowledge nor notice about the same.

- vii) That the vendor herein is not holding any excess vacant land under the West Bengal Land Reforms Act, 1955, Urban Land (Ceiling & Regulation) Act, 1976, and/or any other law for the time being in force, and there is no impediment or bar on the part of the vendor to sell, convey, transfer, assure and assign the said land or any part or portion thereof.
- viii) That the vendor herein being the owner of the said land, neither had nor has sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deeds nor created any third party right in respect of any part or portion of the said land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party and was and still is in khas possession of the said land.
- ix) That the vendor herein has paid all the municipal rates, taxes and all other outgoing, including land revenue payable in respect of the said land, up to the date hereof and shall further pay and remain liable to pay the municipal rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.
- x) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said land or any part or portion thereof.
- xi) That the vendor herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the vendor and/or in case if any defect is found in the title of the vendor herein, in respect of the said land, or any part and/or portion thereof and the vendor herein shall remain responsible for the same, for all times



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hereafter and further indemnifies and keeps the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.

xii) That no person and/or persons is in occupation of the said land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said land or any part of portion thereof.

xiii) That there is no existing charge or mortgage in respect of the said land or any part or portion thereof.

xiv) That the vendor has no difficulty in complying with all its obligations hereunder.

E. Relying on the aforesaid assurances, representations, undertakings and warranties of the vendor herein, believing the same to be true and correct and acting on the faith thereof, the purchasers herein have agreed to purchase and acquire the said land, free from all encumbrances, charges, liens, dispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debatters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights, obligations and stipulations hereinafter contained.

F. It is expressly clarified, understood and confirmed that it is only on the basis of the aforesaid assurances, representations, undertakings, warranties and indemnities of the vendor, that the purchasers have agreed to purchase and acquire the said land and would not have otherwise agreed to purchase the said land and/or any part or portion thereof, nor would have agreed to pay the amount as hereinafter appearing, in the absence of any of such representations, undertakings, warranties, assurances and indemnities by the vendor herein.

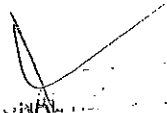
NOW THIS DEED WITNESSETH that in pursuance of the aforesaid and in consideration of a total sum of Rs. 25,55,500/- (Rupees twenty five lacs fifty five thousand and five hundred) only, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendor herein, (the receipt whereof the vendor doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be)



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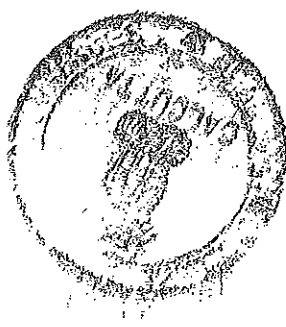
the vendor doth hereby grants, conveys, transfers, sells, releases, assigns and assures unto and in favour of the purchasers **ALL THAT** the piece or parcel of land containing an area of 27.03 (twenty seven point zero three) decimals equivalent to 16 (sixteen) cottahs 5 (five) chittacks and 29 (twenty nine) sq. ft., be the same a little more or less, the nature of land being danga, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 1201, L. R. Dag No. 1775, out of a total area of 92.0 (ninety two) decimals, R. S. Khatian No. 51, L. R. Khatian No. 1005 (now 2801), Mouza Sripur Bagharhole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 33 of Rajpur Sonarpur Municipality, being the said land, as shown and delineated in Red colour border on the map or plan hereto annexed, as more fully and particularly mentioned and described in the Schedule hereunder written, absolutely and forever, free from all encumbrances, charges, liens, dispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said land with full right, liberty and license to the purchasers, their respective successors, successors in office, successors in interest, members, co-parceners and assigns and the owner for the time being of the said land hereby sold, transferred, conveyed, granted and assigned or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at its will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other rights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or




