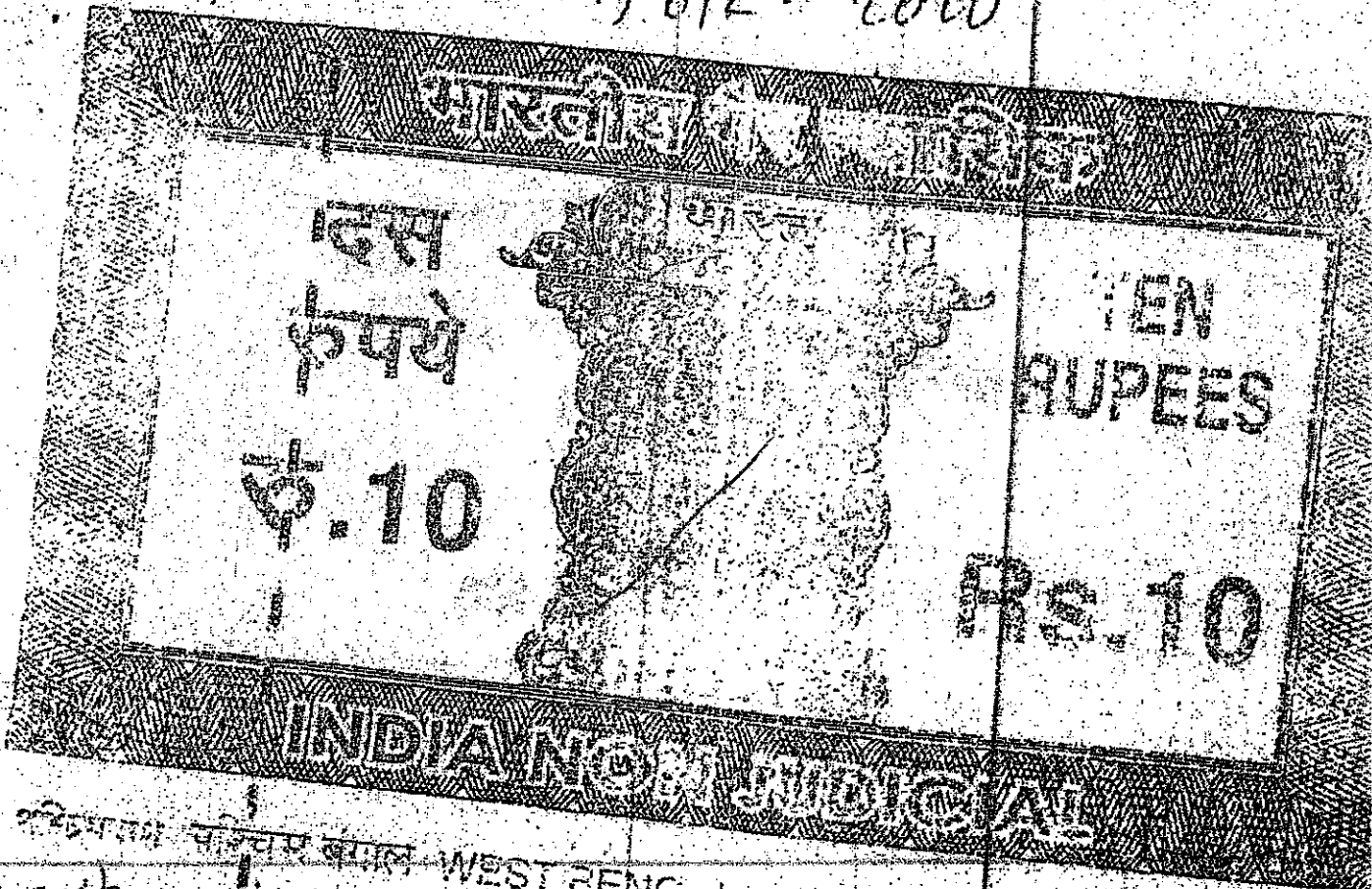


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WEST BENGAL

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Registration details
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39AA 280629

Rs 186.50
 Rs 14.50
 194.00

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2010
 02/19
 Addl. District Sub-Registrar
 Bidhan Nagar (Salt Lake City)

