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Serial.....
 Dt.....
 Name..... **Barter (P) Ltd. Inc**
 Address..... **125 Chatterjee Road (N)**

A. K. Ghosh
 (Stamp)
 Director/Authorized Attorney

1 - copy

for km sauld



6711

CLARITY BARTER PVT. LTD.

for km sauld

Directors/authorized
attorneys

AANCHAL BARTER PRIVATE LIMITED, ADARSH GOODS PRIVATE LIMITED,
 AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED,
 ANUSHAY SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED,
 COMPARE VANIYA PRIVATE LIMITED, CURUKUL VYAPAR PRIVATE LIMITED,
 MANTRA VYAPAR PRIVATE LIMITED, MECAMART MERCHANTS PRIVATE LIMITED,
 MUNPEE MERCHANTS PRIVATE LIMITED, SHWYA COMMERCIAL PRIVATE LIMITED,
 PITRUSH VINIMAY PRIVATE LIMITED, FEAKASH VYAPAR PRIVATE LIMITED,
 PRAKAAAR DISTRIBUTORS PRIVATE LIMITED, PRAVAAR VYAPAR PRIVATE LIMITED,
 PRINCIPLE VINIMAY PRIVATE LIMITED, PROBAL MERCHANTS PRIVATE LIMITED,
 ROCKET VINIMAY PRIVATE LIMITED, SAMAY BARTER PRIVATE LIMITED,
 SAMPARK VINIMAY PRIVATE LIMITED, SARGOTTAM GOODS PRIVATE LIMITED,
 SENSITIVE VYAPAR PRIVATE LIMITED, SHELTER TIE-UP PRIVATE LIMITED,
 SPARSH VINIMAY PRIVATE LIMITED, URVARD MERCHANTS PRIVATE LIMITED,
 VERTICAL VINIMAY PRIVATE LIMITED

for km sauld

Authorized Signatory/
Authorized Attorney



KYAL HOUSING PRIVATE LIMITED

for km sauld

Authorized Signatory/authorized Attorney

Additional Registrar
of Assurances-I, Kolkata
20 DEC 2011

for km sauld
for km sauld
for km sauld

THIS INDENTURE OF CONVEYANCE made this the 20th day of December, 2011
[TWO THOUSAND ELEVEN]

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

[1] **BHAVIK PROJECTS PRIVATE LIMITED**, a Private Limited Company incorporated under the provision of Companies Act, 1956 and having its registered office at 591, Block 'O', New Alipore, P.S.: New Alipore, Kolkata - 700 053 [having Income Tax **PAN No. AAECB5812G**];

[2] **SOURAV HEIGHTS PRIVATE LIMITED**, a Private Limited Company incorporated under the provision of Companies Act, 1956 and having its registered office at 591, Block 'O', New Alipore, P.S.: New Alipore, Kolkata - 700 053 [having Income Tax **PAN No. AAPCS9351J**]; AND

[3] **PREMIER INFRA REALTORS PRIVATE LIMITED**, a Private Limited Company incorporated under the provision of Companies Act, 1956 and having its registered office at 591, Block 'O', New Alipore, P.S.: New Alipore, Kolkata - 700 053 [having Income Tax **PAN No. AAGCP1104M**], hereinafter jointly and collectively called and referred to as the **VENDORS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successor or successors-in-interest/office and/or assigns] of the **ONE PART**. The Vendors are represented by their Director namely - Shri Kamal Kumar Agarwal, son of Late Shar-kar Lal Agarwal, working for gain at 591, Block 'O', New Alipore, Kolkata - 700 053;

A - N - D

2. **CLARITY BARTER PRIVATE LIMITED, (2) HIMADRI TIEUP PRIVATE LIMITED, (3) KALINDI AGENCY PRIVATE LIMITED, (4) ANURAG ENCLAVE PRIVATE LIMITED, (5) ANURAG HERISE PRIVATE LIMITED, (6) GURUKUL CONSULTANT PRIVATE LIMITED, (7) MATRIBHUMI TIEUP PRIVATE LIMITED, (8) SIDDHARTH ADVISORY SERVICES PRIVATE LIMITED**, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at No.12C, Chakraberia Road (North), Kolkata-700 020, **(9) UPLINK COMMERCIAL PRIVATE LIMITED, (10) UMABALA INFRASTRUCTURE PRIVATE LIMITED**, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at 83 Topsia Road (South), Kolkata - 700 046, **(11) KHAZANA TIEUP PRIVATE LIMITED, (12) SHREE VINAYAK VILLA PRIVATE LIMITED**, all private limited companies incorporated under the provisions of the Companies

- 1) Snowfall Vinimay Pvt Ltd
- 2) Premium Gancias Pvt Ltd
- 3) Greenline Tieup Pvt Ltd
- 4) Improve Suppliers Pvt Ltd
- 5) Alankar Vintride Pvt Ltd
- 6) Fairfax Marketing Pvt Ltd
- 7) Silver Line Suppliers Pvt Ltd
- 8) Everest Vincom Pvt Ltd
- 9) Sunbright Tr. & Links Pvt Ltd
- 10) Karishma Tieup Pvt Ltd
- 11) Goldmine Distributors Pvt Ltd

for K. Sanku
 Constitute Address

KYAL PROMOTERS PRIVATE LIMITED, KYAL HIRISE PRIVATE LIMITED,
 KYAL REAL ESTATE PRIVATE LIMITED, KYAL REGENCY PRIVATE LIMITED,
 KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED,
 LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHEROWALI DISTRIBUTORS
 PRIVATE LIMITED, PARMAMMA TIEUP PRIVATE LIMITED, STEADFAST TIEUP
 PRIVATE LIMITED, LIBERAL BARTER PRIVATE LIMITED, SITARA BARTER
 PRIVATE LIMITED, LILY ADVISORY SERVICES PRIVATE LIMITED,
 SHEHSIL ADVISORY PRIVATE LIMITED.

for K. Sanku

Authorised Signatory / Const. Hkto
 Attorney

CLARITY BARTER PRIVATE LIMITED, HIMADRI TIEUP PRIVATE LIMITED,
 KALINDI AGENCY PRIVATE LIMITED, AKURAG ENCLAVE PRIVATE LIMITED,
 ANURAG HIRISE PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE LIMITED,
 MATRIBHUMI TIEUP PRIVATE LIMITED, SIDHARTH ADVISORY SERVICES
 PRIVATE LIMITED, UPLINK COMMERCIAL PRIVATE LIMITED, UMABALA
 INFRASTRUCTURE PRIVATE LIMITED, KHAZANA TIEUP PRIVATE LIMITED,
 SHREE VINAYAK VILLA PRIVATE LIMITED, UMABALA HIRISE PRIVATE LIMITED

for K. Sanku

Authorised Signatory /
 Constitute Attorney

Creek Vanija Private Limited
 Kamrahi Consultants Private Limited
 Innovative Vinimay Private Limited