OFFICE OF INSURANCES-I, KOLKATA
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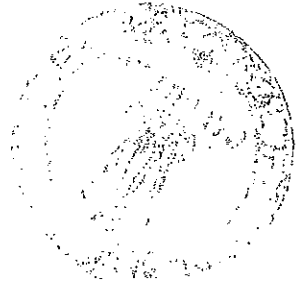
reputed to belong or be appurtenant thereto AND all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession property claim and demand whatsoever both in law or in equity of the vendor into and upon the said land and every part or portion thereof AND all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendor or persons from whom the vendor can or may procure the same without any action or suit at law or equity AND TO HAVE AND TO HOLD the said land hereby sold, granted, transferred, conveyed or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their respective successors, successors in office, successors in interest, members, co-parceners and assigns absolutely and forever and free from all encumbrances whatsoever AND that the vendor doth hereby covenant with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendor to the contrary the vendor is the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby sold granted transferred conveyed released assigned and assured as absolute and indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid AND that the vendor as owner has full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents AND that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendor and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendor AND free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged and released or otherwise by and at the costs, charges and expenses of the vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former and other estates, charges,

Contd. . .



LIBRARY OF THE
UNIVERSITY OF CALIFORNIA
- 1 OCT 2012

mortgages, pledges, hypothecation, liens, dispendens, debts, attachments (including attachment under any certificate case or proceedings), executions, encumbrances and liabilities whatsoever made done executed or occasioned or suffered by the vendor AND that the vendor and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendor 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 or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby sold granted transferred conveyed assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required AND the purchasers shall be at liberty to get their names duly mutated with any authority or authorities for the time being appointed in this behalf and the vendor doth hereby grants its consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including municipal proceedings AND if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendor shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendor hereby authorizes the purchasers and gives its consent for the same AND the vendor shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney or agent or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendor's possession, in connection with the said land other than what are being handed over by the vendor to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause



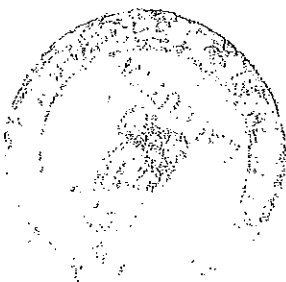
[Signature]
REGIONAL REGISTRAR
CHENNAI
- 4 OCT 2012

to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same AND the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendor nor any one on behalf of the vendor shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law AND the vendor doth hereby further covenants with the purchasers that the purchasers shall be entitled to do all acts deeds matters and things and make all additions, alterations and connections in the said land viz. water, electricity, sewerage, drainage etc., to the new constructions and any future additions in the said land as may be deemed to be expedient to make such area and constructions tenantable and to use, enjoy, hold and/or sell or transfer the same and/or the further construction of further storey or stories thereon, to be constructed by the purchasers herein, to any person on such terms and conditions as the purchasers in their absolute discretion may think fit and proper AND the vendor doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

THE SCHEDULE ABOVE REFERRED TO:

"SAID LAND"

ALL THAT the piece or parcel of land containing an area of 27.03 (twenty seven point zero three) decimals equivalent to 16 (sixteen) cottahs 5 (five) chittacks and 29 (twenty nine) sq. ft., be the same a little more or less, the nature of land being danga, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 1201, L. R. Dag No. 1775, out of a total area of 92.0 (ninety two) decimals, R. S. Khatian No. 51, L. R. Khatian No. 1605 (now 2801), Mouza Sripur Bagharghole, J. L. No. 59, Touzi No. 1, Revenue Survey No. 172, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar Sonarpur, District South 24 Parganas, within Ward No. 33 of Rajpur Sonarpur Municipality, as shown and delineated in RED colour border on the map or plan hereto annexed and butted and bounded in the manner following that is to say:



[Signature]
ADDITIONAL MEMBER
OF ASSURANCES-KOJA
- 4 OCT 2012

ON THE NORTH: By R. S. Dag Nos. 1202, 1204 and 1205;

ON THE EAST: By R. S. Dag Nos. 1197, 1205 and 1206;

ON THE WEST: By R. S. Dag No. 1201 and

ON THE SOUTH: By R. S. Dag Nos. 1198 and 1201.