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 1318
 02/19/10
 Copy Prepared Signed Seal etc.
 Delivered to the applicant as per
 Order No. 1154
 Total Rs. 11.00
 C.F.S. 10.00
 C/Plan. P/Plan. 1.00
 Stamp 1.00
 Xeroxing 1.00
 G (b) 1.00
 G (a) 1.00
 F (M) 1.00

14 JUL 2010

300000

REVENUE DEPARTMENT
 Bidhan Nagar
 Salt Lake City

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 578790

Certify that the document is admitted to registration. The signature sheets and ... 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 MUNIA DEVI KHAITAN
IPAN NO. AFSPK4168GJ, wife
of Loknath Khaitan, by faith -

Wsitentel... 2193/10

बुरंग

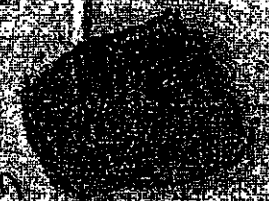
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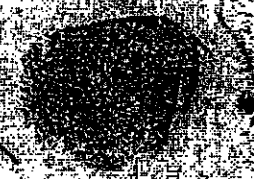
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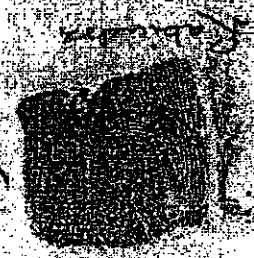
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Hindu, by occupation - House wife, by nationality - Indian, residing at 84/SD, Block-F, New Alipore, Kolkata.

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 her heirs, administrators, executors, legal representatives, nominees and assigns) of the FIRST PART.

AND

3.2 M/S. DEEPANJAN TIEUP PVT. LTD. (PAN NO. AADC4926C) a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 26, Lee Road, 4th Floor, Kolkata - 700 020, represented by its Director, Rabinendra Bachhawat, son of Late Chaitrup Bachhawat.

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.

3

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 PARTY.

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

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

1. Subject Matter of Conveyance:

4.1 Said Property : Shall mean imply and include ALL THAT piece and parcel of total aggregated Sali land measuring 6 (Six) Cottahs 0 (Zero) Chittack 0 (Zero) sq. ft. be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Tour. No. 172, Pargana - Kulikata, P.S. Rajarhat, comprised in R.S./T.N. Dug No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian No. 1646, A.D.S.R.O. Bidhanagar, Salt Lake City, which is 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 more fully 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 G.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. 1 to 29 in the manner as shown in the plan 'X' annexed therewith and herewith, and private passage measuring 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 comprising of said land was exclusively owned and possessed by the owners of plot nos. 1 to 29 (and not by any other plot owners) and such private passage was also shown in the Plan 'X' annexed therewith.

5.1.3 Sale by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul to Niharendu Manoa & Others : The said Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul as vendors and one Charusila Paul, Kali Krishna Paul, Kadha 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

Sulley Paul
Niharendu Manoa

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 Niharendu Manna, Satish Chandra Sarkar, Shubhra Mitra, Kuntala Manna, Jugal Kishore Mondal, Kanika Majumder, Renuka Rani Ghosh, Shubendu 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, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 107, Page 96 to 105, being Deed No. 7430 for the year 1965.

5.1.4 Share of Niharendu Manna 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 Niharendu Manna became the owner of 9 (Nine) Cottahs 14 (Fourteen) Chittacks 27 (Twenty Seven) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 2 (Two) Cottahs 3 (Three) Chittacks 40 (Forty) sq.ft. being undivided share of the said private passage, in total land measuring 12 (Twelve) Cottahs 2 (Two) Chittacks 22 (Twenty Two) sq.ft. more or less.