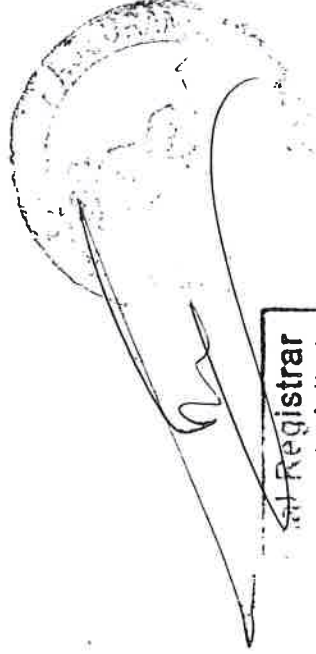
for K. Sanku

Authorised Signatory / Const. Hkto
 Attorney

RISHI COMPLEX PRIVATE LIMITED
 RISHI ENCLAVE PRIVATE LIMITED

for K. Sanku

Authorised Signatory /
 Const. Hkto Attorney



Registrar
 Kolkata

20 DEC 2011

for K. Sanku

Act, 1956, having their registered office at 8, Camac Street, 5th Floor Room No. 3A, Kolkata - 700 017, (13) **UMABALA HIRISE PRIVATE LIMITED** private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at Topsia Road (South), Kolkata - 700 046, (14) **KYAL PROMOTERS PRIVATE LIMITED, (15) KYAL HIRISE PRIVATE LIMITED, (16) KYAL REALESTATE PRIVATE LIMITED, (17) KYAL RESIDENCY PRIVATE LIMITED, (18) KYAL COMPLEX PRIVATE LIMITED, (19) KYAL REALTORS PRIVATE LIMITED, (20) LAKSHYA DISTRIBUTORS PRIVATE LIMITED, (21) SHEROWALI DISTRIBUTORS PRIVATE LIMITED, (22) PARMATMA TIEUP PRIVATE LIMITED, (23) STEADFAST TIEUP PRIVATE LIMITED, (24) LIBERAL BARTER PRIVATE LIMITED, (25) SITARA BARTER PRIVATE LIMITED, (26) LILY ADVISORY SERVICES PRIVATE LIMITED, (27) SNEHSIL ADVISORY PRIVATE LIMITED, (28) KYAL HOUSING PRIVATE LIMITED, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at No.36/1A, Elgin Road, Kolkata-700 020, (29) **RISHI COMPLEX PRIVATE LIMITED, (30) RISHI ENCLAVE PRIVATE LIMITED**, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at 12C, Chakrabarti Road North, Kolkata - 700 020, (31) **AANCHAL BARTER PRIVATE LIMITED, (32) ADARSH GOODS PRIVATE LIMITED, (33) AKRITI GOODS PRIVATE LIMITED, (34) ANMOL BARTER PRIVATE LIMITED, (35) ANUBHAV SALES PRIVATE LIMITED, (36) ASTHA BARTER PRIVATE LIMITED, (37) COMPARE VANIJYA PRIVATE LIMITED, (38) GURUKUL VYAPPAR PRIVATE LIMITED, (39) MANTRA VYAPAAR PRIVATE LIMITED, (40) MEGAMART MERCHANTS PRIVATE LIMITED, (41) MUMPEE MERCHANTS PRIVATE LIMITED, (42) NAWYA COMMERCIAL PRIVATE LIMITED, (43) PIYUSH VINIMAY PRIVATE LIMITED, (44) PRAKASH VYAPAAR PRIVATE LIMITED, (45) PRAMAAN DISTRIUTORS PRIVATE LIMITED, (46) PRAVAAH VYAPAAR PRIVATE LIMITED, (47) PRINCIPLE VINIMAY PRIVATE LIMITED, (48) PROBAL MERCHANTS PRIVATE LIMITED, (49) ROCKET VANIJYA PRIVATE LIMITED, (50) SAMAY BARTER PRIVATE LIMITED, (51) SAMPARK VINIMAY PRIVATE LIMITED, (52) SARWOTTAM GOODS PRIVATE LIMITED, (53) SENSITIVE VYAPAAR PRIVATE LIMITED, (54) SHELTER TIE-UP PRIVATE LIMITED, (55) SPARSH VINIMAY PRIVATE LIMITED, (56) UPWARD MERCHANTS PRIVATE LIMITED, (57) VERTICAL VINIMAY PRIVATE LIMITED, all private limited companies incorporated under the provisions of the Companies Act, 1956, having their registered office at 105, Park Street, Kolkata-700 017, (58) **CREEK VANIJYA PRIVATE LIMITED**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 22, Creek Row, Kolkata -****



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For Edayik Projects Pvt. Ltd.

Pranab Kumar Ghosh
Director

For Sourav Heights Pvt. Ltd.

Pranab Kumar Ghosh
Director

For Premier Infra Realtors Pvt. Ltd.

Pranab Kumar Ghosh
Director

Pranab Kumar Ghosh
Registrar
Chamber of Cost, Kolkata
- 0 DEC 2011



Pranab Kumar Ghosh

700 012, **(59) HAMRAHI CONSULTANTS PRIVATE LIMITED**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 52, Weston Street, 4th Floor, Kolkata - 700 012, **(60) INNOVATIVE VINIMAY PRIVATE LIMITED**, private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at 12, B B Ganguly Street, Kolkata - 700 012, **[61] SNOWFALL VINIMAY PRIVATE LIMITED**, **[62] PREMIUM AGENCIES PRIVATE LIMITED**, **[63] GREENLINE TIE-UP PRIVATE LIMITED** **[64] IMROVE SUPPLIERS PRIVATE LIMITED**, **[65] ALANKAR VINTRADE PRIVATE LIMITED**, **[66] FAIRPLAN MARKETING PRIVATE LIMITED**, all 61 to 66 Private Limited Companies incorporated under the Companies Act, 1956, having their Registered Office at 48A, Park Street, Kolkata - 700 016, **[67] SILVERLINE SUPPLIERS PRIVATE LIMITED**, **[68] EVEREST VINCOM PRIVATE LIMITED**, **[69] SUNBRIGHT TRADELINKS PRIVATE LIMITED**, **[70] KARISHMA TIE-UP PRIVATE LIMITED** and **[71] GOLDMINE DISTRIBUTORS PRIVATE LIMITED**, all 67 to 71 aforesaid Private Limited Companies incorporated under the Companies Act, 1956, having their Registered Office at 107/1, Park Street, Kolkata - 700 016, all 1 to 71 aforesaid represented by Arun Kumar Sancheti, son of Sumermal Sancheti, working for gain at 83, Topsia Road South, Kolkata-700 046, hereinafter called and referred to as the **PURCHASERS** [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective successor or successors-in-interest / office and/or assigns] of the **OTHER PART**;

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

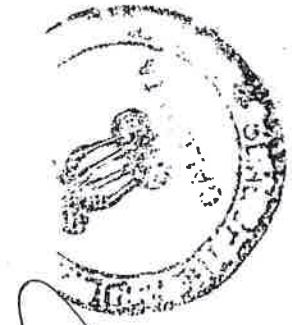
A. The Vendors are presently the absolute owner in respect of **ALL THAT** piece or parcel of Land measuring **36 Decimal equivalent to 1 [one] Bigha, 1 [one] Cottah, 12 [twelve] Chittack 22 [twenty two] Square Feet**, be the same a little more or less, having 'Rayati' rights therein comprised in **R. S. and L. R. Dag No. 293** appertaining to Khatian No. 1425 in **Mouza - Punja Sahapur**, J. L. No. 9, Pargana - Magura, Revenue Survey No. 180, Touzi Nos. 159, 206 and 210 **TOGETHER WITH 4 [FOUR] RT Structures** measuring in aggregate 500 Square Feet, the Municipal Premises No. of which being 41, Manmohan Banerjee Road, in the town of Kolkata - 700 038, Police Station Behala, within the municipal limits of Ward No. 118 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South), District Registration Office at Alipore, hereinafter called and referred to as the said **LAND** (more fully and particularly mentioned and described the **1st Schedule** hereunder written);