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

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

SIGNED SEALED AND DELIVERED on behalf of the VENDOR, by its Director, Sri Pushkar Basu, pursuant to the Board Resolution dated 20th September, 2012, at Kolkata in the presence of:

For Greentower Agencies Pvt. Ltd.

Pushkar Basu
Director

1. *Mayank Kakrania*
Advocate
High Court
Calcutta
2. *Hari das Sarda*
10A, Raoudeh Street
Kolkata - 17.

Drafted by me:

Mayank Kakrania

Mayank Kakrania
Advocate,
10, Old Post Office Street,
Kolkata - 700 001.



[Handwritten Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 4 OCT 2012

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 25,55,500/- (Rupees twenty five lacs fifty five thousand and five hundred) only, being the full consideration money, as per the memo of consideration written herein below:

1. Paid by the purchaser no. 1 by Cheque No. 404019 dated 25th September, 2012, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
2. Paid by the purchaser no. 2 by Cheque No. 861720 dated 25th September, 2012, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
3. Paid by the purchaser no. 3 by Cheque No. 666069 dated 25th September, 2012, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
4. Paid by the purchaser no. 4 by Cheque No. 027322 dated 25th September, 2012, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
5. Paid by the purchaser no. 5 by Cheque No. 403971 dated 25th September, 2012, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
6. Paid by the purchaser no. 6 by Cheque No. 403870 dated 25th September, 2012, drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
7. Paid by the purchaser no. 7 by Cheque No. 096665 dated 25th September, 2012, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
8. Paid by the purchaser no. 8 by Cheque No. 988222 dated 25th September, 2012, drawn

For Greentower Agencies Pvt. Ltd.

Puskar Basu
Director

Contd. . .



[Handwritten Signature]
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 4 OCT 2012

- on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
9. Paid by the purchaser no. 9 by Cheque
No. 404070 dated 25th September, 2012, drawn
on State Bank of Patiala, Camac Street Branch,
Kolkata, in favour of the vendor. Rs. 1,34,500/-
10. Paid by the purchaser no. 10 by Cheque
No. 243401 dated 25th September, 2012, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
11. Paid by the purchaser no. 11 by Cheque
No. 492017 dated 25th September, 2012, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
12. Paid by the purchaser no. 12 by Cheque
No. 022222 dated 25th September, 2012, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
13. Paid by the purchaser no. 13 by Cheque
No. 403919 dated 25th September, 2012, drawn
on State Bank of Patiala, Camac Street Branch,
Kolkata, in favour of the vendor. Rs. 1,34,500/-
14. Paid by the purchaser no. 14 by Cheque
No. 324817 dated 25th September, 2012, drawn
ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-
15. Paid by the purchaser no. 15 by Cheque
No. 405071 dated 25th September, 2012, drawn
on State Bank of Patiala, Camac Street Branch,
Kolkata, in favour of the vendor. Rs. 1,34,500/-
16. Paid by the purchaser no. 16 by Cheque
No. 364718 dated 25th September, 2012, drawn
on State Bank of Patiala, Camac Street Branch,
Kolkata, in favour of the vendor. Rs. 1,34,500/-
17. Paid by the purchaser no. 17 by Cheque
No. 861572 dated 25th September, 2012, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor. Rs. 1,34,500/-

For Greentower Agencies Pvt. Ltd,

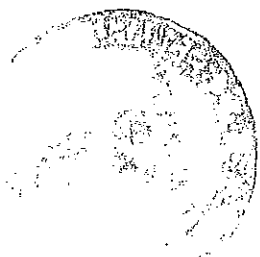
Purkar Basu,
Director

Contd. . .

10

REKAM DOK

REKAM DOK



ADDITIONAL REG. FOR
OF ASSURANCE, ROJKATA
- 4 OCT 2012

18. Paid by the purchaser no. 18 by Cheque
No. 666022 dated 25th September, 2012, drawn
on ING Vysya Bank Ltd., Middleton Street
Branch, Kolkata, in favour of the vendor.