5.1.5 Sale by Niharendu Manna to Munia Devi Khaitan and Harshita Chhawalbaria : The said Niharendu Manna sold, transferred and conveyed 2 (Two) Cottahs 9 (Nine) Chittacks 10 (Forty) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 9 (Nine) Chittacks 21 (Twenty One) sq.ft. being undivided share of the said private passage, in total land measuring 3 (Three) Cottahs 3 (Three) Chittacks 16 (Sixteen) sq.ft. out of his possession, to one Munia Devi Khaitan,

and also 3 (Three) Cottahs-4 (Four) Chittacks 26 (Twenty Six) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 (Zero)

Cottah 11 (Eleven) Chittacks 40 (Forty) sq.ft. being undivided share of the said private passage, in total land measuring 4 (Four) Cottahs 0 (Zero) Chittacks 21 (Twenty One) sq.ft. out of his possession to one Hurshita Chhawchharis,

by the strength of a Registered Deed of Conveyance, registered on 30.06.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1 Volume No. 71, Pages 246 to 247, being Deed No. 01191 for the year 2004.

5.1.6 Share of Satish Chandra Sarkar 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 Satish Chandra Sarkar became the owner of 1 (One) Cottah 11 (Eleven) Chittacks 36 (Thirty Six) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 6 (Six) Chittacks 13 (Thirteen) sq.ft. being undivided share of the said private passage, in total land measuring 2 (Two) Cottahs 2 (Two) Chittacks 4 (Four) sq.ft. more or less.

5.1.7 Share of Kanika Majumder 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 Kanika Majumder became the owner of 0 (Zero) Cottah 12 (Twelve) Chittacks 16 (Sixteen) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 2 (Two) Chittacks 36 (Thirty Six) sq.ft. being undivided share of the said private passage, in total land measuring 0 (Zero) Cottah 15 (Fifteen) Chittacks 7 (Seven) sq.ft. more or less.

5.1.8 Demise of Satish Chandra Sarkar : The said Satish Chandra Sarkar died intestate on 17.08.2000, leaving behind his only son namely Sunil Kumar Sarkar and only daughter as his heirs and legal representatives.

Subsequently the said said of the said Satish Chandra Sarkar, since deceased also died in unmarried condition.

5.1.9 **Joint Sale by Sunil Kumar Sarkar and Kanika Majumder to the present owner, Munia Devi Khaitan :** The said Sunil Kumar Sarkar sold, transferred and conveyed the aforesaid 1 (One) Cottah 11 (Eleven) Chittacks 36 (Thirty Six) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 6 (Six) Chittacks 15 (Fifteen) sq.ft. being undivided share of the said private passage, in total land measuring 2 (Two) Cottahs 2 (Two) Chittacks 4 (Four) sq.ft. more or less, and the said Kanika Majumder sold, transferred and conveyed the aforesaid 0 (Zero) Cottah 12 (Twelve) Chittacks 16 (Sixteen) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 2 (Two) Chittacks 36 (Thirty Six) sq.ft. being undivided share of the said private passage, in total land measuring 0 (Zero) Cottah 15 (Fifteen) Chittacks 7 (Seven) sq.ft. more or less,

aggregating in total measuring 3 (Three) Cottahs 1 (One) Chittack 11 (Eleven) 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, R. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to the present owner, Munia Devi Khaitan, by the strength of a Registered Deed of Conveyance, registered on 20.11.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 196, Pages 43 to 62, being Deed No. 03339 for the year 2004.

5.1.10 **Record in L.R. Settlement :** After purchasing the same, the said Munia Devi Khaitan recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1646 in respect of 11 decimals of land (having share 0.0327 out of 339 decimals of land in R.S./L.R. Dag No. 140).

- 5.1.11 **Absolute Ownership of Munia Devi Khaitan :** Thus the said Munia Devi Khaitan on the basis of the aforesaid Deeds bearing Nos. 01191 for the year 2004, and 03334 for the year 2004, became the absolute owner of ALL THAT piece and parcel of total aggregated Sali land measuring 6 (Six) Cottahs 4 (Four) Chittacks 27 (Twenty Seven) sq.ft. be the same a little more or less being part of the land described in the First Schedule hereinafter written, lying and situated at Mouza - Atghara, J.I. No. 10, Ro. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khaitan No. 120, R.S. Khaitan No. 90, L.R. Khaitan No. 1546, 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].
- 5.1.12 **Desire of Sale by Munia Devi Khaitan to the present Purchaser :** The said Munia Devi Khaitan decides to sell the ALL THAT piece and parcel of total aggregated Sali land measuring 6 (Six) Cottahs 0 (Zero) Chittack 0 (Zero) sq.ft. out of 6 (Six) Cottahs 4 (Four) Chittacks 27 (Twenty Seven) sq.ft. be the same a little more or less being part of the land described in the First Schedule hereinafter written, lying and situated at Mouza - Atghara, J.I. No. 10, Ro. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khaitan No. 120, R.S. Khaitan No. 90, L.R. Khaitan No. 1546, 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, to the present Purchaser, at a total consideration of Rs. 69,50,555.00 (Rupees Sixty Nine Lakhs Fifty Thousand Five Hundred Fifty Five) only. Out of which Rs. 51,50,555.00 (Rupees Fifty One Lakhs Fifty Thousand Five Hundred Fifty Five) only will be paid to the owner, Munia Devi Khaitan and Rs. 18,00,000.00 (Rupees Eighteen Lakhs) only will be paid to the Confirming Party, M/s. Mounstone Enterprise Pvt. Ltd.



- 5.1.13 **Acceptance by Purchaser :** The Purchaser herein have accepted the aforesaid proposal and agreed to purchase the SAID PROPERTY at an agreed consideration of Rs. 69,50,555.00 (Rupees Sixty Nine Lacks Fifty Thousand Five Hundred Fifty Five) 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.
- 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 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 Municipal Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for matrication of any matter in the name of the Vendor
- 5.2.6 **No Right of Preemption :** No person or persons whatsoever 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, liens, usucapion, debts, 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 approached the Vendor and offered to buy the Said Property to the Vendor. The Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above and upon satisfaction of the right, title and interest of the said vendor by the purchaser has 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. ~~15,00,000/-~~ 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 Schedule B Land.

7. **Transfer :**

7.1 **Hereby Made :** The Vendor and the Confirming Party hereby sell, convey and transfer to the Purchaser the entirety of its 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 claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debentures, 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 69,50,555.00 (Rupees Sixty Nine Lakhs Fifty Thousand Five Hundred Fifty Five) 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.
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 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 admit, acknowledge and accept.
- 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 undertake 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 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 her/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 - Kalkata, P.S. Rajarhat, comprised in R.S. Dag No. 140, under R.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 Bagulati, 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.



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

ALL THAT piece and parcel of total aggregated Sali land measuring to (Six) Cottahs 0 (Zero) Chittack 0 (Zero) sq.fl. be the same a little more or less lying and situated at Mouza - Atghara, J.L. No. 10. Re. Sa. No. 133. Touzi No. 100. 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. 1646, A D & R O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopulper Municipality, in Ward No. 9, in the District North 24 Parganas being part of the land described in the First Schedule hereinabove written.

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



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. *Sh. Mohindeli Alund.*
of Bishnupur

2. *Biswanath*
RD-el-Rahmanapur
KOL 59

Drafted By :

Pinaki Chattopadhyay
For Pinaki 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.

Munia Devi Khaitan
Munia Devi Khaitan
Owner / Vendor

Rabindra Bachhawat

Rabindra Bachhawat

Director of

M/s. Deepanjan Tieup Pvt. Ltd.

Purchaser

Sanjay Saraf
Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party



MEMO OF CONSIDERATION

Received Rs. 51,50,555.00 (Rupees Fifty One Lakhs Fifty Thousand Five Hundred Fifty Five) 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>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Issued By</u>	<u>Amount</u>
662128	23-7-24	HDFC Bank		51,50,555/-

Witnesses :-

1. *Sh. Mohinadevi Alwad.*

2. *[Signature]*

[Signature]

Munia Devi Khaitan

Owner / Vendor



Received Rs. 18,00,000.00 (Rupees Eighteen Lakhs) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hercinabove written, from the above named Purchaser

Cheque No. Date Bank & Branch
662129 23-7-20 HDFC BANK

Amount in Words

18,00,000/-

Sanjay Saraf

Witnesses :-

1. *Sh. Mohind Lal Ahluwalia*

2. *B. K. Ahluwalia*

Sanjay Saraf

Director of

M/s. Mounstone Enterprise Pvt. Ltd.

Confirming Party



THE PLAN OF SALI LAND MEASURING 203 COTTAS 12 CHITTACKS MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER C.S. KHATTAN NO. 120, R.S. KHATTAN NO. 90, L.R. KHATTAN 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, THOUZI NO. 172 AND ALSO SALI LAND MEASURING 110 COTTAS 8 CHITTACKS MORE OR LESS COMPRISED IN R.S. DAG NO. 534, UNDER R.S. KHATTAN NO. 53, LYING AND SITUATED AT MOUZA-TEGHORIA, J.L. NO. 9, P.S. RAJARHAT PRESENTLY BAGIATLA U.S.R.O. BIDHANNAI, SAR, SALI LAKE CITY, WITHIN THE LOCAL LIMIT OF RAJARHAT GOPALPUR MUNICIPALITY, IN WARD NO. 9, IN THE DISTRICT NORTH 24 PARGANAS.

SOLD AREA : 6 COTTAS 0 CHITTACK 0 SQ. FT. MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER L.R. KHATTAN NO. 1646 LYING AND SITUATED AT MOUZA-ATGHARA, BEING PART OF THE AFORESAID TOTAL LAND.

VENDOR : MUNIA DEVI KHAITAN
PURCHASER : M/S. DEEPAJAN TIEUP PVT. LTD.
CONFIRMING PARTY : M/S. MOONSTONE ENTERPRISE PVT. LTD.

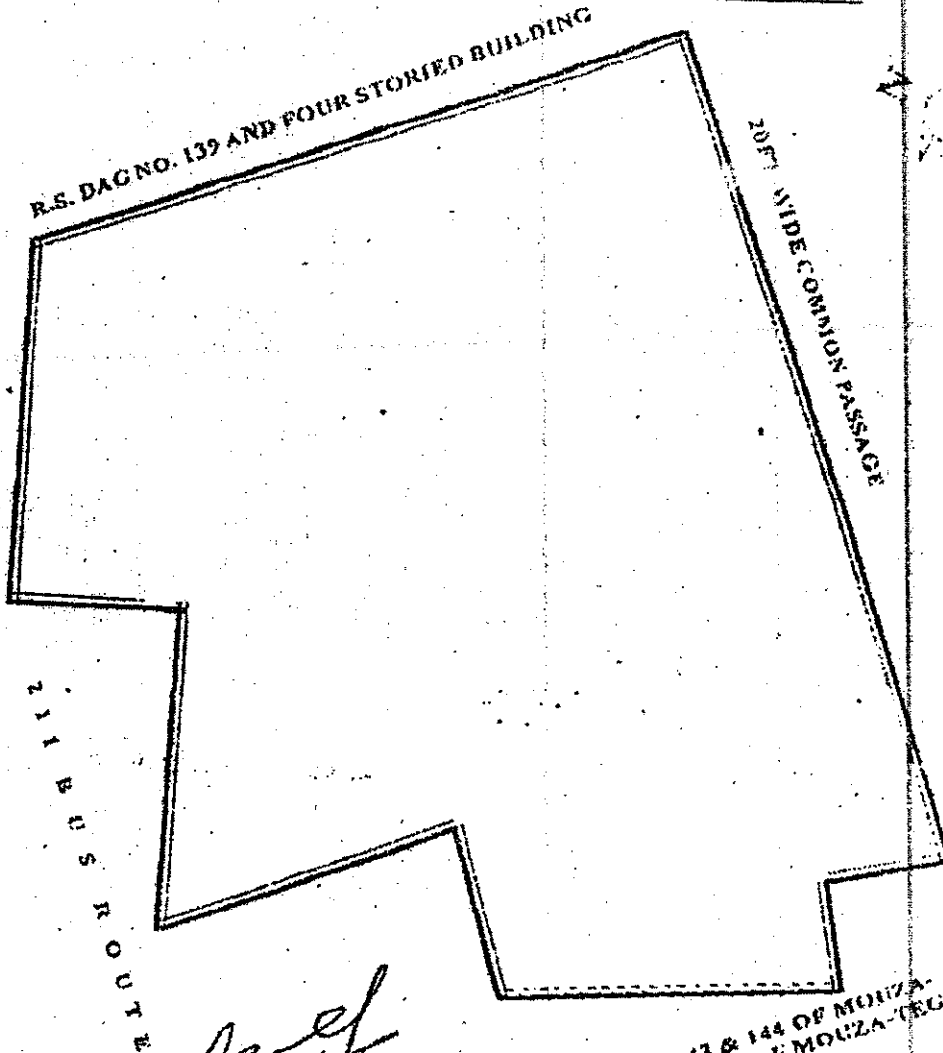
SIGNATURE OF VENDOR

Munia Devi Khaitan

SIGNATURE OF CONFIRMING PARTY

SIGNATURE OF PURCHASER

Rishi Mohan Bhowmik



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



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

Endorsement For Deed Number . I - 07699 of 2010
(Serial No. 07514 of 2010)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

26/07/2010 17:02:00

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2



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

Endorsement For Deed Number . I - 07609 of 2010
(Serial No. 07514 of 2010)

On 23/07/2010

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

Presented for registration of 22.45 hrs on 23/07/2010 of the
Bachhawat Claimant

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

Execution is admitted on 23/07/2010 by

1. Mania Devi Khaitan, wife of Loknath Khaitan, 84 S D Block F New Alipore,
24-Parganas, WEST BENGAL, India. P.O. - By Caste Hindu By Profession

2. Sanjay Saraf
Director, M/s Moonstone Enterprise Pvt Ltd, 5 Kalia Rd Kolkata, District -
24-Parganas, WEST BENGAL, India. P.O. - Pin - 700026
By Profession - Others

3. Rabindra Bachhawat
Director, M/s Deepanjan Tieup Pvt Ltd, 20 Lee Rd 4th Fl, Kolkata, District -
BENGAL, India. P.O. - Pin - 700020
By Profession - Others

Identified By Sh. Mohajidur Ahmed, son of Sh. Md. Ab. Esmael, District -
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
Article number : 23.4 of Indian Stamp Act 1899

Payment of Fees:

Fee Paid in rupees under article . A(1) = 76450/- E. 14. on 26/07/2010

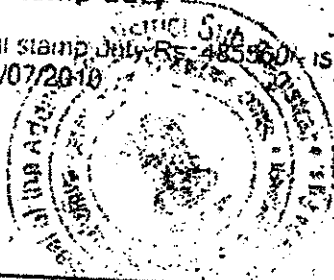
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject of this
assessed at Rs -6950555.-

Identified that the required stamp duty of this document is Rs - 4574326/-
Assessed Rs - 10000/-

Deficit stamp duty

Deficit stamp duty Rs - 485560/- is paid 84574326/07.2010 State Bank of India
on 26/07/2010



(Rajendra Prasad Upadhyay
ADDITIONAL DISTRICT SUB REGISTRAR
Endorsement Page 1 of 2

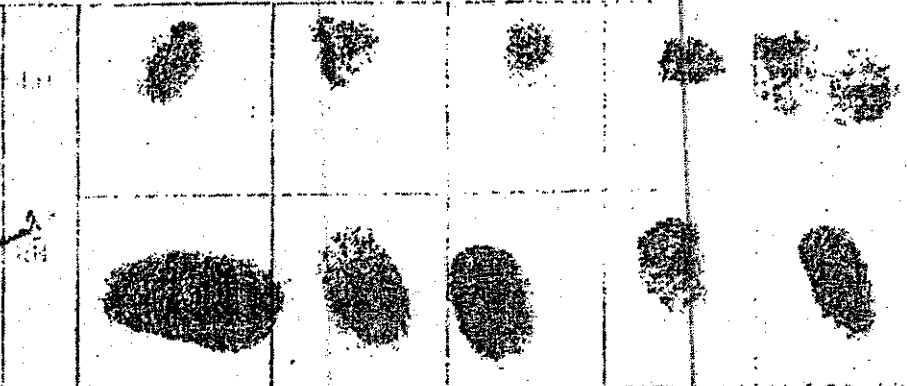
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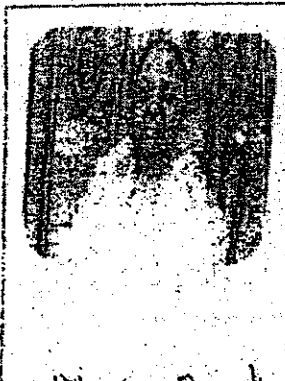
FEDERAL BUREAU OF INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535



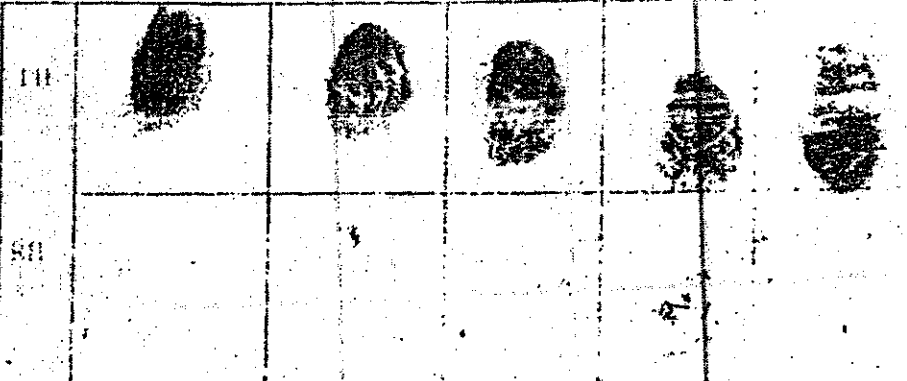
South



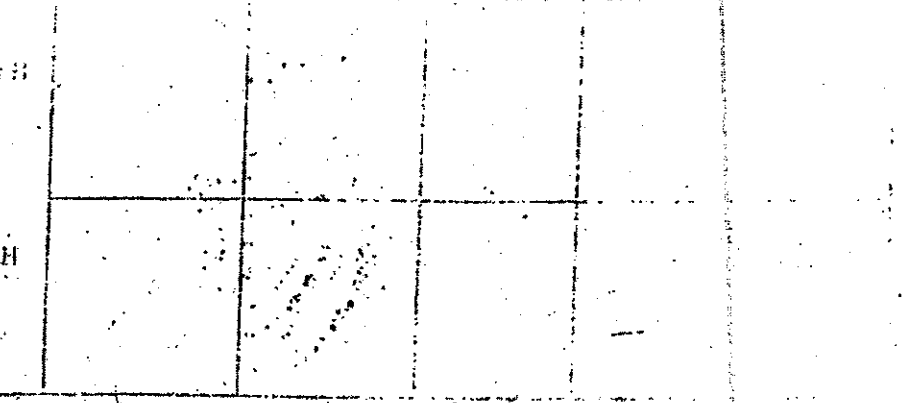
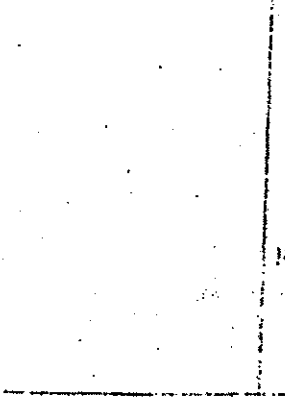
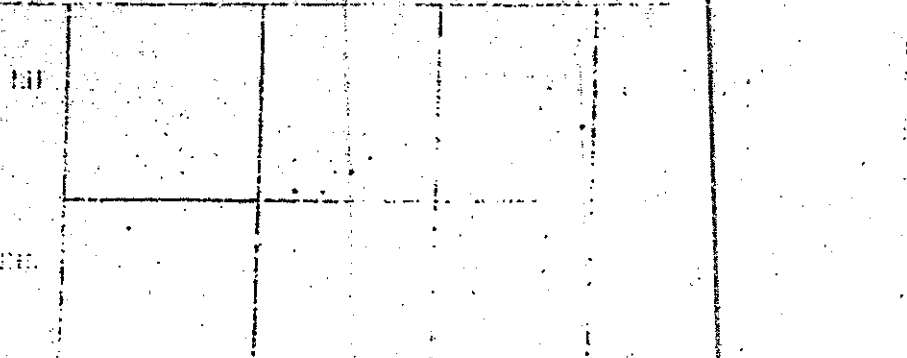
APR 1964 - New York - [illegible]



Man



George [illegible]



APR 1964 - New York - [illegible]