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- B. The **Vendors** have acquired the title of the said **LAND** as described and narrated in the **ABSTRACT OF TITLE** contained in the **2nd Schedule** hereunder written;
- C. At or before execution of these presents the **Vendors** herein have assured, declared and represented to the Purchaser as follows (hereinafter collectively referred to as **The Representations**):
- C.1 THAT the **Vendors** are the sole and absolute owner of the said **LAND** having acquired the title in respect of the same as described and narrated in the **ABSTRACT OF TITLE** contained in the **2nd Schedule** hereunder written;
- C.2 THAT the said **LAND** is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;
- C.3 THAT the **Vendors** hold free and marketable title in respect of the said **LAND**;
- C.4 THAT save and except the **Vendors** nobody has any right, title and interest of any nature whatsoever and howsoever in the said **LAND**;
- C.5 THAT the **Vendors** have not entered into any Agreement for Sale or lease or transfer in any other manner whatsoever in respect of the said **LAND** with any other person or persons save and except the **Purchasers** herein;
- C.6 THAT the **Vendors** are and his predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the said land without any right or any claim whatsoever of any third party.
- C.7 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat in respect of the said **LAND** has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the **Vendors** forthwith on demand without any demur. The **Vendors** also

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Additional Registrar
Life Insurance Co., Kolkata
20 DEC 2011

agree to pay all such outgoings which may be levied with retrospective effect in future by the authorities;

- C.8 THAT the said **LAND** or any part or portion thereof is not subject to any notice of acquisition or requisition neither the **Vendors** have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;
- C.9 THAT the **Vendors** [or **Vendors'** predecessor-in-interest] nor any body claiming from or under them nor any of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation or in respect of the land or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said land for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the entire land;
- C.10 THAT no part or portion of the said **LAND** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered / acquired thereunder;
- C.11 THAT the said **LAND** nor any part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against the **Vendors** or the said **LAND** or part or portion thereof, which has the effect of prevailing or restraining the **Vendors** in dealing with and/or disposing of the said land which can prejudicially affect the title to the same;
- C.12 THAT the **Vendors** are in possession, power or control of the documents of title and further confirm that no document of title has been delivered, deposited or handed over by the **Vendors** or any predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;
- C.13 THAT the **Vendors** have agreed to indemnify and keep indemnified the **Purchasers** against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any

Abdul Kalam Registrar
Kolkata
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thing and everything stated herein and as regards any hidden defect in title of the **Vendors** of any nature whatsoever and properties of the **Vendors** shall be liable and responsible for discharge of the indemnity.

C.14 THAT the **Vendors** are lawfully seized and possessed of or otherwise well and sufficiently to the said **LAND** described in the **1st Schedule** hereunder written;

C.15 THAT the **Vendors** are fully entitled and legally capable to sell and transfer the said **LAND** described in the **1st Schedule** hereunder written in favour of the **Purchasers**;

C.16 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force in the **Vendors** effecting sale and transfer of the said **Land** in favour of the **Purchasers**;

D. Having decided to sell and dispose of the said **LAND** the **Vendors** approached the **Purchasers** and made the aforesaid **Representations** to the **Purchaser** and offered to sell and transfer the said **LAND** in favour of the **Purchasers** at or for a **TOTAL CONSIDERATION of Rs.5,00,000/- [Rupees Five Lacs]**;

E. Relying upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof the **Purchasers** have accepted the offer of the **Vendors** and agreed to purchase and acquire the said **LAND** from the **Vendors** at or for a **TOTAL CONSIDERATION** as aforesaid on the terms and conditions hereinafter recorded;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that pursuant to the **Representations** and Offer made by the **Vendors** to the **Purchasers** and the **Purchasers**, having relied upon the **Representations** of the **Vendors** as aforesaid and believing the same to be true and acting on faith thereof and thereafter having accepted the offer of the **Vendors** subject to the aforesaid conditions and in **Consideration** of a sum of **Rs.5,00,000/- [Rupees Five Lacs]** of the lawful money of the Union of India well and truly paid by the **Purchasers** to the **Vendors** at or before the execution of these presents (the receipt whereof the **Vendors** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **Purchasers** and the said **LAND** hereby intended to be sold transferred and conveyed) and pursuant to the Agreement dated 1st December, 2011 and in further **Consideration** of the **Purchasers**

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Additional Registrar
Municipal Corporation, Kolkata
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allocating to the Vendors and/or their nominee or nominees 38% [thirty eight percent] of the sanctioned floor area or the constructed built up area [in the event of construction of sanctioned area being not feasible due to compelling reasons] [self contained / independent Residential Flats, Units, and/or any other type of accommodation complete with all modern facilities and amenities, **TOGETHER WITH** proportionate share in the land underneath and **TOGETHER WITH** right to use the common facilities and amenities proportionately PLUS 38% of the Car Parking Space] in relation to the area of the said Land I the total area of the land being developed by the Purchasers i.e. the said Land plus adjacent plots owned by the Purchasers, the **Vendors** doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **Purchasers** the said **LAND** being **ALL THAT** piece or parcel of Land measuring **36 Decimal equivalent to 1 [one] Bigha, 1 [one] Cottah, 12 [twelve] Chittack 22 [twenty two] Square Feet**, be the same a little more or less, having 'Rayati' rights therein comprised in **R. S. and L. R. Dag No. 293** appertaining to Khatian No. 1425 in **Mouza - Punja Sahapur**, J. L. No. 9, Pargana - Magura, Revenue Survey No. 180, Touzi Nos. 159, 206 and 210 **TOGETHER WITH 4 [FOUR] RT Structures** measuring in aggregate 600 Square Feet, the Municipal Premises No. of which being 41, Manmohan Barjee Road, in the town of Kolkata - 700 038, Police Station Behala, within the municipal limits of Ward No. 118 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South), District Registration Office at Alipore, hereinafter called and referred to as the said **LAND** (more fully and particularly mentioned and described the **1st Schedule** hereunder written) or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Vendors** or any person or persons from whom the **Vendors** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **Purchasers** absolutely and



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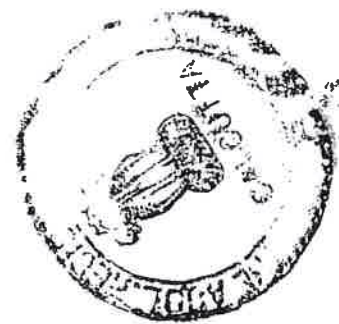
forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage,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

AND THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASERS as follows:

2. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the Vendors done or executed or knowingly suffered to the contrary the **Vendors** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said **LAND** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **Vendors** or any of his/her ancestors or predecessors-in-title the **Vendors** have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the **Purchaser** in the manner aforesaid;
- c. **THAT NOTWITHSTANDING** anything contained herein, the said **LAND** shall always be put to use for such purposes as the **Purchasers** deem fit and proper in accordance with law;
- d. **AND THAT** the said **LAND** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **Vendors** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the

Vendors in the said land together with structures appurtenant thereto hereby sold in the manner aforesaid.

- e. **AND THAT** the **Purchasers** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **Vendors** or any person or persons lawfully claiming through from under or in law or trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title.
 - f. **AND FURTHER THAT** the **Vendors** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon, and in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **Vendors** or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **Purchasers** make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **Purchasers** forever in the manner as aforesaid, as the said **Purchasers** shall or may reasonably require **AND FURTHER MORE THAT** the **Vendors** shall at all times hereafter indemnify and keep indemnified the **Purchasers** against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the **Vendors** or any breach of the covenants hereunder contained;
 - g. **AND ALSO** the **Vendors** had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said **LAND** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
 - h. **AND THAT** the **Vendors** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the **Purchasers'** name in the records of Block Land & Land Revenue Officer and/or the Kolkata Municipal Corporation and/or also with such other statutory body or bodies.
2. **AND** the **Vendors** doth hereby further covenant and assure the **Purchasers** that he/she/they hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute



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Registrar
Companies, Kolkata
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authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **Purchasers** are dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **Vendors** shall and will indemnify the **Purchasers** entirely for the losses and damages to be suffered by it in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises hereby sold.