Rs. 1,34,500/-

19. Paid by the purchaser no. 19 by Cheque
No. 405015 dated 25th September, 2012, drawn
on State Bank of Patiala, Camac Street Branch,
Kolkata, in favour of the vendor.

Rs. 1,34,500/-

Total: Rs. 25,55,500/-

(Rupees twenty five lacs fifty five thousand and five hundred) only.

WITNESSES:

1. *Maryam Kabirania*
Advocate
High Court
Calcutta
2. *Hari das Sarda*
10 A, Rowdon Street
Kolkata - 17

For Greentower Agencies Pvt. Ltd.

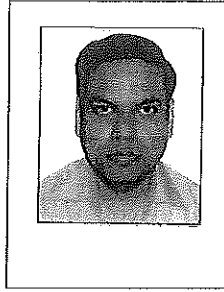
Puskar Basu
Director

10



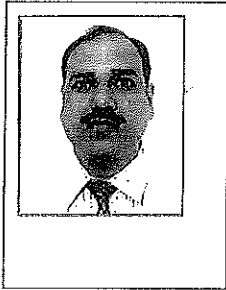
ADDITIONAL REGISTRAR
OF ASSURANCES, KOTTAYAM
- 4 OCT 2012

SPECIMEN FORM FOR TEN FINGERPRINTS



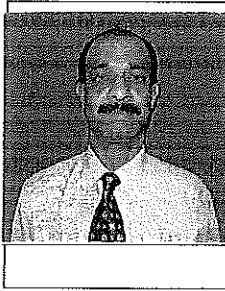
U RAVIDRA KHATTAR

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



Rajivinder

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



Pooja (DIPANKAR SHOME)

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



Vatshali Choudhary

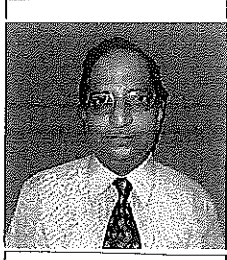
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ADDITIONAL REGISTRAR
OF ASSURANCE, KARNATAKA
- 4 OCT 2012

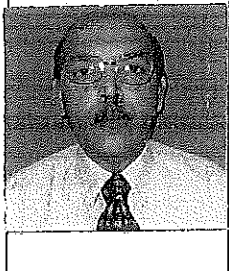
2

SPECIMEN FORM FOR TEN FINGERPRINTS




Sunil Kumar K...

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



Kalyan (Kamal Basu)

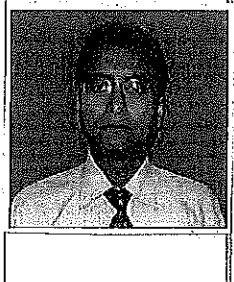
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Debasish Karmakar

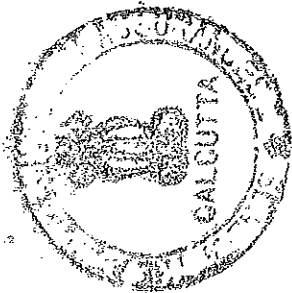
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

