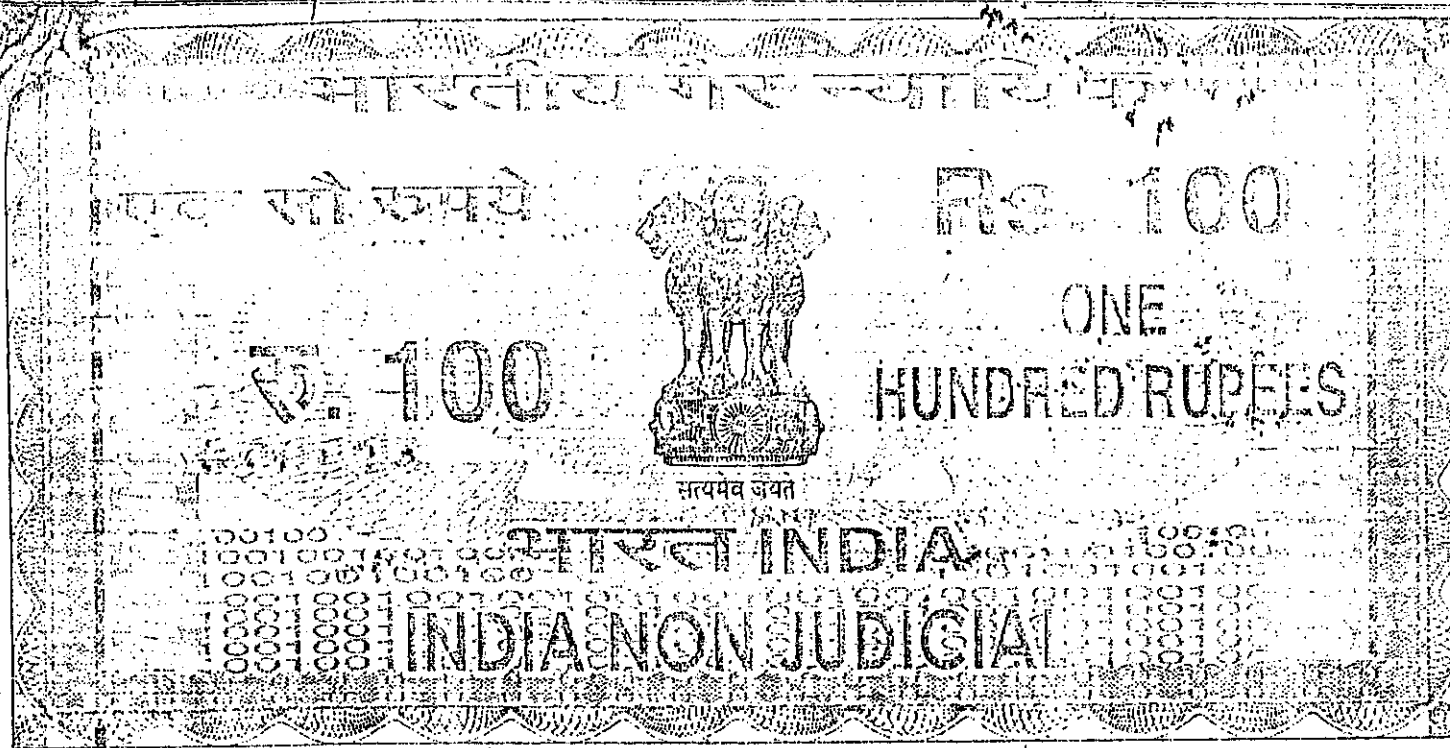


326

17/11/11

3



10/11
3.40

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 408941

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
 Bidhannagar, (Salt Lake City)
 1 NOV 2011

Visit Care No -
 4487/2011

DEED OF CONVEYANCE

1. Date: 31st day of October 2011
2. Place: Kolkata
3. Parties:
 - 3.1 RAVI KHAITAN [PAN NO. AGBPK 2281K], son of Loknath Khaitan, by faith - Hindu, by

31 OCT 2011

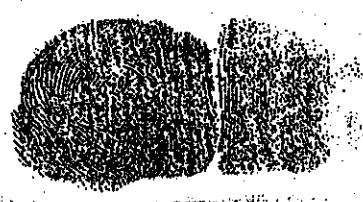
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

At Bishnupur, Bngl. Md.
Sri M. K. ...
Sri M. K. ...

Handwritten signature
v.e.g
8682



Handwritten signature



v.e.g
8676

(GOURAV SINGH)

ADDL. DISTRICT SUB-REGISTRAR
BIDHANAGAR, SALT LAKE CITY

v.e.g
8675



(GOURAV SINGH)

7 SEP 2011

Rs 25000

কোর্টের মাঝে মাঝে
কোর্টের মাঝে মাঝে

কোর্টের মাঝে মাঝে

কোর্টের মাঝে মাঝে

Handwritten signature
Advocate
JUDGE'S COURT, BARISAL
PINAKI CHATTOPADHYAY

কোর্টের মাঝে মাঝে

কোর্টের মাঝে মাঝে

9 SEP 2011

Continued

Hereinafter called and referred to as the "CONFIRMING PARTY" (which term and/or expression shall unless excluded by or repugnant to the subject

M/S. MOONSTONE ENTERPRISE PVT. LTD. PAN NO. AADCM4928RI, 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, West Bengal, represented by its Director, SANJAY SARAF, son of Late Radheshyam Saraf.

AND

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

ARHINAV DISTRIBUTORS PVT. LTD. PAN NO. AAICA726RI, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 4, Sector Kin Street, 1st Floor, Kolkata - 700 072, West Bengal, represented by its Director, GAURAV SINGH, son of Ashwini Kumar Singh.