- j. AND THAT** the **Purchasers** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **Vendors** or any person or persons lawfully or equitably claiming as aforesaid.
- k. AND FURTHER THAT** the **Vendors** doth hereby declare and confirm that he/she/they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
- l. AND FURTHER THAT** the **Vendors** shall and will pay all outstanding Property Tax of Kolkata Municipal Corporation and taxes Government Revenues and all other impositions whatsoever due and payable by the **Vendors** or any of his/her/their ancestors or predecessors-in-title up to the date of these presents.
- m. AND** the **Vendors** have agreed to indemnify and keep the **Purchasers**, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n. AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **Vendors** covenant and assured the **Purchasers** that all title deeds, muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **Purchasers** hereto and more fully and particularly mentioned and described in the **1st Schedule** hereunder written shall remain in custody, control and power of the **Vendors** herein fully secured, saved harmless, unobliterated and un-defaced with the covenant for production, inspection maintenance

Additional Registrar
Muzium Negara, Kuala Lumpur
20 DEC 2017



and security and the **Purchasers** herein shall have the right and power to take inspection thereof or obtain extracts there from at its own costs and expenses at all times upon 48 hours prior notice in writing to the **Vendors** herein, and the **Vendors** shall produce the original of these Presents to all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the **Purchasers** herein upon 48 hours prior notice in writing.

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

p. **AND THAT** the **Vendors** herein declare and confirm that the said land more fully and particularly mentioned and described in the **1st Schedule** hereunder written has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.

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

AND THAT the **Vendors** never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act: as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **Vendors** for the acquisition or the said **LAND** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the **Vendors** have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **LAND** or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **LAND** or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **Vendors** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **LAND** or any part or portion thereof from through under or in trust for the **Vendors** shall and will from time to time and at all times hereafter at the request and costs of the **Purchasers** make do acknowledge and execute all such further and lawful acts deeds

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Admission Registrar
Kolkata
20 DEC 2011

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matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **LAND** and every part or portion thereof unto and to the use the **Purchasers** as shall or may be reasonably required.

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

Simultaneously with the execution of this Deed of Conveyance the **Vendors** have made over to the **Purchaser** the actual, physical, vacant and peaceful possession of the said **LAND**;

PS SRIJAN ESTATE has been duly authorized to by the aforesaid 71 Purchasers to make payment of the total consideration in terms hereof to the Vendors on behalf of all the 71 Purchasers. It has been agreed by and between the said PS Srijan Estate and the aforesaid 71 Purchasers that each and every Purchaser will reimburse its share of the said Total Consideration to the said PS Srijan Estate subsequently.

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

1. To defend, manage and maintain the said **LAND** and to pursue the plan to be sanctioned by the Competent Authority;
2. To cause the Building Plans to be revaliated/modified/alterd and to pay fees, costs, charges for such sanction / revalidation / modification / alteration of the Building Plans to be sanctioned by the Competent Authority.
3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyec and soil-tested of the said **LAND** as necessary and for that purpose to make all necessary correspondences with the authorities concerned.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said **LAND** and also for sanction by the Competent Authority and/or any other Authority or Authorities having jurisdiction in this regard.

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Additional Registrar
Mumbai
20 DEC 2011




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


Additional Registrar
Publications-I, Kolkata
40 DEC 2017



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



Additional Registrar
Civil Supplies-I, Kolkata
20 Dec 2011.

19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

THE 1st SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT piece or parcel of Land measuring **36 Decimal equivalent to 1 [one] Bigha, 1 [one] Cottah, 12 [twelve] Chittack 22 [twenty two] Square Feet**, be the same a little more or less, having 'Rayati' rights therein comprised in **R. S. and L. R. Dag No. 293** appertaining to Khatian No. 1425 in **Mouza -- Punja Sahapur, J. L. No. 9, Pargana -- Magura, Revenue Survey No. 180, Touzi Nos. 159, 206 and 210 TOGETHER WITH 4 [FOUR] RT Structures** measuring in aggregate 500 Square Feet, the **Municipal Premises No. of which being 41, Manmohan Banerjee Road, in the town of Kolkata -- 700 038, Police Station Behala, within the municipal limits of Ward No. 118 of the Kolkata Municipal Corporation**, in the District of 24 Parganas (South), District Registration Office at Alipore, upon payment of proportionate annual revenue and/or taxes as payable to the Government of West Bengal at the Office of the B.L. & L.R.O., T M Block, as also upon payment of proportionate taxes with the Kolkata Municipal Corporation **OR HOWSOEVER OTHERWISE** the said **LAND** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered **RED** which is butted and bounded in the manner following:-

ON THE NORTH	:	By Manmohan Banerjee Road;
ON THE EAST	:	By Municipal Road;
ON THE SOUTH	:	By Premises No. 49 and 49A/1, Manmohan Banerjee Road
ON THE WEST	:	By 49 Manmohan Banerjee Road

THE 2nd SCHEDULE ABOVE REFERRED TO
(ABSTRACT OF TITLE)

The **Vendors** have acquired the title in respect of the said **LAND** in the manner following:-

1. At all material times one Satyabrata Mukherjee, son of Priya Nath Mukherjee residing at 44A, Satish Mukherjee Road, Kolkata -- 700 026, was the Recorded Owner in respect of **ALL THAT** piece or parcel of Land measuring **36 Decimal equivalent to 1 [one] Bigha, 1 [one] Cottah, 12 [twelve] Chittack 22 [twenty two] Square Feet**, be the same a little more or less, having 'Rayati' rights therein as recorded in the finally framed and published Record of Rights under Sub-Section [2]



General Post Office
Calcutta, India, Kolkata
20 DEC 2011

of Section 44 of the West Bengal Estates Acquisition Act, 1953, by the Office of the Block Land & Land Reforms Officer, T M Block [Behala], comprised in **R. S. and L. R. Dag No. 293**, appertaining to Khatian No. 1425 in **Mouza – Punja Sahapur**, J. L. No. 9, Pargana – Magura, Revenue Survey No. 180, Touzi Nos. 159, 206 and 210 **TOGETHER WITH 4 [FOUR] RT Structures** measuring in aggregate 600 Square Feet, in the town of **Kolkata – 700 038, Police Station: Behala**, in the District of 24 Parganas (South), hereinafter called and referred to as the said **LAND** (more fully and particularly mentioned and described the **1st Schedule** hereunder written);

