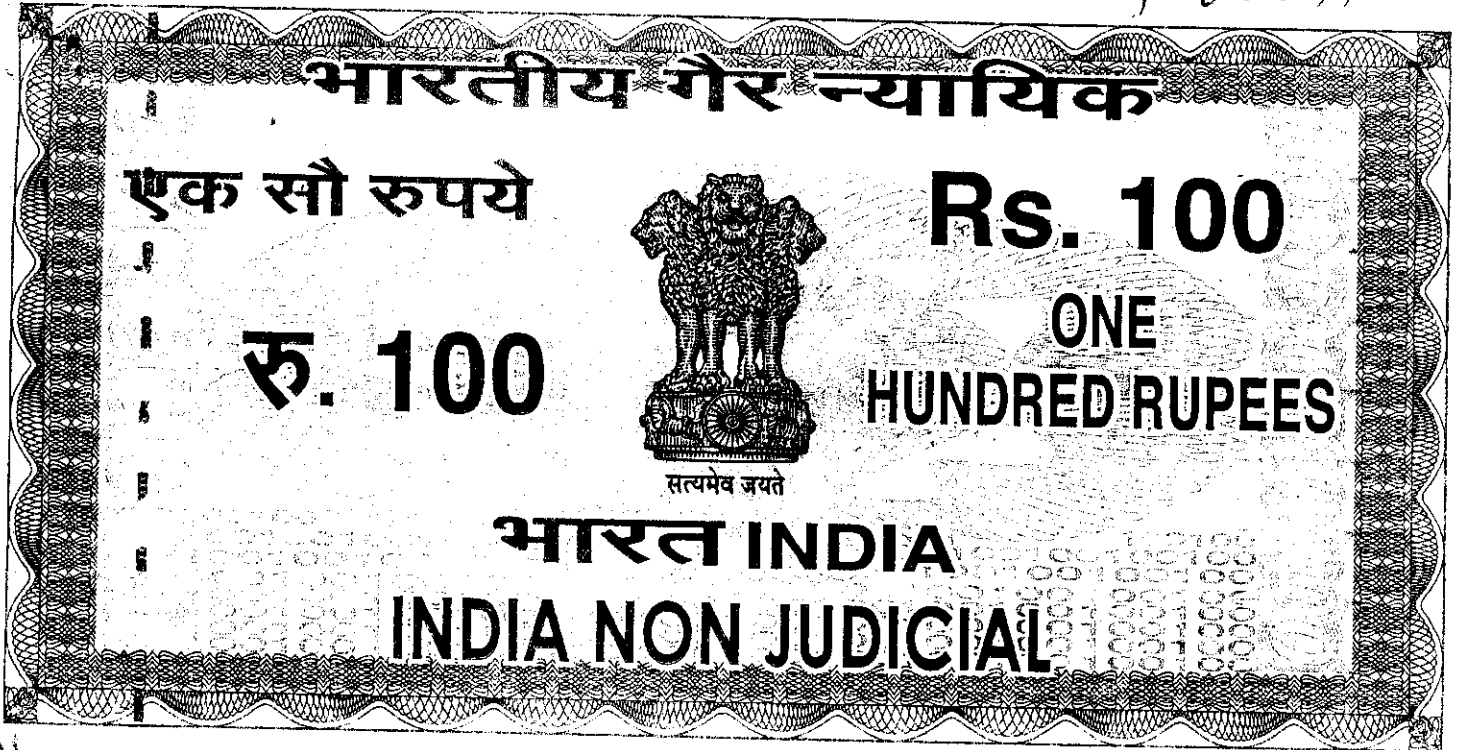


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 377823

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

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

7 4 JUN 2011

DEED OF CONVEYANCE

1. **Date :** 13th day of June 2011
2. **Place :** Kolkata
3. **Parties :**
 - 3.1 **SURYAKANT MODY @**
S U R Y A K A N T
SATYANARAYAN MODY

12/10/2011

নং ৪৩৬৪ তং ২৭/৫/১১ মি

ক্রমিক নাম _____
সাহ _____
স্টাম্প ভেডার স্বাক্ষর _____
বিধান নগর (সল্টলেক সিটি) এ ডি এম আর ও
মোট স্টাম্প ক্রয় সাং _____
চালান নং _____ মোট কত টাকা খরিদ _____

Pinaki Chattopadhyay
Advocate
Judges' Court, Barasat

27 MAY 2011

টেজরী বারাকপুর ভেডার মিতা দস্ত

৩১৩৩০০

Bijay Kumar

Bijay Kumar



4536
৬-৭



৬-৮

4537

Premalata s. m...



