

1126/10

2-1829/10



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 790365

Certified that the document is admitted to
the provisions of the Stamp Act and the
document is admitted to this document
and the part of this document

[Signature]
19.2.10

DEED OF SALE

THIS DEED OF SALE made this the 19th day of February, Two Thousand and Ten BETWEEN (1) KIPPY COMMERCIAL PRIVATE LIMITED, (2) GARLON BARTER PRIVATE LIMITED, (3) TRAMARK VYAPAAR PRIVATE LIMITED, (4) TATPAR TRADELINK PRIVATE LIMITED, (5) GALLOP COMMODITIES PRIVATE LIMITED, (6) SURYA SHAKTI VINCOM PRIVATE LIMITED, (7) MAHEEP BARTER PRIVATE LIMITED, (8) PREMAALAY CONSTRUCTION PRIVATE LIMITED,

At 12-45 P.M.
19.2.10
9.10-3099/10-

1663590



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

Endorsement For Deed Number : I - 01529 of 2010
(Serial No. 01126 of 2010)

On 19/02/2010

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

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

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1663211/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/02/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-151201675/-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

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

Presented for registration at 12.45 hrs on :19/02/2010, at the Office of the A.R.A.-I KOLKATA by
Chandan Mishra ,Claimant.

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

Execution is admitted on 19/02/2010 by



DH
Additional Registrar of
Assurance - Kolkata
19 FEB 2009
(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



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

Endorsement For Deed Number : I - 01529 of 2010
(Serial No. 01126 of 2010)

1. Ashish Ruia

Director, Kippy Commercial Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Garlon Barter Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Tramark Vyapaar Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Tatpar Tradelink Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Gallop Commodities Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Surya Shakti Vincom Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Maheep Barter Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Premaalay Construction Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Apsara Housing Pvt. Ltd., 21, Dover Place, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Sishaan Intertrade Pvt. Ltd., 43/3, Hazra Road, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

Director, Renault Developers Pvt. Ltd., 43/3, Hazra Road, CALCUTTA, Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, .

By Profession: Business

2. Chandan Mishra

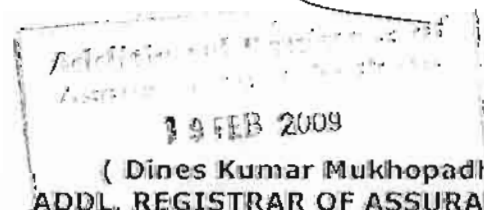
Director, O S L Exclusive Pvt. Ltd., Gopalpur Sarkarpool, B. B. T. Road, CALCUTTA, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, .

By Profession: Business

Identified By Souren Chatterjee, son of, High Court, Old Post Office Street, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :-, By Caste: Hindu, By Profession: Advocate.



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I



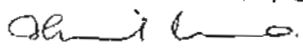





Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 01126 / 2010

I . Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Chandan Mishra			chandan mishra 19.02.10

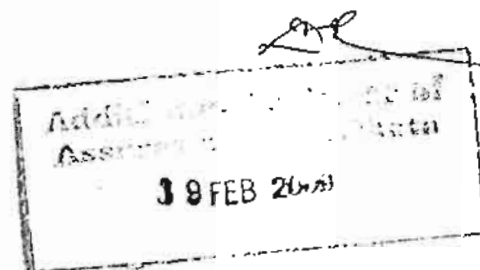
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ashish Ruia Address -43/3, Hazra Road, CALCUTTA, Thana:-Bulkygunge, District:-South 24-Parganas, WEST BENGAL, India,	Self and as Confirming Party		 LTI	Renault Developers (P) Ltd  Director
			19/02/2010	19/02/2010	
2	Chandan Mishra Address -Gopalpur Sarkarpool, B. B. T. Road, CALCUTTA, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India,	Self		 LTI	For OSL Exclusive Pvt. Ltd.  Director
			19/02/2010	19/02/2010	

Name of Identifier of above Person(s)
Souren Chatterjee
High Court, Old Post Office Street, CALCUTTA,
Thana:-Hare Street, District:-Kolkata, WEST BENGAL,
India, P.O. :-

Signature of Identifier with Date

 19/02/2010



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA

and
Chandan Mishra

(9) APSARA HOUSING PRIVATE LIMITED, all the Companies incorporated under the Companies Act, 1956, having their Registered Office at 21, Dover Place, Kolkata - 700019, ^{within Police Station - Ballygunge} and (10) SISHAAN INTERTRADE PRIVATE LIMITED, a Company registered under the Companies Act, 1956, having its Registered Office at 43/3, Hazra Road, Kolkata-700019, all companies are represented by their common Director SRI ASHISH RUIA, hereinafter referred to as the OWNERS/VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their successor-in-office, successors-in-interest, nominees and permitted assigns) of the FIRST PART;

AND

and
Chandan Mishra

RENAULT DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its Office at 43/3, Hazra Road, Kolkata-700019, ^{within Police Station Ballygunge} represented by its Director SRI ASHISH RUIA, hereinafter referred to as the DEVELOPER/CONFIRMING PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and permitted assigns) of the SECOND PART;

AND

and
Chandan Mishra

OSL EXCLUSIVE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its Office at OSL Tower, Link Road, Cuttack - 753012, in the State of Orissa having its Branch Office at Gopalpur Sarkarpool, Budge Budge Trunk Road, Kolkata - 700143, ^{within Police Station Maheshtala} within Police Station Maheshtala in the District of South 24 Parganas, represented by its Director SRI CHANDAN MISHRA, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, nominees and permitted assigns) of the THIRD PART.

*Sent to
Chandan Mishra*

WHEREAS the Owners being Nos. 1 to 5 have purchased 42 Cottahs 11 Chittacks 32 Sq. Ft. of land with structure being a portion of the premises No. 3, Rammohan Mullick Garden Lane, Kolkata - 700 010, from the erstwhile owners by virtue of Seven Deed of Conveyances duly registered with the Office of the Additional District Sub-Registrar at Sealdah, and became the absolute owners of the portion of Premises no. 3, Rammohan Mullick Garden Lane, Kolkata -700010, ^{with Police Station Beliaghata} the details of the said seven registered Sale Deed are as follows: -

1. By a Sale Deed executed on 31.03.1997, presented for registration on 01/04/1997, duly registered at the Office of Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book No. 1, Volume No. 45, Pages 325 to 335, Being No. 1951 for the year 1997, (1) Kippy Commercial Pvt. Ltd., (2) Garlon Barter Pvt. Ltd. (3) Tramark Vyapaar Pvt. Ltd, (4) Tatpar Tradelink Pvt. Ltd, & (5) Gallop Commodities Pvt. Ltd., therein referred to as the Purchasers, the Owners being Nos. 1 to 5 herein, have purchased for valuable consideration from the erstwhile owners Shri Pulak Sarkar and Another ALL THAT undivided 1/3rd share of the said estate of late Surendra Nath Sarkar in ALL THAT the piece and parcel of revenue free land measuring an area of 36 Cottahs 4 Chittacks be a little more or less at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata -700010, under K.M.C. Ward No.33, Sub-registration Office Sealdah, District-South 24-Parganas.

2. By a Sale Deed dated 07.08.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book No. I, Volume No. 48, Pages 515 to 525, Being No. 1796 for the year 1997, (1) Kippy Commercial Pvt. Ltd., (2) Garlon Barter Pvt. Ltd., (3) Tramark Vyapaar Pvt. Ltd., (4) Tatpar Tradelink Pvt. Ltd., & (5) Gallop Commodities Pvt. Ltd., therein referred to as the Purchasers the Owners being Nos. 1 to 5 herein, have purchased for valuable consideration from

the erstwhile owners Smt. Bina Sarkar and Others ALL THAT undivided 3/27 share of the said estate of late Surendra Nath Sarkar in ALL THAT the piece and parcel of revenue free land measuring an area of 36 Cottahs 4 Chittacks a little more or less at premises No, 3, Rammohan Mullick Garden Lane, P.S, Beliaghata, Kolkata-700010, under K. M. C Ward No.33, Sub-registration Office Sealdah, District - South 24 Parganas.

3. By a Sale Deed dated 13.09.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24- Parganas, in Book No. I, Volume No. 50, Pages 281 to 290, Being No. 1744 for the year 1997, (1) Kippy Commercial Pvt. Ltd., (2) Garlon Barter Pvt. Ltd, (3) Tramark Vyapaar Pvt. Ltd., (4) Tatpar Tradelink Pvt. Ltd., & (5) Gallop Commodities Pvt. Ltd., therein referred to as the Purchasers the Owners being Nos. 1 to 5 herein, have purchased for valuable consideration from the erstwhile owners Shri Samir Kumar Sarkar and Others ALL THAT undivided 3/27 share of the said owners, ALL THAT the piece and parcel of revenue free land measuring an area of 36 Cottahs 4 Chittacks be a little more or less, at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010, under K.M.C. Ward No. 33, Sub registration Office Sealdah. District - South 24 - Parganas.

4. By a Sale Deed dated 19.09.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book No, I, Volume No. 39, Pages 325 to 334, Being No. 1406 for the year 1997, (1) Kippy Commercial Pvt. Ltd., (2) Garlon Barter Pvt, Ltd (3) Tramark Vyapaar Pvt. Ltd., (4) Tatpar Tradelink Pvt. Ltd., & (5) Gallop Commodities Pvt. Ltd., therein referred to as the Purchasers, the Owners being Nos. 1 to 5 herein, have purchased for valuable consideration from the erstwhile owner Smt. Dhira Mitra ALL THAT undivided 1/27th share of the said owner in ALL THAT piece and parcel of revenue free land measuring an area of 36 Cottahs 4 Chittacks be a little more or less, at

Premises No. 3, Rammohan Mullick Garden Lane, P.S, Beliaghata, Kolkata -700010, under K.M.C. Ward No.33, Sub-Registration Office Sealdah, District - South 24 Parganas.

5. By a Sale Deed executed on 10.10.1996, presented for registration on 17.10.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24-Parganas, in Book No.I, Volume No. 51, Pages 96 to 106, Being No.1834 for the year 1997, (1) Kippy Commercial Pvt. Ltd. (2) Garlon Barter Pvt. Ltd., (3) Tramark Vyapaar Pvt. Ltd., (4) Tatpar Tradelink Pvt. Ltd., & (5) Gallop Commodities Pvt. Ltd., therein referred to as the Purchasers, the owners being Nos. 1 to 5 herein, have purchased for valuable consideration from the erstwhile owners Smt. Uma Rani Bose and Others ALL THAT undivided 1/3rd share of the said owners in ALL THAT the piece and parcel of revenue free land measuring an area of 36 Cottahs 4 Chittacks more or less, at premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata - 700 010, under Ward No. 33, Sub- Registration Office Sealdah, District-South-24 Parganas.

6. By a-Sale Deed dated 09.08.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas in Book No. I, Volume No. 36, Pages 372 to 381, Being No.1413 for the year 1997, 1) Kippy Commercial Pvt. Ltd. (2) Garlon Barter Pvt. Ltd, (3) Tramark Vyapaar Pvt. Ltd., (4) Tatpar Tradelink Pvt. Ltd., & (5) Gallop Commodities Pvt. Ltd., therein referred to as the Purchasers, the Owners being Nos. 1 to 5 herein, have purchased for valuable consideration from the erstwhile owners Shri Mihir Kumar Sarkar and others ALL THAT undivided 2/27th share of the said estate of late Surendra Nath Sarkar in ALL THAT piece and parcel of revenue free land measuring an area of 36 Cottahs 4 Chittacks be a little more or less, at Premises no.3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010, under K.M.C. Ward No. 33, Sub- Registrar's Office, Sealdah, District South 24-Parganas.

7. By a Sale Deed dated 19.09.1997, duly registered with the Office of the Additional-District Sub-Registrar, Sealdah, South 24-Parganas, in Book No. I, Volume No.77, Pages 374 to 382C, Being No. 2786 for the year 1997, (1) Kippy Commercial Pvt. Ltd., (2) Garlon Barter Pvt. Ltd, (3) Tramark Vyapaar Pvt.. Ltd., (4) Tatpar Tradelink Pvt. Ltd., & (5)-Gallop Commodities Pvt. Ltd., therein referred to as the Purchasers, the Owners being Nos. 1 to 5 herein, have purchased for valuable consideration from the erstwhile owners Jewels Star Dealers Pvt. Limited and others ALL THAT the piece and parcel of demarcated land measuring an area of 6 Cottahs 7 chittacks 32 Sq. Ft. more or less at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010 under K.M.C. Ward No.33, Sub-Registration Office at Sealdah, District South 24-Parganas.

AND WHEREAS the Owners being Nos. 6 to 7 have purchased 17 Cottahs 5 Chittacks 15 Sq.ft, of land with structure being a portion of Premises No. 3, Rammohan Mullick. Garden Lane, Kolltata -700 010, from the erstwhile owners by seven registered Sale Deeds and became the absolute owners of the portion of Premises No. 3, Rammohan Mullick Garden Lane, Kolkata-700010, the details of the said seven registered Sale Deeds are as follows : -

1. By a Sale Deed dated 09.08.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24- Parganas, in Book No. I Volume No. 39, Pages 239 to 250, Bearing No.1399 for the year 1997 (1) Surya Shakti Vincom Pvt. Ltd. (2) Maheep Barter Private Limited therein referred to the Purchasers, the Owners being Nos. 6 to 7 herein, have purchased for valuable consideration from the erstwhile owners Shri Mihir Kumar Sarkar and Another ALL THAT undivided 2/27th share of the said estate of late Surendra Nath Sarkar in ALL THAT piece and parcel of revenue free land measuring an area of 14 Cottahs 8 Chittacks more or

less, at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata -700010, under K.M.C. Ward No.33, Sub-Registration Office at Sealdah, District - South 24 Parganas.

2. By a Sale Deed dated 19.09.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24-Parganas in Book No. I, Volume No. 39, Pages 359 to 370, Being No.1409 for the year 1997 (1) Surya Shakti Vincom Pvt. Ltd. & (2) Maheep Barter Pvt. Ltd., therein referred to as the Purchasers, the Owners being Nos. 6 to 7 herein have purchased for valuable consideration from the erstwhile owner Smt. Dhira Mitra ALL THAT undivided 1/27th share of the said owner in ALL THAT piece and pared of revenue free land measuring an area of 14 Cottahs 8 Chittacks be a little more or less, at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010, under K.M.C. Ward No. 33, Sub-Registration Office at Sealdah, District -South 24 Parganas.

3. By a Sale Deed dated 13.09.1996, duly registered with the Office of Additional District Sub-Registrar, Sealdah, South-24-Parganas, in Book No.I, Volume No. 39, Pages 371 to 380, Being No. 1410 for the year 1997 (1) Surya Shakti Vincom Pvt. Ltd. & (2) Maheep Barter Pvt. Ltd. therein referred to as the Purchasers, the Owners being Nos. 6 to 7 herein, have purchased for valuable consideration from the erstwhile Owners Shri Samir Kumar Sarkar and Others ALL THAT undivided 3/27th share of the said owners in ALL THAT piece and parcel of revenue free land measuring in area of 14 Cottahs 8 Chittacks be a little more or less, at Premises no. 3, Rammohan Mullick Garden Lane, P.S, Beliaghata, Kolkata - 700010, under K.M.C. Ward No. 33, Sub-Registration Office Sealdah, District-South 24 Parganas.

4. By a Sale Deed dated 15.10.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book

No. 1, Volume No. 36, Pages 348 to 359, Being No. 1411 for the year 1957, (1) Surya Shakti Vincom Pvt. Ltd. & (2) Maheep Barter Pvt. Ltd, therein referred to as the Purchasers, the Owners being Nos. 6 to 7 herein, have purchased for valuable consideration from the erstwhile Owners Smt. Uma Rani Bose and Others ALL THAT undivided 1/3rd share of the said Owners ALL THAT piece and parcel of revenue free land measuring an area of 14 Cottahs 8 Chittacks be a little more or less, at Premises No. 3, Ramunohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010, under K.M.C. Ward No.33, Sub-Registration Office Sealdah, District - South 24 Parganas.

5. By a Sale Deed dated 07.08.1996, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book No. 1, Volume No.36, Pages 360 to 371, Being No. 1412 for the year 1997, (1) Surya Shakti Vincom Pvt. Ltd. & (2) Maheep Barter Pvt. Ltd therein referred to as the Purchasers, the Owners being Nos. 6 to 7 herein, have purchased for valuable consideration from the erstwhile owners Smt. Bina Sarkar and Others ALL THAT undivided 3/27th share of the said estate of late Surendra Nath Sarkar in ALL THAT piece and parcel of revenue free land measuring an area of 14 Cottahs 8 Chittacks be a little more or less, at Premises No.3, Ramunohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010, under K.M.C. Ward No. 33, Sub-Registration Office Sealdah, District - South 24 Parganas.

6. By s Sale Deed executed on 31.03.1997, presented for registration on 01.04.1997 and duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24-Parganas, in Book No. I, Volume No. 76, Pages 15 to 24, Being No. 2655 for the year 1997, (1) Surya Shakti Vincom Pvt. Ltd. & (2) Maheep Barter Pvt. Ltd., therein referred to as the Purchasers, the Owners being Nos. 6 to 7 herein, have purchased for valuable consideration from the erstwhile owner Shri Pulak Sarkar and

Another ALL THAT undivided 1/3rd share of the said estate of late Surendra Nath Sarkar in ALL THAT piece and parcel of revenue free land measuring an area of 14 Cottahs 8 Chittacks be a little more or less, at Premises No. 3, Rammohan Mullick Garden Lane, P.S.Beliaghata, Kolkata-700010, under K.M.C. Ward No. 33, Sub-Registration Office - Sealdah, District - South 24 Parganas.

7. By a Sale Deed dated 19.09.1997, duly registered with the Office of Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book No. I, Volume No. 76, Pages 336 to 359B, Being No. 2785 for the year 1997, (1) Surya Shakti Vincom Pvt. Ltd. & (2) Maheep Barter Pvt. Ltd., therein referred to as the Purchasers, the Owners being Nos. 6 to 7 herein have purchased for valuable consideration from the erstwhile owners Jewels Star Dealers Pvt. Ltd. and Others ALL THAT piece and parcel of demarcated land measuring an area of 4 Cottahs 10 Sq. Ft. more or less, at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata - 700010, under K.M.C. Ward No. 33, Sub-Registration Office Sealdah, District - South 24 Parganas.

AND WHEREAS the owners being Nos. 8 to 9 have purchased 11 Cottahs 12 Chittacks 14 Sq. Ft. of land with structure being a portion of the Premises No. 3, Rammohan Mullick Garden Lane, Kolkata -700010, from the erstwhile owners by three registered Sale Deeds and became the absolute owners of the portion of premises No. 3, Rammohan Mullick Garden Lane, Kolkata -700010, the details of the said three Registered Sale Deeds are as follows :-

1. By a Sale Deed dated 17.07.1997, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24-Parganas, in Book No.I, Volume No.82, Pages 193 to 212, Being No.2885 for the year 1997 (1) Apsara Housing Pvt. Ltd. & (2) Premaalay Construction Pvt. Ltd, therein

referred to as the Purchasers, the Owners being Nos. 8 to 9 herein, have purchased for valuable consideration from the erstwhile owners Navketan Enterprise and Another ALL THAT undivided $\frac{1}{2}$ (half) share and interest in ALL THAT piece and parcel of land measuring an area of 10 Cottahs, 1 Chittack 5 Sq. Ft. more or less, at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata -700 010, under K.M.C. Ward No.33, Sub-Registration Office at Sealdah, District - South 24 Parganas.

2. By a Sale Deed dated 17.07.1997, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book No.I, Volume No. 82, Pages 213 to 232, Being No. 2886 for the year 1997 (1) Apsara Housing Pvt. Ltd. & (2) Premaalay Construction PVT. Ltd., therein referred to as the Purchasers, the Owners being No. 8 to 9 herein, have purchased for valuable consideration from the erstwhile owners Navketan Enterprise and Another ALL THAT undivided $\frac{1}{2}$ (half) share and interest in ALL THAT piece and parcel of land measuring an area of 10 Cottahs 1 Chittack 5 Sq. Ft. more or less at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata -700 010, under K.M.C. Ward No. 33, Sub-Registration Office at Sealdah, District - South 24 Parganas.

3. By Sale Deed dated 19.09.1997, duly registered with the Office of the Additional District Sub-Registrar, Sealdah, South 24 Parganas, in Book No. I, Volume No. 76, Pages 369 to 382C, Being No. 2784 for the year 1997, (1) Apsara Housing Pvt. Ltd. & (2) Premaalay Construction Pvt. Limited, therein referred to as the Purchasers, the Owners being No. 8 to 9 herein have purchased for valuable consideration from the owners Jewel Star Dealers Pvt. Ltd. and Others ALL THAT piece and parcel of demarcated land measuring an area of 1 Cottah, 11 Chittacks, 9 Sq. Ft. more or less, at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata - 700010, under K.M.C. Ward No.33, with the Sub-registration Office at Sealdah, District - South 24 Parganas.

AND WHEREAS the Owners being No.10 have Purchased 6 Cottahs 12 Chittacks 27 Sq. Ft of land with structure being a portion of the Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010, from the erstwhile owners by three registered Sale Deeds and became the absolute owner of the portion of Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010, the details of the said three Registered Sale Deeds are as follows:-

1. By a Sale Deed dated 31.08.2004 duly registered with the Office of the District Sub-Registrar-III at Alipore, South 24 Parganas, in Book No. I, Volume No.12, Pages 2169 to 2187, Being No. 5803 for the year 2004, Sishaan Intertrade Pvt. Limited therein referred to as the Purchaser, the Owners being No. 10 herein, have purchased for valuable consideration from the erstwhile owner V. S. Sarda Charitable Trust ALL THAT the piece and parcel of demarcated land measuring an area of 1 Cottah 2 Chittacks 40 Sq. Ft more or less, at Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata -700010, under K.M.C. Ward No.33 Sub-registration Office at Sealdah, District - South 24 Parganas.

2. By a Sale Deed dated 31.08.2004, duly registered with the Office of the District Sub-Registrar-III, at Alipore, South 24 Parganas, in Book No. I, Volume No.12, Pages 2193 to 2210, Being No. 5805 for the year 2004, Sishaan Intertrade Pvt. Ltd., therein referred to as the Purchaser, the Owners being No. 10 herein have purchased for valuable consideration from the erstwhile owner Shri Ratan Mitra ALL THAT the piece and parcel of demarcated land measuring an area of 2 Cottahs 9 Chittacks 42 Sq Ft. at Premises No.3, Rammohan Mullick Garden Lane, P.S Beliaghata, Kolkata-700010, under K.M.C. Ward No. 33, Sub-Registration Office at Sealdah, District-South 24 Parganas.

3. By a Sale Deed dated 31.08.2004, duly registered with the Office of the District Sub-Registrar-III, at Alipore, District South 24 Parganas, in Book No. I, Volume No.12, Pages 2226 to 2239, Being No. 5807 for the year 2004, Sishaan Intertrade Pvt. Ltd., therein referred to as the Purchaser, the Owner being No.10 herein, have purchased for valuable consideration from the erstwhile owners Smt. Krishna Das & Shri Debnath Das ALL THAT the piece and parcel of demarcated land measuring an area of 2 Cottahs 15 Chittacks 35 Sq. Ft. more or less, at premises No.3, Rannumohan Mullick Garden Lane, P.S. Beliaghata, Kolkata -700010, under K.M.C. Ward No.33, Sub Registration Office at Sealdah, District - South 24 Parganas.

AND WHEREAS by virtue of the above-mentioned Sale Deed; the Owners became the sole and absolute owners of ALL THAT the piece and parcel of land measuring total area of 78 Cottahs 9 Chittacks 43 Sq. Ft. a little more or less, being the Municipal Premises No. 3, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata -700010, under K.M.C. Ward No.33 and have mutated the property in their names with The Kolkata Municipal Corporation and after the said Mutation the Premises has been renumbered as 3A & 3C, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010.

AND WHEREAS by virtue of a Deed of Exchange dated 19.11.2004, duly registered with the Office of the District Sub-Registrar-III, Alipore, South 24-Parganas, recorded in Deed No.6172 for the year 2004, the owners as aforesaid being Nos. 1 to 10 have exchanged their land with each other for the purpose of Amalgamation of the total area of land measuring about 78 Cottahs, 9 Chittacks, 43 Sq.ft. more or less purchased by virtue of different number of Deed of Conveyances as aforesaid with the record of The Kolkata Municipal Corporation for the purpose of Amalgamation and Mutation of the said property.

AND WHEREAS after executing the Deed of Exchange dated 19.11.2004, the Owners have applied to The Kolkata Municipal Corporation for amalgamation of the Premises Nos. 3A & 3C, Rammohan Mullick Garden Lane, Kolkata-700010 and the same was allowed by the Kolkata Municipal Corporation and mutated and renumbered as Premises No. 3A, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010 with the Assessment record of the said Authority.

AND WHEREAS the Owners thus became the joint and absolute owners of ALL THAT piece and parcel of land measuring about an area of 78 Cottahs 9 Chittacks 43 Sq. Ft. more or less, being the Municipal Premises No 3A, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata-700010, more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as the 'said premises'.

AND WHEREAS with a view to develop the said premises, the Owners have made Plans of a Basement, Lower Ground Floor, Upper Ground Floor plus Six Storied Building hereinafter referred to as the "said Building" and got it sanctioned from The Kolkata Municipal Corporation, vide Sanction Building Plan being No. 51 (B-III) dated 29.06.2005, hereinafter referred to as the said plan.

AND WHEREAS the Owners have entered into an Agreement with the Developer/Confirming Party for the purpose of construction of the said building on 23.03.2005 with certain terms and conditions stated therein.

AND WHEREAS the Developer/Confirming Party is holding 99.99% Share Capital of the Owners Company's as aforesaid and accordingly the Developer/Confirming Party is the Subsidiary Company

of the Owners Companies under the same Directors and same management and control.

AND WHEREAS the Developer/Confirming Party has commenced construction of a Basement, Lower Ground Floor, Upper Ground Floor plus Six Storied Building (hereinafter referred to as the 'said building') comprising of several Shops, Office Spaces, Car Parking Spaces and Other Spaces at the said premises according to the said plan and the said building.

AND WHEREAS the Owners have obtained and received the loan from Indian Overseas Bank for the purpose of construction of the building and to complete the Project for the purpose of the source of financing from the said Bank whereupon the said financing Bank has given consent to enter into agreement with the intending purchasers for the purpose of sale of the Shops, Office spaces, Car Parking spaces and other spaces in the said building.

AND WHEREAS by an Agreement for sale dated 23.12.09 entered into by and between the parties hereto, duly registered before the Registrar of Assurances I , Kolkata, and recorded in Book No. I, Volume No.32. Pages 731 to 807, Being No.13964 for the Year 2009 whereby the Developer agrees to sale and the Owners/Vendors confirms the sale ALL THAT the Showroom Space on the upper Ground Floor having super built up area of 18997 Sq.ft. out of built up area of 12256 Sq.ft in the said building together with 10 Covered Car parking spaces TOGETHER with the undivided impartible un-demarcated proportionate share and interest in the land underneath TOGETHER with the right to ingress and egress over the common area of the said building at Premises No.3A, Rammahan Mullick Garden Lane, Kolkata -700010, more fully and particularly described in the Second Schedule hereunder written and hereafter referred

to as the "said Showroom Space" for a total consideration of Rs.15,12,01,675/- (Rupees Fifteen Crores Twelve Lakhs One thousand Six hundred Seventy Five) only free from all encumbrances, charges, liens, attachments, of whatsoever and howsoever on the terms and condition contains therein

AND WHEREAS the Common Areas and Amenities is under construction and it will be made habitable to the purchaser as and when the total construction of the said Project will be completed by the Developers, However the said Showroom Space is ready for possession as per the said Agreement for Sale dated 23.12.09.

AND WHEREAS as per the terms of the said Agreement for sale the Purchaser has paid the entire consideration money and taken over the possession of the said Showroom space and the Developer has obtained the No Objection Certificate and/or release of charge over the said Showroom space from the bank (Indian Overseas Bank) and now free to execute the deed of conveyance in respect to the said Showroom space.

AND WHEREAS the Purchaser has requested the Developer and the Owners/Vendors to execute and register the said Showroom space in as is where is condition with a commitment to complete the balance pending work as per the agreement for sale dated 23.12.2009 and the Owners/Vendors and the Developer have agreed to do the same in the manner as appearing herein after.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance to the Agreement for Sale dated 23.12.09 in consideration of the total amount of Rs.15,12,01,675/- (Rupees Fifteen Crores Twelve Lakh One thousand Six Hundred Seventy Five) only, (the receipt whereof the Vendor and Developer both hereby admit and acknowledge), The Owners/Vendors and the Developer do hereby grant,

convey, transfer, assign and assure unto the party of the Second Part the Purchaser herein the undivided proportionate share of land in the 'First Schedule' and also deliver the possession of the said Show Room Space admeasuring super built up area of 18997 Sq.ft. (Eighteen thousand Nine hundred Ninety Seven) Square feet a little more or less in the Upper Ground floor, bearing Show Room Space No. UGF -I, TOGETHERWITH Ten Covered Car Parking Spaces TOGETHER with the Undivided impartible proportionate share and interest in the land underneath more fully and particularly described in the Second Schedule hereto together with the proportionate undivided share of the land underneath in the said premises with the common right and/or of user of main entrance, common passage, staircase, tube well, drains, sewers, water pipes, electricity as well as common paths and passages, appurtenant to the said land and building of the said Show Room Space in the Upper Ground Floor bearing Show Room Space No. UGF -I, of the said building known as "RAIKVA" detailed in the Third Schedule hereunder written AND with common facilities and amenities available to the purchaser detailed in the Fourth Schedule hereunder written and the Reversion or Reversions remainder or remainders and the rents, issues and profits of and in connection with the said Show Room Space area and the properties appurtenances thereto and all the estate right, title, interest, claims and demands whatsoever of the Owners/Vendors and the Developers/Confirming Party upon the said Showroom Space area and the appurtenant thereto and hereby grant, convey, transfer, assign and assure and every part or parts hereof respectively together with each of their respective right of members and appurtenant whatsoever unto the Purchaser absolutely and forever free from all encumbrances, liens and attachments whatsoever save all those expressly mentioned herein for the payment of proportionate share of the apportioned liability for Municipal Taxes for the said Show Room Space area which are reserved in these presents AND subject to nevertheless the assessments or quasi easement

and other stipulations or provisions in connection with the beneficial use and enjoyment of the said Show Room Space area as mentioned in the Second Schedule hereto AND to that, the Purchaser shall hold the said Show Room Space area hereby sold, transferred, conveyed and assigned as an individual estate and shall not sub-divide or partition by metes and bound of the same or any portion thereof in any manner whatsoever thereof TOGETHER WITH the right to use stair case, entrance, tube well, electrical, plumbing and other installations of common utility, main entrances and other common paths and passages if any in common with the Owners/ Vendors and/or the Developer and/or other owners or occupiers of the said building known as "RAIKVA" for the purpose of an access to and from the said Municipal Road, exceptions and reserving such easements or quasi-easements rights and privileges as are mentioned in the Third Schedule hereunder written.

II. THE VENDORS AND THE DEVELOPER DO AND EACH OF THEM DO TH HEREBY COVENANT WITH THE PURCHASER:

- i. THAT the Said Showroom space is free from all claims, demands, charges, mortgages, liens, attachments, leases, acquisition, requisition, restrictions, covenants, lispendences, uses, made or suffered by the Owners/Vendors and/or the Developer or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from under or in trust for the Vendors and/or the Developer;
- ii. AND THAT the Owners/Vendors and/or the Developer have not at any time done or executed or knowingly suffered or been party or privy to any deed, matter or thing whereby the Said Showroom Space or any part thereof can or may be impeached, encumbered or affected in title;

- iii. **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into hold, possess, use own and enjoy the Said Showroom space and every part thereof and receive the rents, issues and profits therefrom without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Owners/Vendors and/or the Developer or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owners/Vendors and/or the Developer subject to the other terms and conditions agreed and imposed by the Developer and/or the Service company to be appointed by the Developer time to time in regard to the maintenance of the said building;
- iv. **AND FURTHER THAT** unless prevented by fire or some other irresistible accident, the Owners/Vendors and the Developer shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser produce or cause to be produced to the Purchaser and/or any agent/s and/or Attorney/s of the Purchaser or at any hearing suit, commission, examination or otherwise as occasions shall require the original documents and writing in respect of the said premises which the Developer is retaining.

III. THE OWNERS/VENDORS, THE DEVELOPER/CONFIRMING PARTY AND THE PURCHASER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH EACH OTHER:

That for the purpose of maintenance of the said building, its common areas, common services and common amenities and facilities provided to the building, a Service Company shall be

formed and/or assigned and/or nominated by the Developer with whom the Purchaser will enter into a Service Agreement having terms and conditions finalized by the Developer for the purpose of availing maintenance and services to be enjoyed in common with other occupants and all the terms, conditions, rules and regulations fixed by the Developer and the Service Company will always remain final, conclusive and binding on the Purchaser the said Service Company shall provide service and the facility of the lift, air-conditioning and lighting of common area to the Purchaser and/or in the said building from 9.00 a.m. to 9.00 p.m. and the charges for the same will be inclusive in, the common area maintenance and monthly maintenance fee/ charges as will be fixed by the Developer/Service Company and as in accordance with the Service Agreement to be signed by the Purchaser with Service Company. The Developer and the Service Company for calculating the monthly maintenance fee/charges shall consider all the common expenses described in the Fifth Schedule hereunder written and the Developer /Service Company ensure that the rate as will be fixed by the Company/ Companies is fair, reasonable and not exceeding the prevailing market price.

- ii. The DEVELOPER/CONFIRMING PARTY hereby undertakes to negotiate with a Service Company/ Companies in such manners and intent to ensure that rate fixed by the Company/Companies is fair, reasonable and not exceeding the prevailing market price.

- iii. THAT the Owners/Vendors, the Developer and the Purchaser and/or all persons under them shall henceforth be holding,

possessing, owning, using and enjoying the said Showroom space shall fulfill the restrictions and the obligations under the service agreement to be executed between the Developer, Service Company and Purchaser and all sale, transfer, letting out, leasing and/or in any other way disposing of or parting with possession of said Showroom shall be done subject to and/or with the obligations and restrictions under the said Service Agreement.

- iv. THAT If the Purchaser fails or neglects to pay their proportionate share of common expenses or any other sums payable under the Service-Company, then the Service Company shall inform the Purchaser and then will be at liberty to discontinue and disrupt the services and facilities provided to the said Showroom Space.
- v. THAT the Purchaser shall be entitled to sell, mortgage, lease or otherwise alienate the Said Showroom space hereby conveyed subject to the terms herein contained to any individual or institution without the consent of the Owners/Vendors/Developer or any other co-owner of RAIKVA who may have acquired before and who may hereafter acquire any right, title or interest similar to those acquired by the Purchaser under the terms of this conveyance.

IV. THE PURCHASER DOTH HEREBY COVENANT WITH THE DEVELOPER:



THAT If any additions, alteration or modification in or upon or relating to the said Showroom space is required to be carried out the same shall be carried out only after getting the approval from the Kolkata Municipal Corporation or any

other Statutory Authority or Authorities, at his own costs in co-operation with the Developer and/or other Co-Owners, and the Developer shall not be in any manner liable or responsible for the same.

- ii. THAT from the date of delivery of possession of the said Showroom space by the Developer to the Purchaser and so long as the said Showroom space is not separately assessed, shall pay regularly and punctually to the Developer the proportionate share of The Kolkata Municipal Taxes (both owners and occupiers share), multistoried building taxes, water taxes and other outgoing taxes, cesses or other taxes, impositions which may be imposed or become payable in respect of the said Showroom space, building and the said premises, provided however, such proportionate share shall be made by the Developer basing upon the assessment made by the concerned Authority and such determination by the Developer shall be conclusive, final and binding on the Purchaser.
- iii. That until a separate electric meter and electricity is obtained by the Purchaser in the said Showroom space of the Purchaser the Developer will supply electric connection in the said Showroom space of the Purchaser for use and enjoyment of the same, and the Purchaser shall be liable to pay such electric charges towards the electricity consumed in the said Showroom space every month.
- iv. That Car Lift installed in the common area for the purpose of lifting the cars in the Showroom Space will be operated from 23.00 hours to 07.00 hours by the Purchaser for lifting the Cars in the said Showroom Space and if the Showroom Space at the

Lower Ground Floor is in operation during the above mentioned time, the Purchaser shall mutually adjust the Car Lift in such manner that there is no hindrance in ingress and egress of the entry of the Lower Ground Floor Showroom. In any emergency purpose if the said Car Lift is required to operate during the time beyond the limit as aforesaid, in the event, the purchaser will obtained permission from the Service Company for operating the said Car lift for the specific purposes in emergent nature provided always that the Purchaser will keep open in the front space for normal ingress and egress for the entrance of lower ground floor wherein the Car Lift has installed and it will be always open for normal ingress and egress of the entrance of said lower ground floor.

V. THAT THE PURCHASER SHALL NOT :-

- i. Obstruct the Service Company in their acts relating to providing service and maintenance of the said building and for other common purposes.
- ii. Violate any of the rules and/or regulations laid down in the Service Agreement to be entered with the Service Company relating to the maintenance of the said building and for other common purposes and for the use of the Common Portions and Facilities.
- iii. Injure, harm or damage the Common Portions or any saleable area in the said building by making any alterations or withdrawing any support or otherwise.

- iv. Alter any portion, elevation or colour scheme of the said building.
- v. Throw or accumulate or cause to be thrown or accumulated any dust, rubbish or other refuse in the Common Portions save at the places indicated therefor.
- vi. Place or cause to be placed any article or object or kiosks in the Common Portions and Facilities.
- vii. Carry on or cause to be carried on any obnoxious hazardous or injurious activities in or through the said Showroom Space and/or the Common Area.
- viii. Not to permit or cause anything to be done, anything which is likely to cause nuisance or annoyance to the occupants of the other saleable area in the said building and/or the adjoining building or buildings.
- ix. Obstruct or object to the owners using, or allowing others to use, transferring or making any construction on any part of the said premises excluding the Property hereby transferred in favour of the Purchaser.
- x. Obstruct the Developer in selling or granting rights any person on any part of the premises and/or the said building excluding the Property hereby transferred in favour of the Purchaser.
- xi. Keep or store any offensive, combustible, obnoxious or hazardous articles in the said Showroom Space.

- xi. Affix or draw any wire, cable or pipe from, to or through any Common Portion or outside walls of the Building or other saleable area save in the manner indicated by the Service Company.
- xiii. Keep any heavy articles or things, which are likely to cause damage to the floor or walls of the said building or operate any machine save usual appliances required for the purpose with which the property accrue.
- xiv. Install or keep or run any electrical generator in the said Common Portion/space of the building.
- xv. Affix or change windows or grills other than according to the approved specifications of the Developer or the Service Company and on obtaining prior written permission of the Developer or the Service Company.
- xvi. Change the colour scheme of the windows, grills and the main door of the said Showroom Space other than according to the specifications of the Developer or the Service Company and on obtaining prior written permission of the Developer or the Service Company.
- xvii. Claim any right of any interior or exterior of any part of the Building exclusively of the purchaser in this regard is hereby expressly waived by the Purchaser, save and except the ownership of the said showroom hereby transferred, assign, assure, alienate in favour of the purchaser with the title of the said showroom in the said property of the said building.

VI. THAT THE OWNER AND DEVELOPER SHALL NOT :-

- i. Do any act, Deed or thing, entering right, title, interest of the Purchaser in the property hereby transfer.
- ii. Impose/fix exorbitant amount beyond the prevailing market price upon the Purchaser for maintenance of the common area and amenities provided by the Service Company.
- iii. Sell / let out or hire basis or set up, kiosk, Stalls sets in common areas which would creates obstruction in the use of common areas by the Purchaser and visibilities of said Show Room space.
- iv. Object the purchaser to make any alteration on the front elevation of the Showroom wherein the vendor / Developer will give permission in writing to the purchaser and the purchaser will make alteration in the front elevation accordingly.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring area of 78 Cottahs 9 Chittacks 43 Sq. Ft more or less at Premises No. 3A, Rammohan Mullick Garden Lane, P.S. Beliaghata, Kolkata- 700010, together with the right, interest, benefit, advantage and privilege of the sanctioned Building Permit No-51(B-III) dated 29.06.2005 duly sanctioned by the Kolkata

Municipal Corporation, butted and bounded in the man following that is to say :

ON THE NORTH : By Premises No. 3B, Rammohan Mulick Garden Lane;

ON THE EAST : By Eastern Metropolitan Bye-Pass;

ON THE SOUTH : By Premises No. 76, Beliaghata Main Road ; and

ON THE WEST : By Rammohan Mullick Garden Lane, Kolkata-700010;

THE SECOND SCHEDULE ABOVE REFERRED TO

and
Chandran vishwa

ALL THAT Showroom Space No. UGF-1 on the Upper Ground Floor having Super Built up area of 18997 Sq. Ft in the said building ^{measuring 810 Sqft.} TOGETHERWITH Ten Covered Car Parking Spaces TOGETHER with the Undivided impartible proportionate share and interest in the land underneath out of 78 cottahs 9 chittacks 43 sq. ft. TOGETHER with the proportionate share and interest in the common areas, common portions, common amenities, common facilities of the said building known as "RAIKVA" being Premises No. 3A, Rammohan Mullick Garden Lane, Police Station- Beliaghata, Kolkata-700010 within the local limits of The Kolkata Municipal Corporation, Ward No.33.

**THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Area)**

- a. Drains and Sewers to the Municipal ducts.
- b. Common Water and Sewer Evacuation Pipes to Drains and Sewer Common.
- c. Common Boundary Walls, if any, the Main Gates, the Main Doors of the Project.
- d. Space for Generator, if any, installed for the lighting of the Common Areas, Common ways, Passages, Paths and Water Pumps.
- e. Water under Water Reservoir with Pipes loading to Overhead Water Tank and all its distribution pipes to different Units, Shops, Showrooms and Spaces, Main Pipe from the Municipality connection to the Underground Water Reservoir, Main Water Pipes from the different Units, Shops, Showrooms and Spaces to the Underground Drains.
- f. Electrical Wiring and other fittings and fixtures for lighting the Common Areas, Common ways, Passages, Paths, Common Areas and Water Pumps.
- g. Electrical, Meters Switches, distribution Cables to different Units, Shops, Showrooms and Spaces and their other accessories together with space for their installation.
- h. Security and Security Rooms with Toilets, Kitchen etc., if any provided.
- i. Administrative Office, if any provided.
- j. Transformer and Generator Space/s, if any provided.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Facilities and Amenities
available to the Purchaser)**

- i) The Purchaser shall be entitled to all rights, privileges vertical and lateral supports, easements, quasi-easements, appendages and

appurtenances whatsoever belonging or in any way appertaining to the said Show Room Space area being Show Room Space No. UGF-I, in the Upper Ground Floor, and properties appurtenant thereto or therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto.

ii) The right of access in common with the other owners or occupiers of the said building at all times and for all normal, business and commercial purpose connected with the use and enjoyment of the open and covered space, stair case, stair land and landings, including lift, fire fighting equipment, generator, tube wells, electrical plumbing and other utility and other common parts of the said building known as "RAIKVA".

iii) The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the commercial and business purposes of the said Show Room Space area being Show Room Space No. UGF-I, on the Upper Ground floor and along the pathways comprised within the said building and premises known as "RAIKVA".

iv) The right of protection of the said Show Room Space No. UGF-I, on the Upper Ground floor and properties appurtenant thereto by or from all other parts of the said building and premises so far as they now protect the same.

v) The right of passage in common as aforesaid of gas, if any, electricity, water and soil from and to the said Show Room Space No. UGF-I, on the Upper Ground floor through pipes, drains, wires and conducts lying or being in under through or over the said building and premises so far as be reasonably necessary for the beneficial occupation of the said Show Room Space No. UGF-I, on the Upper Ground floor for all commercial and business purposes whatsoever.

vi) The right with or without workmen and necessary materials for the Purchaser to enter from time to time upon the other parts of the said building and Premises for the purpose of repairing so far as may be necessary such pipes, drains, wires and conduits aforesaid and for the purpose of rebuilding, repairing, repainting or cleaning any part or parts of the said Show Room Space No. UGF-I, on the Upper Ground floor in so far as such repairing, repainting or cleaning as aforesaid can not be reasonably carried out without such entry and in all such cases excepting emergent situations upon giving forty eight hours previous notices in writing to the Service Company of its intentions to enter to the other person or persons properly entitled to the same.

vii) To enjoy the facilities for use of 100% back up stand by generator during non supply of power of electricity of the said building and to pay the cost of use of such Generating Electricity by the meter provided for calculating the usages of unit of the said Generating Electricity in the said Show Room Space by the Purchaser.

THE FIFTH SCHEDULE ABOVE REFERRED TO (COMMON EXPENSES)

1. The proportionate expenses of maintaining, redecorating, cleaning, operating, repairing, whitewashing, painting reconstruction, rebuilding, lighting etc. of the Main structure in particular the and rain water pipes, drains and sewerages and underground tank and reservoir, electric wires, its fittings and fixtures, bulb, lights and its switch boards as a whole, water pumps meters and other appliance ducts and vents and passage in or under or upon the project and its land and as enjoyed and used by the Purchasers with common, with other occupiers of the Units, Shops, Offices and spaces and all its exterior walls, doors windows, grills and glasses and the boundary walls of the building compounds and all its land and the terrace.

- 2 To proportionate costs and cleaning and lighting the Common Areas, Common ways, Passages, Paths, Common Areas and Water Pumps as enjoyed and used by the Purchaser in common as aforesaid and keeping the same in good and habitable conditions.
3. To proportionate costs of the payments made to the clerks, Darwans, Sweepers, Mistries, Caretakers, Watchman, wards, electricians and other contractors, if any appointed by the Owners and/or the Service Company when formed thereof.
4. The proportionate costs of works and maintenance, replacement and/or repair of the common lightings, fittings and fixtures, etc. and all other service charges of the services rendered and of the other equipments and amenities used in common and for the common purpose.
5. To proportionate costs of the Municipal Taxes and all other taxes and other outgoing levied on the said Showroom Space and/or on the whole land of the said premises.
6. The proportionate costs of the litigations and/or expenses incurred for the said premises and land and on the said building for the common purposes.
7. The proportionate costs/charges of and expenses for maintaining and operating the Generator and any other such machineries, all supplementary equipments and any other amenities, if and when installed.
8. Maintenance charges and operating charges for Lift.
9. Salary etc. of staff of Service Company.

10. Such other expenses as are deemed by the Owners/Developer and/or Service Company necessary and/or incidental for the maintenance, managements, supervision and upkeep of the said building and the said premises.

11. Common -Area Maintenance charges.

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Extra Development Charges)

- i. Common Area Maintenance charge will be the rate Per Square Feet Per Month as will be fixed by the Service Company based on the actual on the Super Built up Area to be paid in advance by the 7th of each Month on and from the date of delivery of the possession of said Showroom Space.
- ii. The DEVELOPER/CONFIRMING PARTY hereby undertakes to negotiate with a Service Company/Companies in such manners and intent to ensure that rate fixed by the Company/Companies is fair, reasonable and not exceeding the prevailing market price.
- iii. CESC Meter deposit on actual basis according to the Security Deposit Bill issued by the CESC Ltd., Kolkata.


IN WITNESS WHEREOF the parties hereto and have hereunto put their respective hands and seals on the day month and year first above written.

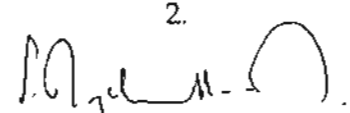
SIGNED, SEALED AND DELIVERED

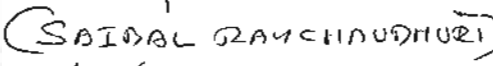
by the within name parties at Kolkata

In the presence of:

Witnesses:

1. 
RAJIB DEBNATH
 10-D MONALISA, PVT. LTD.
 17 CAMAC STREET, LTD.
 KOLKATA - 700017, LTD.
 GALLOP COMMODITIES PVT. LTD.
 PREMAALAY CONSTRUCTION PVT. LTD.
 APSARA HOUSING P/F. LTD.
 SURYA SHAKTI VINCOM PVT. LTD.
 MAHEEP BARTER PVT. LTD.

2. 
SISHAAN INTERTRADE PVT. LTD.


SAINAL RAYCHOUHURY
 43/3, HAZRA ROAD
 KOLKATA - 700019

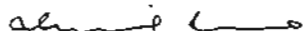
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 SURYA SHAKTI VINCOM PVT. LTD.
 MAHEEP BARTER PVT. LTD.

KIPPY COMMERCIAL PVT. LTD.
 TRAMARK - YAPPAAR PVT. LTD.
 GARLON BARTER PVT. LTD.
 TATPAR TRADELINK PVT. LTD.
 GALLOP COMMODITIES PVT. LTD.
 PREMAALAY CONSTRUCTION PVT. LTD.
 APSARA HOUSING P/F. LTD.
 SURYA SHAKTI VINCOM PVT. LTD.
 MAHEEP BARTER PVT. LTD.

Director.

SIGNATURE OF THE OWNERS / VENDORS
 PAN: ADEPR0848Q

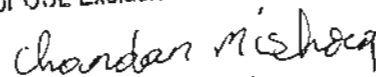
RENAULT DEVELOPERS PVT. LTD.



Director

SIGNATURE OF THE OWNER / DEVELOPER /
 CONFIRMING PARTY

For OSL Exclusive Pvt. Ltd.


 Chander Mishra
 Director

SIGNATURE OF THE PURCHASER

PAN: AEVPM1848E