2. The said Land was acquired by the Government of West Bengal, Department of Food and Supplies, through the Office of the First Land Acquisition Collector, Kolkata, for the purpose of constructing godown for storage of foodgrains by the Food Corporation of India;
3. The said Land was known identified and numbered as part of 49, Manmohan Banerjee Road, Kolkata – 700 038;
4. The said Satyabrata Mukherjee died intestate on 14th September, 1990 leaving him surviving his wife namely – Prity Mukherjee, two sons namely – [1] Subrata Mukherjee and [2] Shibabrata Mukherjee and one daughter namely – Chandana Mukherjee, as his sole and absolute legal heirs and successors who inherited the said Land in equal ¼th share;
5. By Memo No. 4693 / FS dated 17.07.2007 the Deputy Secretary to the Government of West Bengal, Food & Supplies Department, 11A, Mirza Ghalib Street, Kolkata – 700 087, requested the Office of the First Land Acquisition Collector, Kolkata, 5, Bankshall Street, Kolkata – 700 001, to take steps to de-requisition the said Land and hand over possession of the same to the Private Owners namely – Subrata Mukherjee son of Late Satyabrata Mukherjee of 44A, Satish Mukherjee Road, Kolkata – 700 026;
6. In compliance the said First Land Acquisition Collector, Kolkata, by Memo No. 62/2-MTP dated 6th September, 2011 advised Subrata Mukherjee son of Late Satyabrata Mukherjee of 44A, Satish Mukherjee Road, Kolkata – 700 026 that the said Office has taken a decision to restore the said Land to its Owners namely – Subrata Mukherjee and Others and subsequently by a **Restoration Certificate dated 14th September, 2011** the said Authority restored the said Land being part of Premises



Additional Registrar
of Motor Vehicles-1, Kolkata
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No. 49, Manmohan Banerjee Road, Kolkata – 700 038 in favour of its Owners namely
– Subrata Mukherjee and Others;

7. After receiving possession of the said property the said Subrata Mukherjee and Others got the same mutated in their names in the records of the Kolkata municipal Corporation [KMC] and the KMC allotted new Premises Number for the same being Premises No. 41, Manmohan Banerjee Road, Kolkata – 700 038 and a new Assessee Number was also allotted to the same for the purpose of assessment of Property Tax being Assessee Number 411180700394;
8. By a Deed of Conveyance dated 18th August, 2011 duly registered before the Office of the Registrar of Assurances – I, Kolkata in Book No. I, CD Volume No. 19, Pages 6386 to 6406 under Being No. 08744 for the year 2011 the said [1] Prity Mukherjee, [2] Subrata Mukherjee [3] Shibabrata Mukherjee and [4] Chandana Mukherjee, sold transferred and conveyed the said **LAND** in favour of the Vendors herein;



Additional Registrar
of Assurances-1, Kolkata
20 DEC 2011

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

SIGNED, SEALED AND DELIVERED

by the above named VENDORS in

the presence of:

Shankar Agarwal.
591, Block 501, New Alipore,
Kolkata - 700053

For Bharvik Projects Pvt. Ltd.

Pranav Kumar Gupta.
Director

For Sourat Heights Pvt. Ltd,
Pranav Kumar Gupta
Director

For Premier Infra Realtors Pvt. Ltd.

Pranav Kumar Gupta.
Director

1. Pragati Chhababati
Adv.

SIGNED, SEALED AND DELIVERED

by the above named PURCHASERS in

the presence of:

Shankar Agarwal.
591, Block 501, New Alipore. Kol-53

1. Pragati Chhababati
Adv.

- 1) Snowfall Vinimay Pvt Ltd
- 2) Premium Agencies Pvt Ltd
- 3) Greerline Tieup Pvt Ltd
- 4) Improve Suppliers Pvt Ltd
- 5) Atanker Vintrade Pvt Ltd
- 6) Fairplan Marketing Pvt Ltd
- 7) Silver Line Suppliers Pvt Ltd
- 8) Everest Vincom Pvt Ltd
- 9) Sunbright Tradelinks Pvt Ltd
- 10) Karishma Tieup Pvt Ltd
- 11) Goldmine Distributors Pvt Ltd

Pranav Kumar Gupta
Constituted Attorney

Creek Vanijya Private Limited
Kamrabi Consultants Private Limited
Innovative Vinimay Private Limited

Pranav Kumar Gupta
Authorised Signatory/
Constituted Attorney
RISHI COMPLEX PRIVATE LIMITED
RISHI ENCLAVE PRIVATE LIMITED

CLARITY BARTER PVT. LTD

Pranav Kumar Gupta
Authorised Signatory / Constituted Attorney

Pranav Kumar Gupta
Director /
Constituted Attorney
KVAL HOUSING PRIVATE LIMITED

Pranav Kumar Gupta
Authorised Signatory / Constituted Attorney.

AANCHAL BARTER PRIVATE LIMITED, ADARSH GOODS PRIVATE LIMITED,
AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED,
ANUBHAV SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED,
COMPARE VANIJYA PRIVATE LIMITED, GURUKUL VYAPAR PRIVATE LIMITED,
MANTRA VYAPAAR PRIVATE LIMITED, MEGAMART MERCHANTS PRIVATE LIMITED,
MUMPEE MERCHANTS PRIVATE LIMITED, NAKYA COMMERCIAL PRIVATE LIMITED,
PIYUSH VINIMAY PRIVATE LIMITED, PRAKASH VYAPAAR PRIVATE LIMITED,
PRAMAAN DISTRIBUTORS PRIVATE LIMITED, PRAVAAH VYAPAAR PRIVATE LIMITED,
PRINCIPLE VINIMAY PRIVATE LIMITED, PROBAL MERCHANTS PRIVATE LIMITED,
ROCKET VANIJYA PRIVATE LIMITED, SAMAY BARTER PRIVATE LIMITED,
SAMPARK VINIMAY PRIVATE LIMITED, SARVOTTAM GOODS PRIVATE LIMITED,
SENSITIVE VYAPAAR PRIVATE LIMITED, SHELTER TIE-UP PRIVATE LIMITED,
SPARSH VINIMAY PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED,
VERTICAL VINIMAY PRIVATE LIMITED.

Pranav Kumar Gupta

Authorised Signatory/
Constituted Attorney

KYAL PROMOTERS PRIVATE LIMITED, KVAL HRISE PRIVATE LIMITED,
KYAL REALSTATE PRIVATE LIMITED, KYAL RESIDENCY PRIVATE LIMITED,
KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED,
LAKSHYA DISTRIBUTORS PRIVATE LIMITED, SHERCOWALI DISTRIBUTORS
PRIVATE LIMITED, PARNATI MA TIEUP PRIVATE LIMITED, STEADFAST TIEUP
PRIVATE LIMITED, LIBERAL BARTER PRIVATE LIMITED, SITARA BARTER
PRIVATE LIMITED, LILY ADVISORY SERVICES PRIVATE LIMITED,
SNEHSIL ADVISORY PRIVATE LIMITED.

Pranav Kumar Gupta
Authorised Signatory /
Constituted Attorney

CLARITY BARTER PRIVATE LIMITED, KVAL HOUSING PRIVATE LIMITED,
KALINDI AGENCY PRIVATE LIMITED, ANURAG ENCLAVE PRIVATE LIMITED,
ANURAG HRISE PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE LIMITED,
MATRIBHUMI TIEUP PRIVATE LIMITED, SIDDHARTH ADVISORY SERVICES
PRIVATE LIMITED, UPLINK COMMERCIAL PRIVATE LIMITED, UMABALA
INFRASTRUCTURE PRIVATE LIMITED, KHAZANA TIEUP PRIVATE LIMITED,
SHREE VINAYAK VILLA PRIVATE LIMITED, UMABALA HRISE PRIVATE LIMITED

Pranav Kumar Gupta
Authorised Signatory
Constituted Attorney



Additional Registrar
of Assurances-I, Kolkata
20 DEC 2011

RECEIVED of and from the within named Purchasers the within mentioned sum of **Rs.5,00,000/- (Rupees Five Lacs only)** towards the within mentioned consideration for sale and transfer of the said LAND as per **MEMO OF CONSIDERATION** hereinbelow:

MEMO OF CONSIDERATION

Sl. No.	Date	Cheque No.	Issued by [Purchaser]	Favouring	Bank	Amount
1	20/12/2011	407625	PS Srijan Estate	Bhavik Projects Pvt. Ltd.	Indian Bank	166667/-
2	20/12/2011	407626	Do	Sourav Heights Pvt. Ltd.	Do	166667/-
3	20/12/2011	407627	Do	Premier Infra Realtors Pvt. Ltd.	Do	166666/-
TOTAL						5,00,000/-

(Rupees Five Lacs only)

~~For Bhavik Projects Pvt. Ltd.~~
Pranab Choudhary
Director

For Premier Infra Realtors Pvt. Ltd.
Pranab Choudhary
Director

For Sourav Heights Pvt. Ltd.
Pranab Choudhary
Director

Vendors

Witnesses:
 Bhavik Approved So Khand Kr. Approved.
 591, Block-10, New Alipore. 401-700/053

1. _____
Pratib Chakraborty
 Adv.