13



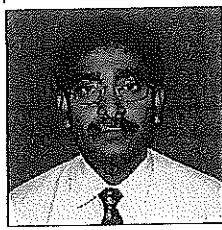
Santosh Kumar

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



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
- 4 OCT 2012

SPECIMEN FORM FOR TEN FINGERPRINTS



Arim Nishu Sana

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



Joy Anub Choudhary

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



Anvit Sathwan

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



P. Raju (P. Suman Basu)

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

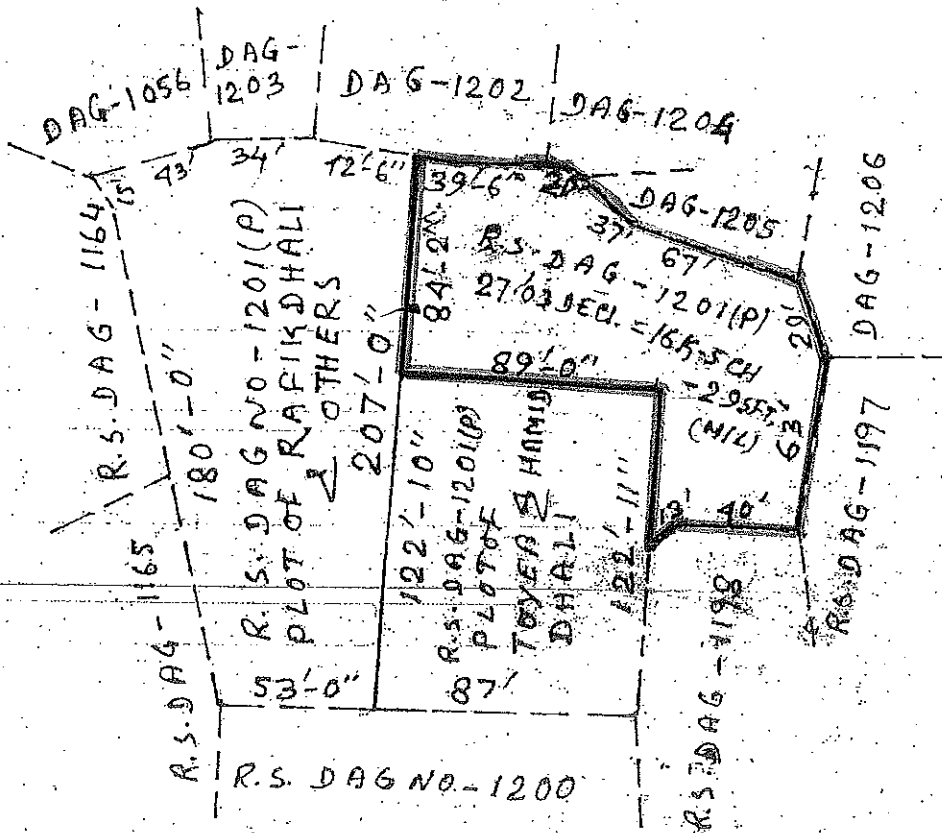


ADDITIONAL SECRETARY
OF ASSURANCES-I, KOLKATA
- 4 OCT 2012

SITE PLAN OF R.S. DAG NO-1201 (P) OF MOUZA SRIPUR BAGHARGHOLE, J.L. NO-59, P.S-SONAR P. DIST-24 PARGANAS (S) UNDER RAJPUR-SONAR PU MUNICIPALITY, WARD NO-33 UNDER KHATAN NO-51 (R). AREA CONVEYED IS SHOWN IN RED COLOUR. AREA = 27.03 DECI. OR 16K-SCH-29 SFT (MORE/LESS)



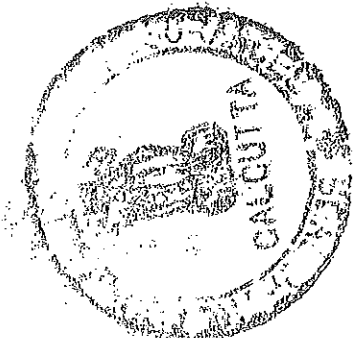
SCALE = 1" = 33'-0"



For Greentower Agencies Pvt. Ltd.

Purkar Basu
Director

DRAWN BY
Sri. Bipul Mondal
(Surveyor)
Bidyadhar Dasgupta, Sonarpur.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 4 OCT 2018



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09265 of 2012
(Serial No. 08401 of 2012)

On

Payment of Fees:

On 04/10/2012

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 30722.00/-, on 04/10/2012

(Under Article : A(1) = 30624/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 04/10/2012)

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.-27,84,906/-

- Certified that the required stamp duty of this document is Rs.- 194963 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