4538
৬-৯

Saraf

Harshvardhan Saraf (HARSHVARDHAN SARAF)

SON OF SANDAY SARAF

5, ICABER ROAD

KOLKATA - 700026

BUSINESS



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

13 JUN 2011

AND

- 3.3 M/S. MOONSTONE ENTERPRISE PVT. LTD. (PAN NO. AADCM4928R), a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 5, Kabir Road, P.S. Tollygunge, Kolkata - 700 026, represented by its Director, SANJAY SARAF, son of Late Radheshyam Saraf.

Hereinafter called and referred to as the "CONFIRMING PARTY" (which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its director in office, office bearers, executors, administrators, legal representatives, nominees and assigns) of the THIRD PART.

In these presents, for the sake of brevity the Vendor, Purchaser and Confirming Party collectively referred to as Parties and individually as Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :

- 4.1 **Said Property** : Shall mean imply and include **ALL THAT** piece and parcel of Sali land admeasuring **2 (Two) Cottahs 1 (One) Chittack 26.5 (Twenty Six point Five) sq.ft. be the same a little more or less**, lying and situated at **Mouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian No. 1665, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 9, in the District North 24 Parganas, being part of the land morefully described in the First Schedule hereinafter written. The total land is described in the First Schedule and Said Property/Sold Property**



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

13 JUN 2011

[PAN NO. AABPM9179M], son of Late Satya Narayan Mody, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Amrut Niwas, Sarojini Road, Santacruz West, Mumbai, represented by his Constituted Attorney, his wife, **PREMLATA MODY @ PREMLATA SURYAKANT MODY [PAN NO. AAOPM2738H]**, wife of Suryakant Mody @ Suryakant Satyanarayan Mody, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Amrut Niwas, Sarojini Road, Santacruz West, Mumbai.

Hereinafter called and referred to as the "**OWNER / VENDOR**" (which hexpression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include his heirs, administrators, executors, legal representatives, nominees and assigns) of the **FIRST PART**.

AND

3.2 **ATULYA TRADECOM PVT. LTD. [PAN NO. AAJCA0216G]**, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 242/3, Bidhanpally, P.O. NSS, Ward No. 17, Kalyani - 741 250, District North 24 Parganas, West Bengal, represented by its Director, **BIJAY KARMAKAR**, son of Kundupada Karmakar.

Hereinafter called and referred to as the "**PURCHASER**" (which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include their respective successors in office, office bearers, executors, administrators, legal, representatives, nominees and assigns) of the **SECOND PART**.



is morefully described in the Second Schedule hereunder written. A Plan of the total land is attached herewith [SAID PROPERTY].

5. **Background, Representations and Covenants :**

5.1 **Representations Regarding Title :** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 **Absolute Ownership of Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul :** One Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul were the absolute joint owners in respect of land measuring about 10 Bighas and 6 Cottahs more or less, lying and situated in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, in the District North 24 Parganas.

5.1.2 **Plotting by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul :** The said Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul plotted 10 Bighas more or less of land into 26 separate and independent plots & private passage, and the said plots were numbered and marked as Plot Nos. 4 to 29 in the manner as shown in the plan 'X' annexed therewith and herewith, and private passage admeasuring about 37 Cottah more or less, for exclusive use and enjoyment of the same by the owners/occupiers of the said 26 plots and the said private passage comprising of Sali land was exclusively owned and possessed by the owners of Plot Nos. 4 to 29 [And not by any other plot owners] and such was also shown in the Plan 'X' annexed thereto.

5.1.3 **Sale by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul to Kanika Banerjee :** The said Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul as vendors and one Charusila Paul, Kali



Addl District Sub-Registrar
Bidhan Nagar (East Lake City)

13 JUN 2011

Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as confirming parties, sold, transferred and conveyed Plot No. 15 (Southern Portion), consisting 3 (Three) Cottahs 0 (Zero) Chittack 24 (Twenty Four) sq.ft. more or less of land together with proportionate share of passage measuring 0 (Zero) Cottah 11 (Eleven) Chittacks 3 (Three) sq.ft. more or less, **in total land measuring 3 (Three) Cottahs 11 (Eleven) Chittacks 27 (Twenty Seven) sq.ft. more or less** comprised in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Kanika Banerjee, by the strength of a Registered Deed of Conveyance, registered on 10th August, 1965, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 7419 for the year 1965.

5.1.4 **Agian Sale by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul to Kanika Banerjee & Others :** The said Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul as vendors and one Charusila Paul, Kali Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as confirming parties, sold, transferred and conveyed 27 (Twenty Seven) Cottahs 25 (Twenty Five) sq.ft. more or less comprised in portion of R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas being plot marked as Plot Nos. 13 & 29 in the plan annexed thereto Together With proportionate ownership right, title or interest in respect of the aforesaid passage, to one Kanika Banerjee, Satish Chandra Sarkar, Shubhra Mitra, Kuntala Manna, Jugal Kishore Mondal, Kanika Majumder, Renuka Rani Ghosh, Shubendu Manna, Niiharendu Manna, Nilima Mondal, Kalyan Mallick, Haripada Chakraborty, Baniballav Biswas, Hari Narayan Paul, Saraswati Das, Remendra Kumar Bhattacharjee & Sasanka Sekhar Mitra,s, by the strength of a Registered Deed of Conveyance, registered on 13th August, 1965, in the office of the Sub-Registrar, Cossipore Dum Dum, and



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

13 JUN 2011

recorded in Book No. I, Volume No. 107, Pages 96 to 105, being Deed No. 7430 for the year 1965.

- 5.1.5 **Share of Kanika Banerjee in Plot No. 13 & 29 Together with undivided share in Passage :** Referencing the abovenoted sale, under Deed No. 7430 for the year 1965, the said **Kanika Banerjee** became the owner of 0 (Zero) Cottah 6 (Six) Chittacks 8 (Eight) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 1 (One) Chittack 18 (Eighteen) sq.ft. more or less being undivided share of the said passage, **in total land measuring 0 (Zero) Cottah 7 (Seven) Chittacks 26 (Twenty Six) sq.ft. more or less.**
- 5.1.6 **Absolute Ownership of Kanika Banerjee :** Thus on the basis of the aforesaid deeds, the said **Kanika Banerjee** became the absolute owner of :
- Plot No. 15 (Southern) alongwith undivided proportionate share of passage, land measuring 3 (Three) Cottahs 11 (Eleven) Chittacks 27 (Twenty Seven) sq.ft. more or less,
- Plot No. 13 & 29 (undivided share of land alongwith undivided proportionate share of passage) land measuring 0 (Zero) Cottah 7 (Seven) Chittacks 26 (Twenty Six) sq.ft. more or less,
- in total aggregated land measuring 4 (Four) Cottahs 3 (Three) Chittacks 8 (Eight) sq.ft. more or less** in R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.7 **Sale by Kanika Banerjee to Suryakant Mody @ Suryakant Satyanarayan Mody & Vinita Saraf :** The said **Kanika Banerjee** sold, transferred and conveyed the aforesaid land i.e. :



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

13 JUN 2011

Plot No. 15 (Southern) alongwith undivided proportionate share of passage, land measuring **3 (Three) Cottahs 11 (Eleven) Chittacks 27 (Twenty Seven) sq.ft. more or less,**

Plot No. 13 & 29 (undivided share of land alongwith undivided proportionate share of passage) land measuring **0 (Zero) Cottah 7 (Seven) Chittacks 26 (Twenty Six) sq.ft. more or less,**

in total aggregated land measuring 4 (Four) Cottahs 3 (Three) Chittacks 8 (Eight) sq.ft. more or less in R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas, to Suryakant Mody @ Suryakant Satyanarayan Mody, present owner herein and one Vinita Saraf, by the strength of a Registered Deed of Conveyance, registered on 16.04.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 464, Pages 1 to 27, being Deed No. 08222 for the year 2003.

5.1.8 **Share of Suryakant Mody @ Suryakant Satyanarayan Mody under Deed No. 08222 of 2003 :** Thus under the above noted purchase deed bearing No. 08222 for the year 2003, the said Suryakant Mody @ Suryakant Satyanarayan Mody, present owner herein, became the absolute owner of :

Fifty Percent undivided share on the following lands :-

Plot No. 15 (Southern) alongwith undivided proportionate share of passage, land measuring **3 (Three) Cottahs 11 (Eleven) Chittacks 27 (Twenty Seven) sq.ft. of land i.e. land measuring 1 (One) Cottah 13 (Thirteen) Chittacks 36 (Thirty Six) sq.ft. more or less,** and also



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

13 JUN 2011

Plot No. 13 & 29 (undivided share of land alongwith undivided proportionate share of passage) land measuring 0 (Zero) Cottah 7 (Seven) Chittacks 26 (Twenty Six) sq.ft. i.e. land measuring 0 (Zero) Cottah 3 (Three) Chittacks 35.5 (Thirty Five point Five) sq.ft more or less,

in total aggregated land measuring 2 (Two) Cottahs 1 (One) Chittack 26.5 (Twenty Six point Five) sq.ft. more or less in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, in the District North 24 Parganas.

- 5.1.9 **Record in L.R. Settlement** : After purchasing the same, the said Suryakant Mody @ Suryakant Satyanarayan Mody recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 1665 in respect of 03 decimals of land (having share 0.0102 out of 339 decimals of land in R.S./L.R. Dag No. 140).
- 5.1.10 **Absolute Ownership of Suryakant Mody @ Suryakant Satyanarayan Mody** : Thus on the basis of the aforesaid deed bearing Deed No. 08222 of 2003, the said Suryakant Mody @ Suryakant Satyanarayan Mody became the absolute owner of **ALL THAT** piece and parcel of total aggregated Sali land measuring **2 (Two) Cottahs 1 (One) Chittack 26.5 (Twenty Six point Five) sq.ft. be the same a little more or less**, lying and situated at **Mouza - Atghara**, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 140**, under C.S. Khatian No. 120, **R.S. Khatian No. 90, L.R. Khatian No. 1665**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 9, in the District North 24 Parganas morefully described in the Second Schedule hereunder written, being part of the land described in the First Schedule hereinafter written [**SAID PROPERTY**]. The total land is described in the First Schedule and Said Property/Sold Property is morefully described in the Second Schedule hereunder written.



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

13 JUN 2011

- 5.1.11 **Registered General Power of Attorney** : The said Suryakant Mody @ Suryakant Satyanarayan Mody executed a Registered Deed of General Power of Attorney, registered on 01.06.2011, in the office of the Joint Sub-Registrar, Andheri No. 4, Mumbai, and recorded in Book No., Volume No. Pages to, being Deed No. ~~16/1113~~ 387 - 15/11/2011 for the year 2011, appointing his wife, Premlata Mody @ Premlata Suryakant Mody as his constituted attorney with power to sell, transfer and convey the aforesaid land to any third parties.
- 5.1.12 **Desire of Sale by Suryakant Mody @ Suryakant Satyanarayan Mody to the present Purchaser** : The said Suryakant Mody @ Suryakant Satyanarayan Mody decides to sell the SAID PROPERTY morefully described in the Second Schedule hereunder written, to the present Purchaser, at a total consideration of Rs. 22,88,274.00 (Rupees Twenty Two Lakhs Eighty Eight Thousand Two Hundred Seventy Four) only. Out of which Rs. 16,58,274.00 (Rupees Sixteen Lakhs Fifty Eight Thousand Two Hundred Seventy Four) only will be paid to the owner, Suryakant Mody @ Suryakant Satyanarayan Mody and Rs. 6,30,000.00 (Rupees Six Lakhs Thirty Thousand) only will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd.
- 5.1.13 **Acceptance by Purchaser** : The Purchaser herein has/have accepted the aforesaid proposal and agreed to purchase the SAID PROPERTY morefully described in the Second Schedule hereunder written, at an agreed consideration of Rs. 22,88,274.00 (Rupees Twenty Two Lakhs Eighty Eight Thousand Two Hundred Seventy Four) only.
- 5.1.14 **Title of the Vendor** : Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the vendor has become the absolute owner of the Said Property.

Bijay Karmakar



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

13 JUN 2011

10

- 5.1.15 **True and Correct Representations** : The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations and Covenants regarding Encumbrances** : The Vendor represents and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition** : The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land** : The Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor** : The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell** : The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues** : No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.



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

3 JUN 2011

- 5.2.6 **No Right of Preemption** : No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage** : No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the Said Property or any part thereof.
6. **Basic Understanding** :
- 6.1 **Agreement to Sell and Purchase** : The Purchaser has/have approached the Vendor and offered to buy the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned



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

1 3 JUN 2011

in Clause 5 and its sub-clauses above and upon satisfaction of the right, title and interest of the said vendor (collectively Representations), has/have agreed to purchase the Said Property from the Vendor.

6.2 **Confirming Party :** The Confirming Party being the Developer of the entire project comprising and consisting of First Schedule land incurred financial expenses by dint of which, it had a charge on the Second Schedule land (which is a Part of First Schedule Land) and it is due to such charge on the Property and amount of Rs. 6,30,000.00 (Rupees Six Lakhs Thirty Thousand) only is paid by the Purchaser to the Confirming Party, and in lieu of such the Confirming Party unqualifiedly surrenders, relinquishes, discharges all its right, title, interest and privileges over, on and in respect of the Second Schedule Land.

7. **Transfer :**

7.1 **Hereby Made :** The Vendor and the Confirming Party hereby sell, convey and transfer to the Purchaser the entirety of their right, title, privileges and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Second Schedule hereinafter written, free from all encumbrances, mortgages, charges, liens, attachments, lispensens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory, prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of Rs. 22,88,274.00 (Rupees Twenty Two Lakhs Eighty Eight Thousand Two Hundred Seventy Four) only paid by the Purchaser to the Vendor and the Confirming Party, receipt of which the Vendor and the Confirming Party hereby and by the Memo and Receipt hereunder written unqualifiedly admits and acknowledges.



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

1 3 JUN 2011

8. **Terms of Transfer :**
- 8.1 **Salient Terms :** The transfer being effected by this Conveyance is :
- 8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute :** Absolute, irreversible and perpetual.
- 8.1.3 **Together with All Other Appurtenances :** Together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to :** The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification :** Indemnification by the Vendor and the Confirming Party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser being satisfied about the title, right and interest of the vendor and further on such express indemnification by the vendor about the correctness of the vendor's title and the representations and authority to sell.
- 8.2.2 **Transfer of Property Act :** All obligations and duties of Vendor and Purchaser and Confirming Parties as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession :** Physical (Khas), vacant and peaceful possession of the Said Property has been handed over by the vendor to the purchaser, which the purchaser admit, acknowledge and accept.



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

13 JUN 2011

- 8.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the vendor hereby agrees to keep the purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession** : The Vendor and the Confirming Party hereby covenant that the purchaser and its director, executors, administrators, nominees, successors in office, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.
- 8.6 **Covenant against Encumbrances** : The Vendor and the Confirming Party indemnify the purchaser and the purchaser is well and sufficiently saved defended and kept harmless and indemnified of, from and against all former and other estates, titles charges and encumbrances whatsoever had made, executed, occasioned or suffered by the vendor or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for him, them or any of them and also against any latent and / or patent defect in title.
- 8.7 **No Objection to Mutation** : The vendor and the confirming party declare that the purchaser can fully be entitled to mutate its names in all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in its own names. The vendor and



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

13 JUN 2011

the confirming party undertake to co-operate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchaser and in this regard shall sign all documents and papers as required by the purchaser.

- 8.8 **Further Acts :** The vendor and the confirming party hereby covenant that the vendors or any person claiming under them, shall and will from time to time and at all times hereafter at cost of the purchaser, upon every request of the purchaser and / or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE FIRST SCHEDULE ABOVE REFERRED TO

[Description of Total Land]

ALL THAT piece and parcel of total aggregated Sali land measuring 203 Cottahs 12 Chittacks be the same a little more or less, lying and situated at **Mouza - Atghara**, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 140**, under C.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian Nos. 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1674, 1675, 1676, 1763, 1764, 1765, 1766, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 9, in the District North 24 Parganas, and also Sali land measuring 3 (Three) Cottahs 8 (Eight) Chittacks more or less, lying and situated at **Mouza - Teghoria**, J.L. No. 9, Re. Sa. No. 116, P.S. Rajarhat presently Baguiati, comprised in **R.S. Dag No. 534**, under R.S. Khatian No. 53, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality,



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

3 JUN 2011

in Ward No. 9, in the District North 24 Parganas. A Plan of the total land is attached herewith, and butted and bounded as follows :-

- ON THE NORTH : R.S. Dag No. 139 and Four Storied Building.
- ON THE SOUTH : R.S. Dag Nos. 141, 142, 143 & 144 of
Mouza - Atghara and R.S. Dag No. 534 of
Mouza - Teghoria.
- ON THE EAST : 20 ft. Wide Common Private passage.
- ON THE WEST : 211 Bus Route.

THE SECOND SCHEDULE ABOVE REFERRED TO
[SOLD PROPERTY / SAID PROPERTY]

ALL THAT piece and parcel of Sali land measuring **2 (Two) Cottahs 1 (One) Chittack 26.5 (Twenty Six point Five) sq.ft.** be the same a little more or less, lying and situated at **Mouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian No. 1665, A.D.S.R.O. Bidhannagar, Salt Lake City,** within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 9, in the District North 24 Parganas, West Bengal. The Sold Property being part of the land morefully described in the First Schedule hereinabove written.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of the sanctioned plan.



Addl District Sub-Registrar
Bidhan Nagar (East) City

1 3 JUN 2011

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of:

1.

Harshvardhan Saraf
5, Kabin Road
Kolkata - 700 026

2.

Harish Garia
CD-35, SALT LAKE
SECTOR-7
KOLKATA-64

Premlata S Mody

Premlata Mody

@ Premlata Suryakant Mody

As Constituted Attorney of

Suryakant Mody

@ Suryakant Satyanarayan Mody

Owner / Vendor

Bijay Karmakar

Bijay Karmakar

Director of

Atulya Tradecom Pvt. Ltd.

Purchaser

Drafted By:

Harshvardhan Saraf
For Binaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Composed By :

Paresh Swarnakar
Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

Sanjay Saraf

Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party



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

13 JUN 2011

MEMO OF CONSIDERATION

Received Rs. 16,58,274.00 (Rupees Sixteen Lakhs Fifty Eight Thousand Two Hundred Seventy Four) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named purchaser.

<u>Bank</u>	<u>Amount</u>	<u>Date</u>
HDFC Bank, Mumbai Clearing Br.	16,58,274/-	13/06/2011

Witnesses :-

1. *Harshvardhan Saraf*
5, Kabir Road
Kol - 700026

2. *Harish
Mishra*

Premlata S Mody
Premlata Mody
@ Premlata Suryakant Mody
As Constituted Attorney of
Suryakant Mody
@ Suryakant Satyanarayan Mody
Owner / Vendor



Addl District Sub-Registrar
Bidhan Nagar (East) Lake City

13 JUN 2011

Received Rs. 6,30,000.00 (Rupees Six Lakhs Thirty Thousand) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named purchaser.

Bank
H D R C Bank,
Stephan Hoose
Branch.

Amount
₹, 30, 000/-

Date
13/06/2011

Witnesses :-

1. *Harshvardhan Saraf*

2. *Harish Uinia*

Saraf

Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party



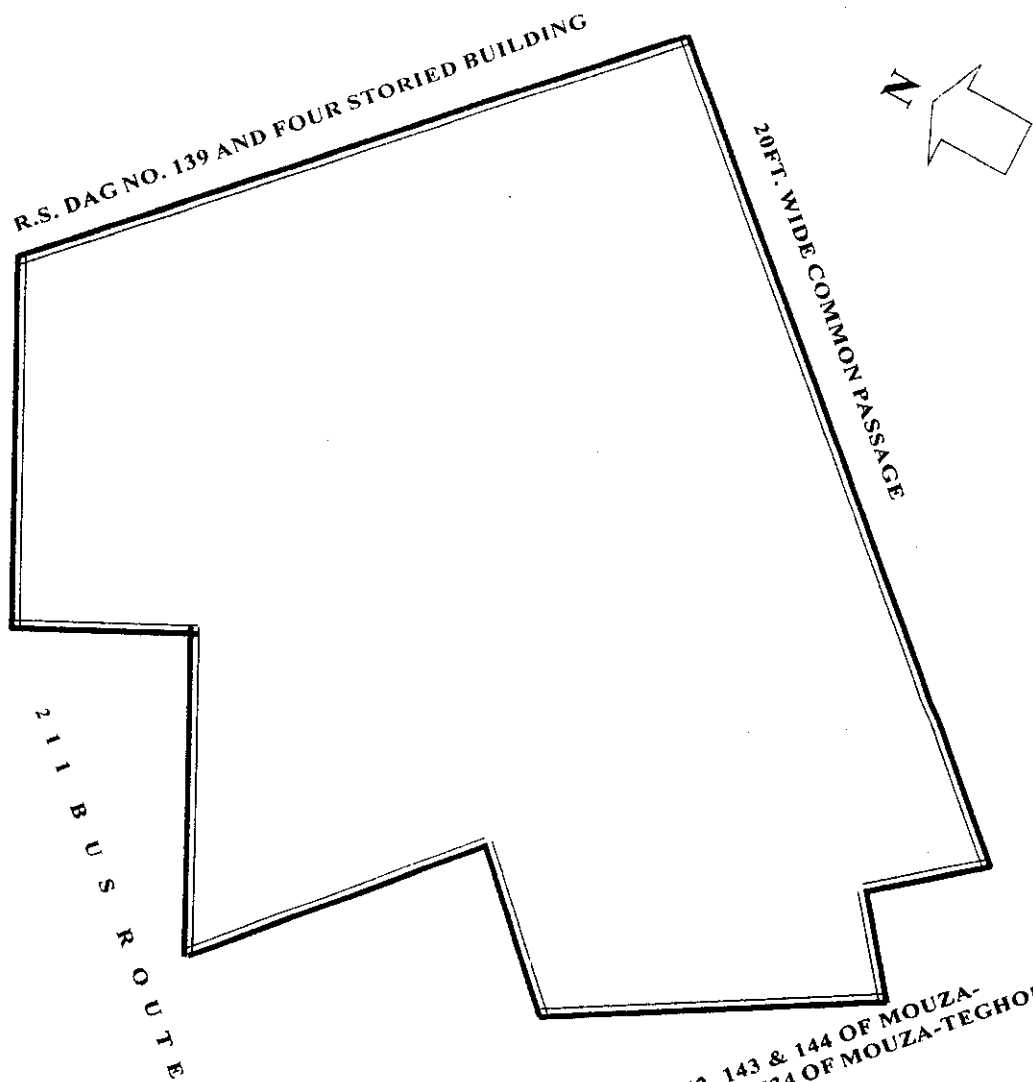
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

3 JUN 2011

SITE PLAN OF SALI LAND MEASURING 203 COTTAHS MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER C.S. KHATIAN NO. 120, R.S. KHATIAN NO. 90, L.R. KHATIAN NOS. 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1674, 1675, 1676, 1763, 1764, 1765, 1766, LYING AND SITUATED AT MOUZA-ATGHARA, J.L. NO. 10, RE. SA. NO. 133, TOUZI NO. 172 AND ALSO SALI LAND MEASURING 3 COTTAHS 8 CHITTACKS MORE OR LESS COMPRISED IN R.S. DAG NO. 534, UNDER R.S. KHATIAN NO. 53, LYING AND SITUATED AT MOUZA-TEGHORIA, J.L. NO. 9, P.S. RAJARHAT PRESENTLY BAGUIATI, A.D.S.R.O. BIDHANNAGAR, SALT LAKE CITY, WITHIN THE LOCAL LIMIT OF RAJARHAT GOPALPUR MUNICIPALITY, IN WARD NO. 9, IN THE DISTRICT NORTH 24 PARGANAS.

SOLD AREA : 2 COTTAHS 1 CHITTACK 26.5 SQ.FT. MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER R.S. KHATIAN NO. 90, L.R. KHATIAN NO. 1665, AT MOUZA-ATGHARA, BEING PART OF THE AFORESAID TOTAL LAND

VENDOR : SURYAKANT MODY @ SURYAKANT SATYANARAYAN MODY
PURCHASER : ATULYA TRADECOM PVT. LTD.
CONFIRMING PARTY : M/S. MOONSTONE ENTERPRISE PVT. LTD.



R.S. DAG NOS. 141, 142, 143 & 144 OF MOUZA-ATGHARA & R.S.DAG NO. 534 OF MOUZA-TEGHORIA

NOT IN SCALE
DRAWN BY:
PARISH SURYAKANT

Suryakant Mody
SIGNATURE OF VENDOR

Atulya Tradecom Pvt. Ltd.
SIGNATURE OF CONFIRMING PARTY

Atulya Tradecom Pvt. Ltd.
SIGNATURE OF PURCHASER





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

Endorsement For Deed Number : I - 06641 of 2011
(Serial No. 07041 of 2011)

(Under Article : A(1) = 32087/- ,E = 14/- on 14/06/2011)

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.-2288274/-


Certified that the required stamp duty of this document is Rs.- 137317 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 137317/- is paid 10169813/06/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 14/06/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR




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

(Debasish Dhar)

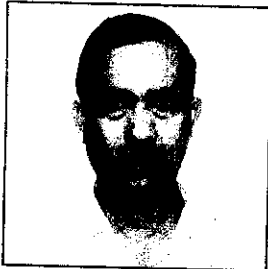


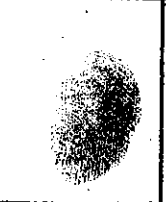
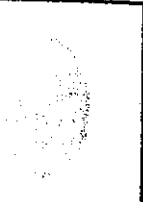






ADDITIONAL DISTRICT SUB-REGISTRAR

14 JUN 2011




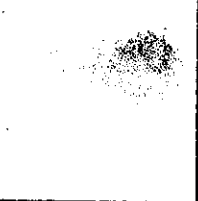



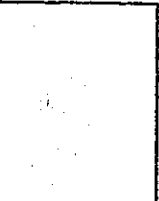
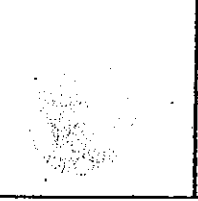



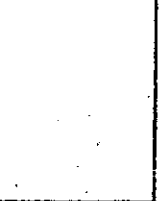
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					


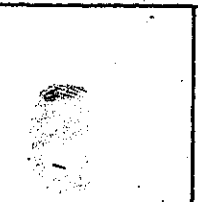
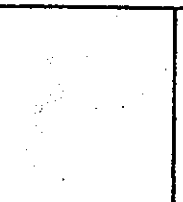
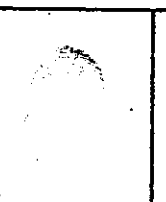






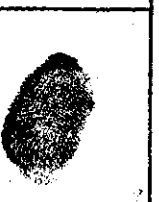
Bijoy Kozmika

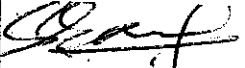
ATTESTED:- Bijoy Kozmika

	LH.					
	RH.					

Premlata S Mody

ATTESTED:- Premlata S Mody

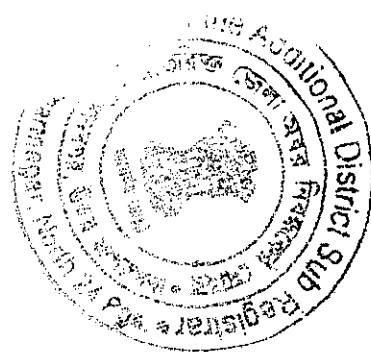
	LH.					
	RH.					



ATTESTED:- 

	LH.					
	RH.					

ATTESTED:-

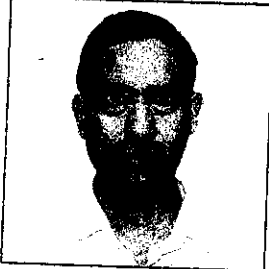
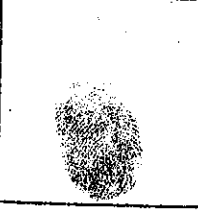
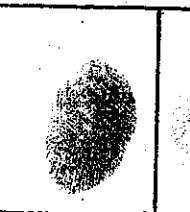


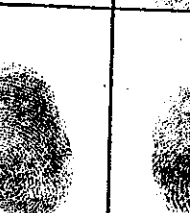
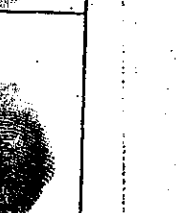


Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)


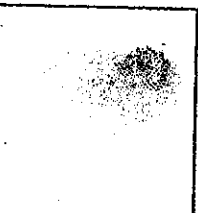



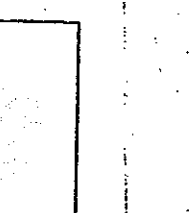
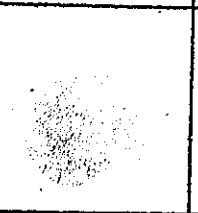

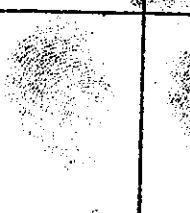
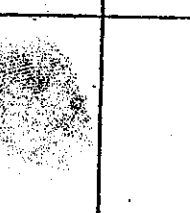
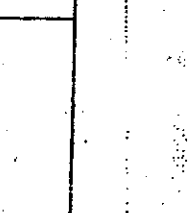
3 JUN 2011

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO


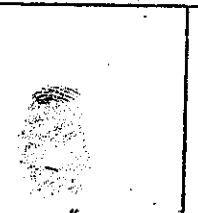
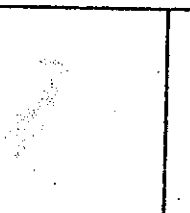
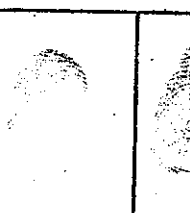

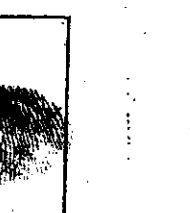

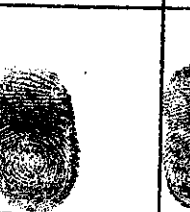
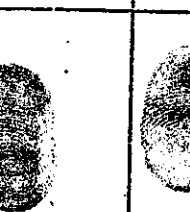
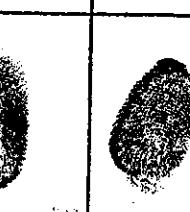

UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Bijoy Kozhik</i>	LH.					
	RH.					

ATTESTED :- *Bijoy Kozhik*

 <i>Premlata S. Mody</i>	LH.					
	RH.					

ATTESTED :- *Premlata S. Mody*

 <i>[Signature]</i>	LH.					
	RH.					

ATTESTED :- *[Signature]*

	LH.					
	RH.					

ATTESTED :-



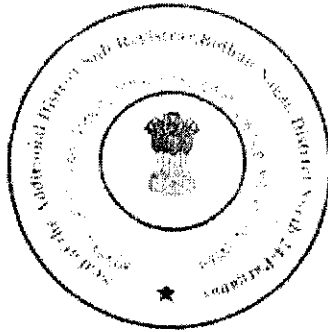
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

13 JUN 2011



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 8947 to 8971
being No 06641 for the year 2011.



(Debasish Dhar) 15-June-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal



DATED THE DAY OF 2011

DEED OF CONVEYANCE

BETWEEN

Suryakant Mody
@ Suryakant Satyanarayan Mody
Owner / Vendor

Atulya Tradecom Pvt. Ltd.

Purchaser

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

Drafted By

Pinaki Chattopadhyay & Associates
Solicitor & Advocates
Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700 059
Ph : 2570 8471

Composed By

Paresh Swarnakar
14/B, Jessore Road
Kolkata - 700 028