Prepared in my Office

Pratib Chakraborty

Pratib Chakraborty
 Advocate
 Alipore Police Court
 Kolkata - 700 027

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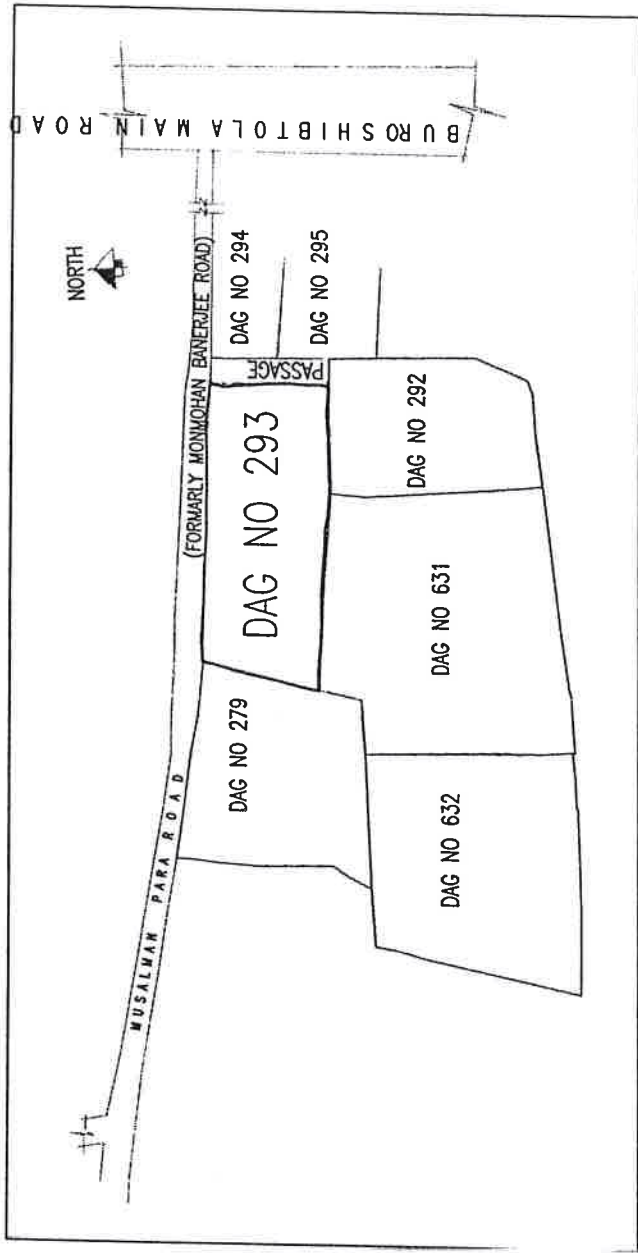


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of Associations, NOKKALA
20 DEC 2011

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SITE PLAN IN RESPECT OF PREMISES NO.-41,
 MANMOHAN BANERJEE ROAD, KOLKATA-38, WARD NO.118 OF K.M.C
 MOUZA PUNJA SAHAPUR, J.L.NO. 9, P.S. BEHALA, DIST. SOUTH 24
 PARGANAS, R.S.DAG 293, R.S.KHATIAN NO. 1425,
 AREA= 36 DECIMAL



K'VAL PROMOTERS PRIVATE LIMITED, KYAL HIRSE PRIVATE LIMITED,
 KYAL REAL ESTATE PRIVATE LIMITED, KYAL RESIDENCY PRIVATE LIMITED,
 KYAL COMPLEX PRIVATE LIMITED, KYAL REALTORS PRIVATE LIMITED,
 LALSHYA DISTRIBUTORS PRIVATE LIMITED, SHEROWALI DISTRIBUTORS
 PRIVATE LIMITED, PRADIP TIEUP PRIVATE LIMITED, STEADFAST TIEUP
 PRIVATE LIMITED, LIBERAL BARTER PRIVATE LIMITED, SITARA BARTER
 PRIVATE LIMITED, LILY ADVISORY SERVICES PRIVATE LIMITED,
 RAJESH ADVISORY PRIVATE LIMITED.

A k s
 Authorised Signatory/
 Cons'l'nt's Attorney

CLARITY BARTER PRIVATE LIMITED, HIMADRI TIEUP PRIVATE LIMITED,
 KALINDI AGENCY PRIVATE LIMITED, ANURAG ENCLAVE PRIVATE LIMITED,
 KALINDI AGENCY PRIVATE LIMITED, GURUKUL CONSULTANT PRIVATE LIMITED,
 MATRIBHUMI TIEUP PRIVATE LIMITED, SIDDHARTH ADVISORY SERVICES
 PRIVATE LIMITED, UPLINK COMMERCIAL PRIVATE LIMITED, UMABALA
 INFRASTRUCTURE PRIVATE LIMITED, KHAZANA TIEUP PRIVATE LIMITED,
 SHREE VINAYAK VILLA PRIVATE LIMITED, UMABALA HIRSE PRIVATE LIMITED,

- 1) Snowfall Vinimay Pvt Ltd
2. Premium Agencies Pvt Ltd
3. Greenline Tieup Pvt Ltd
4. Improve Suppliers Pvt Ltd
5. Alankar Vintrade Pvt Ltd
6. Falgapan Marketing Pvt Ltd
- 7) Silver Line Suppliers Pvt Ltd
- 8) Everest Viscom Pvt Ltd
- 9) Sunlight Tradetracks Pvt Ltd
- 10) Karleema Tieup Pvt Ltd
- 11) Goldmine Distributors Pvt Ltd

A k s
 Constituted Attorney

KYAL HOUSING PRIVATE LIMITED
A k s
 Authorised Signatory/
 Cons'l'nt's Attorney

.....
 Signature of Purchaser

AANCHAL BARTER PRIVATE LIMITED, ADARSH GOODS PRIVATE LIMITED,
 AKRITI GOODS PRIVATE LIMITED, ANMOL BARTER PRIVATE LIMITED,
 ANUBHAV SALES PRIVATE LIMITED, ASTHA BARTER PRIVATE LIMITED,
 COMPARE VANUJA PRIVATE LIMITED, GURUKUL VYAPPAR PRIVATE LIMITED,
 MANTRA VYAPPAAR PRIVATE LIMITED, MEGAMART MERCHANTS PRIVATE LIMITED,
 MUMPEE MERCHANTS PRIVATE LIMITED, NAVYA COMMERCIAL PRIVATE LIMITED,
 PIYUSH VINIMAY PRIVATE LIMITED, PRAKASH VYAPPAAR PRIVATE LIMITED,
 PRAMAAN DISTRIBUTORS PRIVATE LIMITED, PRAVAAH VYAPPAAR PRIVATE LIMITED,
 PRINCIPLE VINIMAY PRIVATE LIMITED, PROBAL MERCHANTS PRIVATE LIMITED,
 ROCKET VANUJA PRIVATE LIMITED, SAMAY BARTER PRIVATE LIMITED,
 SAMPARK VINIMAY PRIVATE LIMITED, SARVOTTAM GOODS PRIVATE LIMITED,
 SENSITIVE VYAPPAAR PRIVATE LIMITED, SHELTER TIEUP PRIVATE LIMITED,
 SPARSH VINIMAY PRIVATE LIMITED, UPWARD MERCHANTS PRIVATE LIMITED,
 VERTICAL VINIMAY PRIVATE LIMITED.

A k s
 Authorised Signatory/
 Cons'l'nt's Attorney

A k s
 Authorised Signatory / Cons'l'nt's Attorney

Creek Vanijya Private Limited
 Hamrahi Consultants Private Limited
 Innovative Vinimay Private Limited

A k s
 For Souar Heights Pvt. Ltd.
 Director

A k s
 Authorised Signatory / Cons'l'nt's Attorney

RISHI COMPLEX PRIVATE LIMITED
 RISHI ENCLAVE PRIVATE LIMITED

A k s
 For Rishi Projects Pvt. Ltd.
 Director

A k s
 Authorised Signatory / Cons'l'nt's Attorney

CLARITY BARTER PVT. LTD
A k s
 Director / Cons'l'nt's Attorney

A k s
 For Premier Infra Realtors Pvt. Ltd.
 Director

.....
 Signature of Vendor



Additional Registrar
of Companies-I, Kolkata
20 DEC 2011



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

Endorsement For Deed Number : I - 11425 of 2011
(Serial No. 10262 of 2011)

On

Payment of Fees:

On 20/12/2011

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

Presentec for reg-stration at 15.35 hrs on :20/12/2011, at the Private residence by Arun Kumar Sancheti ,Claimant.

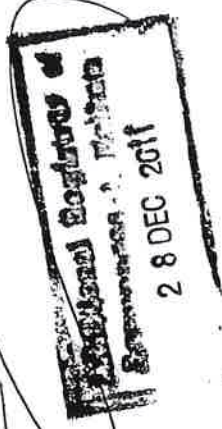
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 20/12/2011 by

1. Kamal Kumar Agarwa
Director, Bhavik Proects Pvt. Ltd, O, 591, CALCUTTA, Thana:-New Alipore, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053.
Director, Sourav Feights Pvt. Ltd, O, 591, CALCUTTA, Thana:-New Alipore, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053.
Director, P-emier Infra Realtors Pvt. Ltd, O, 591, CALCUTTA, Thana:-New Alipore, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053.
, By Profession : Others
Identified By Asit Mৗৗৗ, son of A. K. Manna, 6, Old Post Office Street, CALCUTTA, Thana:-Hare
Street, Dist'ct:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession:
Service.

Executed by Attorney

Execution by



(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 1 of 3

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

Endorsement For Deed Number : I - 11425 of 2011

(Serial No. 10262 of 2011)

1. Arun Kumar Sancheti, son of Sumer Mal Sancheti , 83, Topsia Road (South), CALCUTTA, Thana:-Topsia, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700046 By Caste Hindu By Profession: Others,as the constituted attorney of 1. Clarity Brter Pvt. Ltd . 2. Umbala Infrastructure Pvt. Ltd . 3. Khazana Tie-Up Pvt. Ltd . 4. Shree Vinayak Villa Pvt. Ltd . 5. Umabala Hirise Pvt. Ltd . 6. Koyal Promoters Pvt. Ltd . 7. Koyal Hirise Pvt. Ltd . 8. Koyal Real Estate Pvt. Ltd . 9. Koyal Residency Pvt. Ltd . 10. Koyal Complex Pvt. Ltd . 11. Koyal Realtors Pvt. Ltd . 12. Himadri Tie-Up Pvt. Ltd . 13. Lakshya Distributors Pvt. Ltd . 14. Sherowali Distributors Pvt. Ltd . 15. Parmatma Tie-Up Pvt. Ltd . 16. Steadfast Tie- Up Pvt. Ltd . 17. Livaler Barter Pvt. Ltd . 18. Sitara Barter Pvt. Ltd . 19. Lily Advisory Services Pvt. Ltd . 20. Sanehsil Advisory Pvt. Ltd . 21. Koyal Housing Pvt. Ltd . 22. Rishi Complex Pvt. Ltd . 23. Kalindi Agency Pvt. Ltd . 24. Rishi Enclave Pvt. Ltd . 25. Aanchal Burter Pvt. Ltd . 26. Adarsh Goods Pvt. Ltd . 27. Akriti Goods Pvt. Ltd . 28. Anmol Burter Pvt. Ltd . 29. Anuchav Sales Pvt. Ltd . 30. Astha Burter Pvt. Ltd . 31. Compare Baniya Pvt. Ltd . 32. Gurukul Vyappar Pvt. Ltd . 33. Mantra Vyapaar Pvt. Ltd . 34. Anurag Enclave Pvt. Ltd . 35. Megha Merchants Pvt. Ltd . 36. Mumpee Merchants Pvt. Ltd . 37. Nawya Commercial Pvt. Ltd . 38. Piyush Vinimay Pvt. Ltd . 39. Prakash Vyapaar Pvt. Ltd . 40. Pramaan Distributor Pvt. Ltd . 41. Pravaah Vyapaar Pvt. Ltd . 42. Principle Vinimay Pvt. Ltd . 43. Probal Merchants Pvt. Ltd . 44. Rocket Vanijya Pvt. Ltd . 45. Anurag Hirise Pvt. Ltd . 46. Samay Burter Pvt. Ltd . 47. Sampark Vinimay Pvt. Ltd . 48. Sarbottam Goods Pvt. Ltd . 49. Sensivite Vyapaar Pvt. Ltd . 50. Shelter Tie- Up Pvt. Ltd . 51. Sparsh Vinimay Pvt. Ltd . 52. Up Word Merchants Pvt. Ltd . 53. Vertical Vinimay Pvt. Ltd . 54. Creek Vanijya Pvt. Ltd . 55. Harmani Consultants Pvt. Ltd . 56. Gurukul Consultant Pvt. Ltd . 57. Innovative Vinimay Pvt. Ltd . 58. Snowfall Vinimay Pvt. Ltd . 59. Premium Agencies Pvt. Ltd . 60. Greenline Tie- Up Pvt. Ltd . 61. Improve Suppliers Pvt. Ltd . 62. Alanker Vintrade Pvt. Ltd . 63. Fairplan Marketing Pvt. Ltd . 64. Silverline Suppliers Pvt. Ltd . 65. Everest Vincom Pvt. Ltd . 66. Sunbright Tradelinks Pvt. Ltd . 67. Matri Bhumi Tie- Up Pvt. Ltd . 68. Karishma Tie- Up Pvt. Ltd . 69. Goldmine Distributors Pvt. Ltd . 70. Siddharth Advisoty Services Pvt. Ltd . 71. Uplink Commercial Pvt. Ltd . is admitted by him.

Identified By Asit Manna, son of A. K. Manna, 6, Old Post Office Street, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 27/12/2011

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.-8259638/-

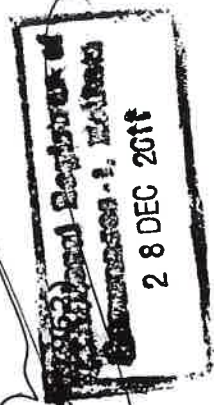
Certified that the required stamp duty of this document is Rs.- 578194 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



On 28/12/2011

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



(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

28/12/2011 13:42:00

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

Endorsement For Deed Number : I - 11425 of 2011
(Serial No. 10262 of 2011)

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. 0/-, on 23/12/2011

Amount by Draft

Rs. 90947/- is paid , by the draft number 245605, Draft Date 21/12/2011, Bank Name State Bank of India, LOWER CIRCULAR ROAD, received on 28/12/2011

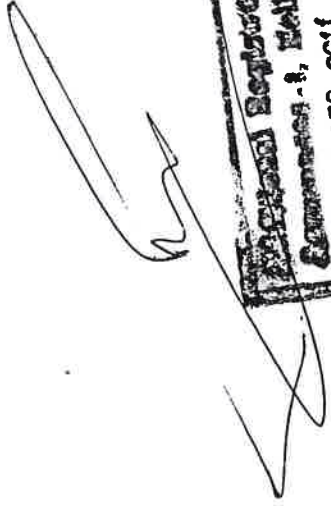
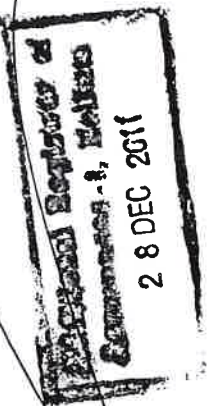
(Under Article : A(1) = 90849/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 28/12/2011)

Deficit stamp duty

Deficit stamp duty Rs. 577194/- is paid24560421/12/2011State Bank of India, LOWER CIRCULAR ROAD, received on 28/12/2011

(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



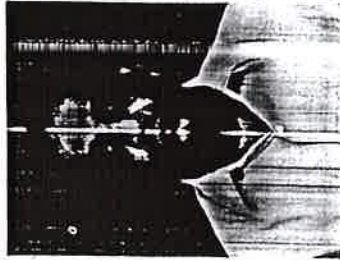



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(Sadhan Chandra Das)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 3 of 3

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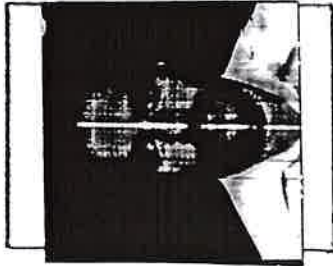
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Name .. *Kamal Kumar Singh* ..

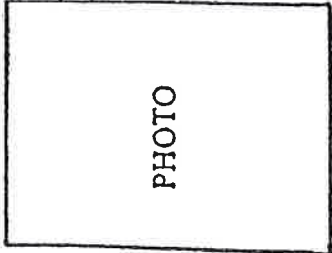
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Name .. *ARUN KUMAR SANKHAI* ..

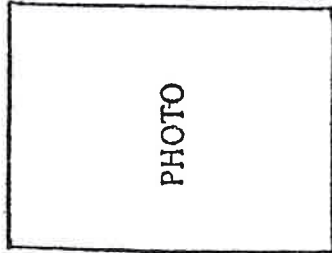
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Name

Signature



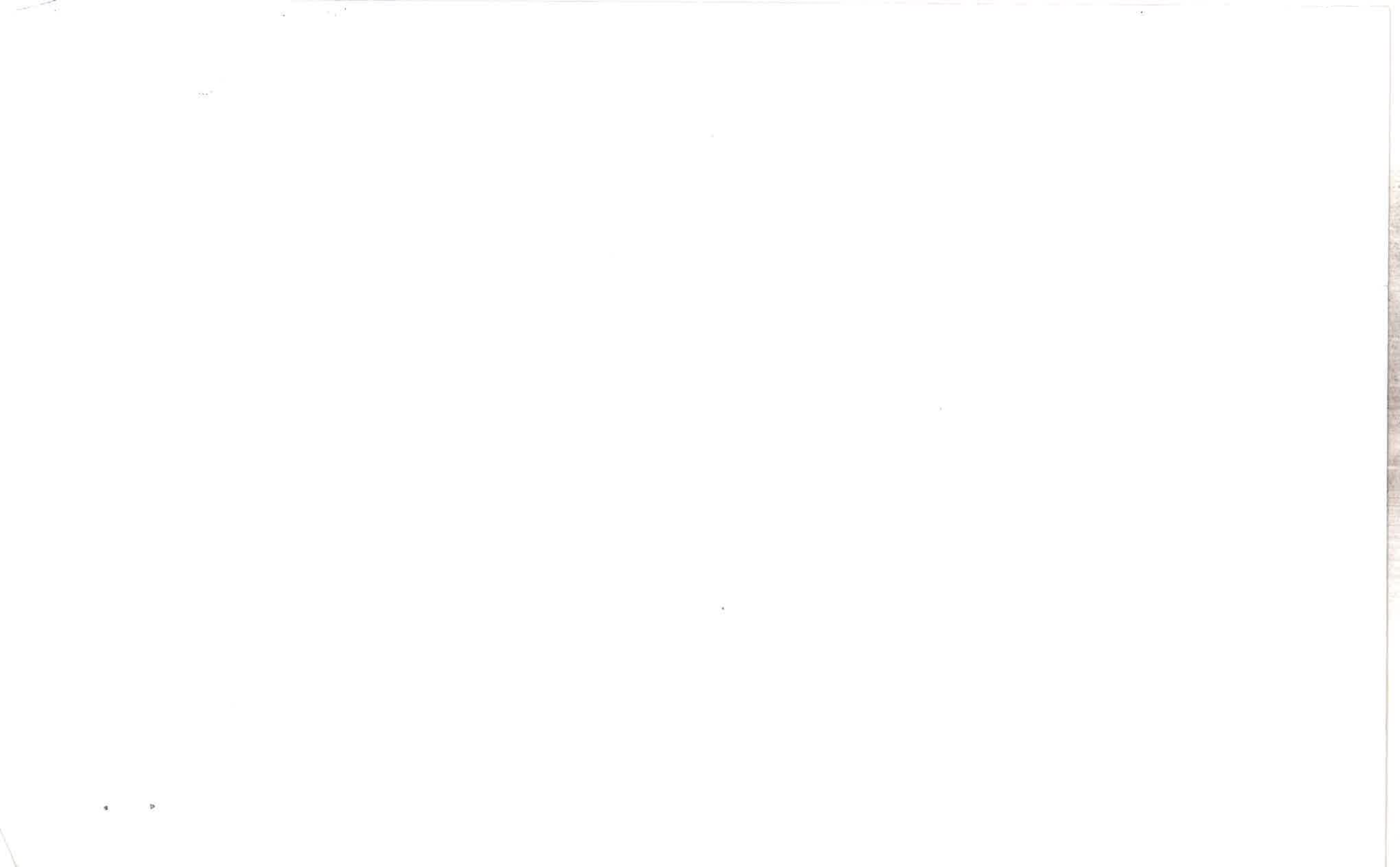
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left hand					
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Name

Signature



Registrar
Companies, Kolkata
20 DEC 2011



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 5290 to 5319
being No 11425 for the year 2011.



(Sadhhan Chandra Das) 29-December-2011
ADDL. REGISTRAR OF ASSURANCE-1 OF KOLKATA
Office of the A.R.A.-1 KOLKATA
West Bengal