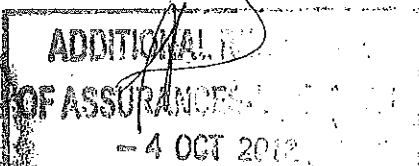
1. Rs. 48750/- is paid99512022/09/2012State Bank of India, Kolkata High Court Br., received on 04/10/2012
2. Rs. 48750/- is paid99512322/09/2012State Bank of India, Kolkata High Court Br., received on 04/10/2012
3. Rs. 48750/- is paid99512122/09/2012State Bank of India, Kolkata High Court Br., received on 04/10/2012
4. Rs. 48750/- is paid61251321/09/2012State Bank of India, LA MARTINIERE, received on 04/10/2012

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

Presented for registration at 11.40 hrs on :04/10/2012, at the Office of the A.R.A. - I KOLKATA by -Pushkar Basu ,Executant.

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

Execution is admitted on 04/10/2012 by



(Ashim-Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

04/10/2012 13:16:00

EndorsementPage 1 of 2

100

100



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09265 of 2012

(Serial No. 08401 of 2012)

1. Pushkar Basu

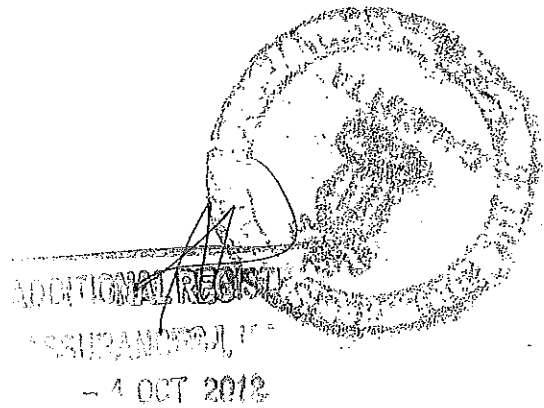
Director, Green Tower Agencies Pvt Ltd, 10 A, Rowdon Street, Kolkata, Thana:-Shakespeare Sarani,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.

, By Profession : Others

Identified By Haridas Sardar, son of Lt B. Sardar, 10 A, Rowdon Street, Kolkata, Thana:-Shakespeare
Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By
Profession: Service.

(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





(Ashim Kumar Ghosh)



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government of West Bengal
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - I KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 08401 / 2012

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Pushkar Basu 10 A, Rowdon Street, Kolkata, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017	 04/10/2012	 LTI 04/10/2012	Pushkar Basu 4/10/12

II . Signature of the person(s) admitting the Execution at Office.

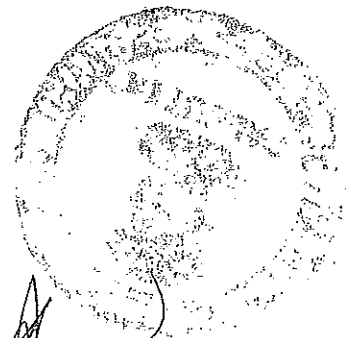
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pushkar Basu Address -10 A, Rowdon Street, Kolkata, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017	Self	 04/10/2012	 LTI 04/10/2012	Pushkar Basu.

Name of Identifier of above Person(s)

Haridas Sardar
10 A, Rowdon Street, Kolkata, Thana:-Shakespeare
Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL,
India, Pin :-700017

Signature of Identifier with Date

Haridas Sardar 4/10/12



ADDITIONAL REGISTRAR
 OF ASSURANCES-I, KOLKATA
 - 4 OCT 2012

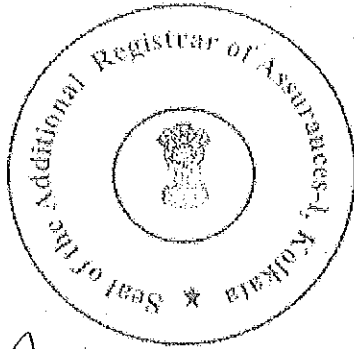
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
 Office of the A.R.A. - I KOLKATA

2
3

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 7031 to 7054
being No 09265 for the year 2012.



(Ashim Kumar Ghosh) 08-October-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal