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

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

26 JUL 2010 DEED OF CONVEYANCE

1. Date: 23rd July 2010
2. Place: Kolkata
3. Parties:
 - 3.1 RAVI NEWATIA [PAN NO. ABQPN6532P], son of Rajendra Newatia, by faith -

SR Mohin d... Ahmed
8yo SR md etc.
of Patilnupur. PS Rajnagar
24 PDS (W) Insured

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[Handwritten signature]



V.S.
4966

[Handwritten signature]

V.S.
4977

Kavi Neelaha



V.S.
4965

Subscribed & sworn



V.S.
4968

Subscribed & sworn

360000

02 JUL 2010

PNNAKI CHATTOPADHYAY
Associate
Inspector, Court, Kolkata

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Hindu, by occupation - Business, by nationality - Indian, residing at 29/13, Ballygunj Park Road, Kolkata - 700 019.

Hereinafter called and referred to as the "OWNER / VENDOR" (which expression 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 M/S. BIOSTAR VANIJYA PVT. LTD. [PAN NO. AAECB1431D], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 32, Ezra Street, Room No. 202, Kolkata - 700 001, represented by its Director, **N-rmal Chand Surana**, son of Chand Ratan Surana.

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 its respective successors in office, office bearers, executors, administrators, legal, representatives, nominees and assigns) of the SECOND PART.

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.

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M/S. MRIDUL COMMODITIES PVT. LTD. (PAN NO. AABCM9549C),
a Private Limited Company, incorporated under the Provisions of the
Companies Act, 1956, having its Registered Office at 45, Shakespeare
Sarani, 5th Floor, Kolkata - 700 017, represented by its Director, **Ravi
Khaitan**, son of Late Iswari Prasad Khaitan.

Both hereinafter jointly and collectively called and referred to as the
"CONFIRMING PARTIES" (which term and/or expression shall unless
excluded by or repugnant to the subject or context be deemed to mean
and include their successors 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 total aggregated Sali land measuring **4 (Four) Cottahs 3 (Three)
Chittacks 9 (Nine) 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. 1650**, 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 described in the First Schedule hereinafter written. The
total land is described in the First Schedule and Said Property/Sold
Property is morefully described in the Second Schedule hereunder
written. A Plan of the total land is attached herewith (**Said Property**).

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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 Subhra Basu (nee Mitra) :** 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

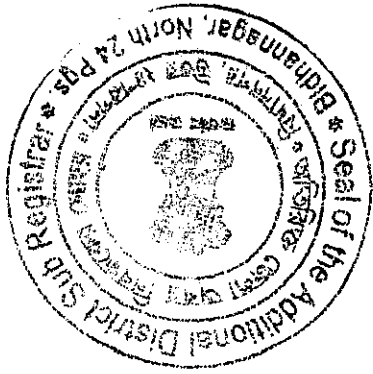
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and conveyed Plot No. 15 (Northern), consisting 3 (Three) Cottahs 0 (Zero) Chittack 24 (Twenty Four) sq.ft. of land together with proportionate share of private passage measuring 0 (Zero) Cottah 11 (Eleven) Chittacks 4 (Four) sq.ft. more or less **in total land measuring 3 (Three) Cottahs 11 (Eleven) Chittacks 28 (Twenty Eight) 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, to one Subhra Basu (nee Mitra), by the strength of a Registered Deed of Conveyance, registered on 10.08.1965, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Pages 222 to 228, being Deed No. 7434 for the year 1965.

5.1.4 **Again Sale by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul to Subhra Basu (nee Mitra) & 16 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, again sold, transferred and conveyed 27 (Twenty Seven) Cottahs 25 (Twenty) sq.ft. more or less of land 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 private passage, to one Satish Chandra Sarkar, Shubhra Basu (nee 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, Kanika Banerjee & Sasanka Sekhar Mitra, by the strength of a Registered Deed of Conveyance, registered on 13th August, 1965, in the office of the Sub-Registrar,

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Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 107, Pages 96 to 105, being Deed No. 7430 for the year 1965.

5.1.5 **Share of Subhra Basu (nee Mitra) in Plot No. 13 & 29 Together with undivided share in Private passage :** Referencing the abovenoted sale, under Deed No. 7430 for the year 1965, the said **Subhra Basu (nee Mitra)** 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 1 (One) Chittack 18 (Eighteen) sq.ft. being undivided share of the said private passage.

5.1.6 **Absolute Ownership of Subhra Basu (nee Mitra) :** Thus on the basis of the aforesaid deeds, the said **Subhra Basu (nee Mitra)** became the absolute owner of :

Plot No. 15 (Northern) [undivided share], consisting 3 (Three) Cottahs 0 (Zero) Chittack 24 (Twenty Four) sq.ft. together with proportionate share of private passage measuring 0 (Zero) Cottah 11 (Eleven) Chittacks 4 (Four) sq.ft. **in total land measuring 3 (Three) Cottahs 11 (Eleven) Chittacks 28 (Twenty Eight) sq.ft.,** and also

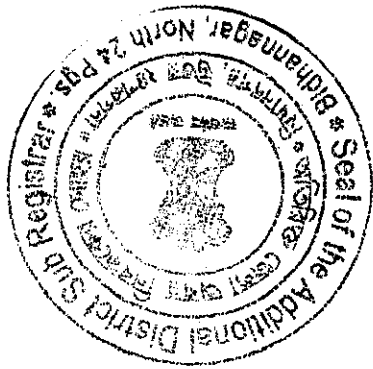
Plot No. 13 & 29 (undivided share) land measuring 0 (Zero) Cottah 6 (Six) Chittacks 8 (Eight) sq.ft. out of 27 Cottahs 25 sq.ft. being Plot No. 13 & 29.

Undivided share of private passage in respect of Plot Nos. 13 & 29, land measuring 0 (Zero) Cottah 1 (One) Chittack 18 (Eighteen) sq.ft. out of 37 Cottahs of private passage.

In total aggregated land measuring 4 (Four) Cottahs 3 (Three) Chittacks 9 (Nine) sq.ft. more or less in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas.

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- 5.1.7 **Sale by Subhra Basu (nee Mitra) to the present owner, Ravi Newatia :**
The said Subhra Basu (nee Mitra) sold, transferred and conveyed the aforesaid total aggregated land measuring **4 (Four) Cottahs 3 (Three) Chittacks 9 (Nine) sq.ft. more or less** in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas, to the present owner, Ravi Newatia, by the strength of a Registered Deed of Conveyance, registered on 25.04.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 464, Pages 28 to 54, being Deed No. 08223 for the year 2003.
- 5.1.8 **Record in L.R. Settlement :** After purchasing the same, the said Ravi Newatia recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 1650 in respect of 07 decimals of land (having share 0.0205 out of 339 decimals of land in R.S./L.R. Dag No. 140).
- 5.1.9 **Absolute Ownership of Ravi Newatia :** Thus on the basis of the aforesaid deed, the said Ravi Newatia became the absolute owner of **ALL THAT** piece and parcel of total aggregated Sali land measuring **4 (Four) Cottahs 3 (Three) Chittacks 9 (Nine) 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. 1650**, 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 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.**

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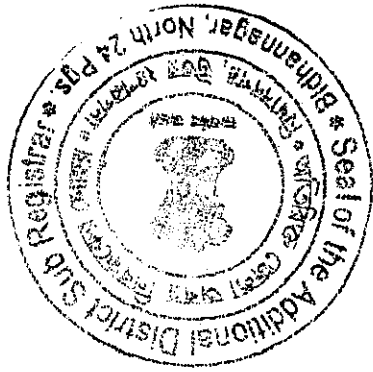
- 5.1.10 **Desire of Sale by Ravi Newatia to the present Purchaser :** The said Ravi Newatia decides to sell the **SAID PROPERTY** to the present Purchaser, at a total consideration of **Rs. 64,60,000.00 (Rupees Sixty Four Lakhs Sixty Thousand) only**. Out of which Rs. 42,00,000.00 (Rupees Forty Two Lakhs) only will be paid to the owner, Ravi Newatia and Rs. 12,60,000.00 (Rupees Twelve Lakhs Sixty Thousand) only will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd., and Rs. 10,00,000.00 (Rupees Ten Lakhs) only will be paid to the Confirming Party, M/s. Mridul Commodities Pvt. Ltd.
- 5.1.11 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal and agreed to purchase the **SAID PROPERTY** at an agreed consideration of **Rs. 64,60,000.00 (Rupees Sixty Four Lakhs Sixty Thousand) only**.
- 5.1.12 **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.
- 5.1.13 **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.

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- 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.
- 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

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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 approached the Vendor and offered to buy the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above and upon satisfaction by the right, title and interest of the said vendor by the Purchaser 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 Schedule A land incurred financial expenses by dint of which, it had a charge on the Schedule B land (which is a Part of Schedule A Land) and it is due to such charge on the Property and amount of **Rs. 12,60,000.00 (Rupees Twelve Lakhs Sixty Thousand) only** is paid by the Purchaser to the Confirming Party, and in

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lieu of such the Confirming Party unqualifiedly surrenders, relinquishes, discharges all its right, title, interest and privileges over, on and in respect of the Schedule B Land. The Confirming Party "B" entered into an agreement for sale with the Owner / Vendor of these presents in respect of the Schedule B land and under refuge of such respective agreements for sale and in exercise of the nomination clause contained therein is hereby nominating the purchaser in place and instead of itself on acceptance of the sum of **Rs. 10,00,000.00 (Rupees Ten Lakhs) only**. Thereby unqualifiedly relinquishing and surrendering all its right, title, interest and privileges over, on and in respect of the Schedule B land.

7. **Transfer :**

7.1 **Hereby Made :** The Vendor and the Confirming Parties 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 describeed in the Second Schedule hereinafter written, free from all claims, demands, 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 total sum of **Rs. 64,60,000.00 (Rupees Sixty Four Lakhs Sixty Thousand) only** paid by the Purchaser to the Vendor and the Confirming Parties, receipt of which the Vendor and the Confirming Parties hereby and by the Memo and Receipt hereunder written unqualifiedly admit and acknowledge.

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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 Parties about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser being satisfied about the right, title 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 admits, acknowledges and accepts.

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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 Parties 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

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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 Parties 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 the Confirming Parties 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 Parties hereby covenant that the vendor or any person claiming under him, 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.

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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, 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.

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THE SECOND SCHEDULE ABOVE REFERRED TO**(SAID PROPERTY)****[SUBJECT MATTER OF SALE]**

ALL THAT piece and parcel of total aggregated Sali land measuring **4 (Four)** Cottahs **3 (Three)** Chittacks **9 (Nine)** 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. 1650**, 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 described in the First Schedule hereinafter written.

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

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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. *Om Mohindari Almal,*
Bishnupur, PS Rajahat,
24 PS (N)

Ravi Newatia

Ravi Newatia

Owner / Vendor

2. *Bimal*
RD-21RA Ghumattou
KOL-59

AS Nimal Chandra Sengupta

Romit R Shamsukha

Director of

M/s. Biostar Vanijya Pvt. Ltd.

Purchaser

Drafted By :

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Sanjay Saraf

Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Composed By :

Paresh Swarnakar

14/B, Jessore Road,

Kolkata - 700 028.

Ravi Khaitan

Ravi Khaitan

Director of

M/s. Mridul Commodities Pvt. Ltd.

Confirming Parties

23 JUL 2010
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)



Received Rs. 12,60,000.00 (Rupees Twelve Lakhs Sixty 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.

Cheque No. - 651608 drawn on H.D.F.E Bank dated 23-7-2010

Rs. 12,60,000/-

Sanjay Saraf

Witnesses :-

1. *M. Mohindar Ameen*

2. *B. Mohan Lal*

Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

ADDL District Sub-Registrar
Bidhan Nagar (Salt Lake City)
23 JUL 2010



Received Rs. 10,00,000.00 (Rupees Ten Lakhs) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named purchaser.

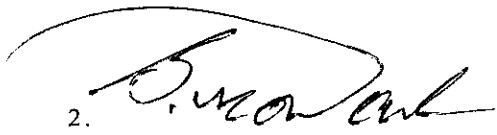
Cheque No. 651609 drawn on H.D. F.E. Bank dated. 23-7-2010

Rs. 10,00,000/-

Witnesses :-

1. SK Mohindrali Ahmed

2.




Ravi Khaitan

Director of

M/s. Mridul Commodities Pvt. Ltd.

Confirming Party

23 JUL 2010
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)



SITE PLAN OF SALI LAND MEASURING 293 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. 19, 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 : 4 COTTAHS 3 CHITTACKS 9 SQ.FT. MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER L.R. KHATIAN NO. 1650 LYING AND SITUATED AT MOUZA-ATGHARA, BEING PART OF THE AFORESAID TOTAL LAND.

VENDOR : RAVI NEWATIA

PURCHASER : M/S. BIOSTAR VANIJYA PVT. LTD.

CONFIRMING PARTIES: M/S. MOONSTONE ENTERPRISE PVT. LTD. & M/S. MRIDUL COMMODITIES PVT. LTD.

SIGNATURE OF VENDOR

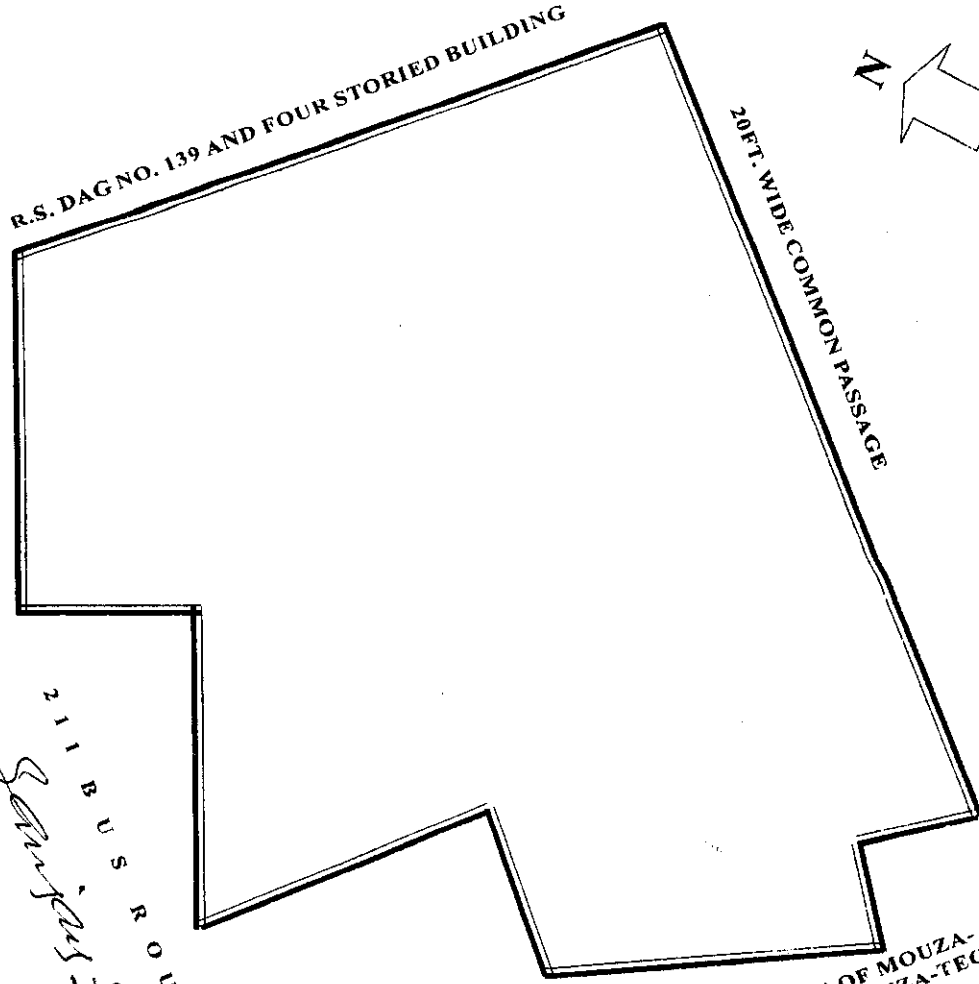
Ravi Newatia

SIGNATURE OF CONFIRMING PARTY

[Signature]

SIGNATURE OF PURCHASER

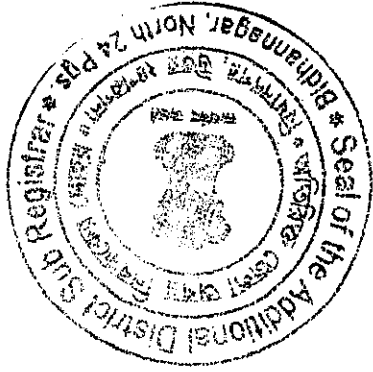
Mridul Choudhary



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






NOT IN SCALE
DRAWN BY:
PARESH SWARNAMAN

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
23 JUL 2010














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.					












ATTESTED :- *[Signature]*

 <i>Ravi Newatia</i>	LH.					
	RH.					

Ravi Newatia

 <i>Sanjay Saraf</i>	LH.					
	RH.					

ATTESTED :- *Sanjay Saraf*

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











ATTESTED :-

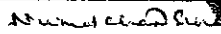
23 JUL 2010
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)















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.					

ATTESTED :- 

 <i>Ravi Newatia</i>	LH.					
	RH.					

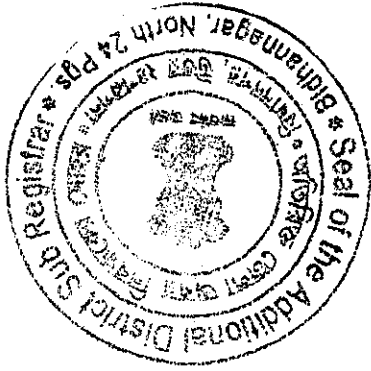
 <i>Ravi Newatia</i> <i>Sanjay Sra</i>	LH.					
	RH.					

ATTESTED :- 

 <i>R. V. B.</i>	LH.					
	RH.					

ATTESTED :-

23 JUL 2010
Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)





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

Endorsement For Deed Number : I - 07604 of 2010
(Serial No. 07511 of 2010)

On 23/07/2010

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

Presented for registration at 22.40 hrs on :23/07/2010, at the Private residence by Nirmal Chand Surana ,Claimant.

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

Execution is admitted on 23/07/2010 by

1. Ravi Newatia, son of Rajendra Newatia , 29/13 Ballygung Park Rd, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Business
2. Sanjay Saraf
Director, M /s Moonstone Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .
, By Profession : Others
3. Ravi Khaitan
Director, M /s Mridul Commodities Pvt Ltd, 45 Shakespear Sarani, 5th Fl, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700017 .
, By Profession : Others
4. Nirmal Chand Surana
Director, M /s Biostar Vanijya Pvt Ltd, 32 Ezra St, Room No 202, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
, By Profession : Others

Identified By Mohiuddin Ahmed, son of Sk Md Ali, Bishnupur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 26/07/2010

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 : 23,4 of Indian Stamp Act-1899.

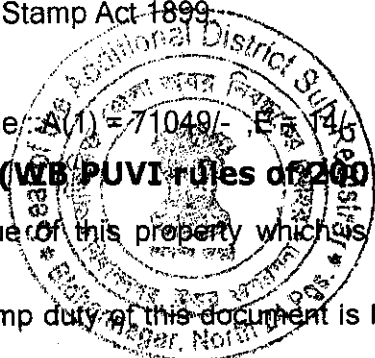
Payment of Fees:

Fee Paid in rupees under article :- (VI) = 71049/- on 26/07/2010

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.-6460000/-

Certified that the required stamp duty of this document is Rs.- 452220 /- and the Stamp duty paid as: Impresive Rs.- 1000/-



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

(Rajendra Prasad Upadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2



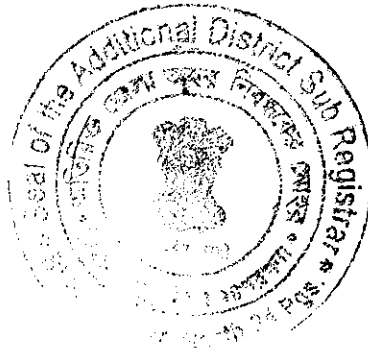
Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 07604 of 2010
(Serial No. 07511 of 2010)

Deficit stamp duty

Deficit stamp duty Rs. 451220/- is paid 84566323/07/2010 State Bank of India, PARK STREET, received on 26/07/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



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


ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 670 to 695
being No 07604 for the year 2010.




(Rajendra Prasad Upadhyay) 27-July-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