AND

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.

occupation - Business, by nationality - Indian, residing at 84/S, Block-E, New Alipore, Kolkata - 700 033, West Bengal.



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 WITHNESSETH AS FOLLOWS:-

4. Subject Matter of Conveyance :

Said Property : Shall mean imply and include ALL THAT piece and parcel of Salt land measuring 1 (One) Coltah 7 (Seven) Chittacks 10 (Ten) sq.ft. be the same a little more or less being undivided part of the land as described in the First & Second Schedule hereinafter written, lying and situated at Mouza - Atghara, J.L. No. 10, Rc. Sa. No. 133, Touzi No. 172, Pargana - Kalkata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khatan No. 120, R.S. Khatan No. 90, L.R. Khatan No. 1662, A.D.S.R.O. Bidhanagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 (Old) 9 (New), in the District North 24 Parganas. The total land is described in the First Schedule and Said Property/Sold Property is more fully described in the Third 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 Ayanthi Paul @ Ayanthi Nath Paul & Jibanti Paul @ Jibanti Nath Paul : One Ayanthi Paul @ Ayanthi Nath Paul & Jibanti Paul

Continued

@ Jibanthi 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. Khaitan No. 120, R.S. Khaitan No. 90, in the District North 24 Parganas.

S.1.2

Plotting by Avanti Paul @ Avanti Nath Paul & Jibanthi Paul @ Jibanthi Nath Paul : The said Avanti Paul @ Avanti Nath Paul & Jibanthi Paul @ Jibanthi 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 57 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 Sati 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. The total land is more fully described in the First Schedule hereunder written.

S.1.3

Sale by Avanti Paul & Jibanthi Paul to Subhra Basu (nee Mitra) : The said Avanti Paul & Jibanthi Paul as vendors and one Charusita Paul, Kati Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as confirming parties, sold, transferred and conveyed Plot No. 16, consisting 6 (Six) Cottahs 1 (One) Chitack 3 (Three) sq.ft. together with proportionate share of passage measuring 1 (One) Cottah 6 (Six) Chitacks 7 (Seven) sq.ft. in total land measuring 7 (Seven) Cottahs 7 (Seven) Chitacks 10 (Ten) sq.ft. more or less, comprised in portion of R.S. Dag No. 140, under R.S. Khaitan No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas, to one Mitra Ganguly 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, being Deed No. 7436 for the year 1965.

Contd.....



5.1.7 Absolute Ownership of Ravi Khaitan : Thus on the basis of the aforesaid deed, the said Ravi Khaitan became the absolute owner of ALL THAT piece and parcel of total aggregated Salt land measuring 7 (Seven) Cotahs 7 (Seven) Chittacks 10 (Ten) sq. ft. more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kaitkara, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khaitan No.

5.1.6 Record in L.R. Settlement : The said Ravi Khaitan recorded his name in the record of the L.R. Settlement in L.R. Khaitan No. 1662 in respect of 12 decimals of land (having share 0.0363 out of 339 decimals of land in R.S. L.R. Dag No. 140).

5.1.5 Sale by Lipi Chatterjee & Lekha Choudhuri to the present owner, Ravi Khaitan : The said Lipi Chatterjee & Lekha Choudhuri sold, transferred and conveyed the aforesaid Plot No. 16, consisting 6 (Six) Cotahs 1 (One) Chittack 3 (Three) sq. ft. together with proportionate share of passage measuring 1 (One) Cotah 6 (Six) Chittacks 7 (Seven) sq. ft. in total land measuring 7 (Seven) Cotahs 7 (Seven) Chittacks 10 (Ten) sq. ft. more or less, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in R.S. Dag No. 140, under C.S. Khaitan No. 120, R.S. Khaitan No. 90, in the District North 24 Parganas, to the present owner, Ravi Khaitan, by the strength of a Registered Deed of Conveyance, registered on 25.04.2003, in the office of the A.D.S.R. Bidhanagar, Salt Lake City, and recorded in Book No. 1, Volume No. 469, Pages 148 to 165, being Deed No. 08324 for the year 2003. The said Deed was confirmed by one Debkantha Dey as confirming party.

5.1.4 Demise of Mira Ganguly : The said Mira Ganguly died intestate on 18.03.1998, leaving behind her two married daughters namely Lipi Chatterjee, wife of Shyama Prasad Chatterjee & Lekha Choudhuri, wife of Bimalendu Choudhuri as her heirs and successors in interest in respect of the aforesaid land, left by the said Mira Ganguly, since deceased.

120, R.S. Khatian No. 90, L.R. Khatian No. 1662, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas morefully described in the Second Schedule hereunder written, being part of the land morefully described in the First Schedule hereinafter written.

5.1.8

Desire of Sale by Ravi Khatian to the present Purchaser : The said Ravi Khatian decides to sell A/L "MIA" piece and parcel of Salt land measuring 1 (One) Coriah 7 (Seven) Chitacks 10 (Ten) sq.ft. he the same a little more or less out of his possession, lying and situated at Mouza - Alghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalkata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under G.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian No. 1662, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 (Old) 9 (New), in the District North 24 Parganas (SAID PROPERTV), morefully described in the Third Schedule hereunder written, being part of the total land as described in the First Schedule and Second Schedule hereunder written, to the present Purchaser, at a total consideration of Rs. 5,86,806.00 (Rupees Five Lakhs Eighty Six Thousand Eight Hundred Six) only. Out of which Rs. 3,97,927.00 (Rupees Three Lakhs Ninety Seven Thousand Nine Hundred Twenty Seven) only will be paid to the owner, Ravi Khatian, and Rs. 1,88,879.00 (Rupees One Lakh Eighty Eight Thousand Eight Hundred Seventy Nine) only will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd.

The total land is morefully described in the First Schedule hereunder written, and total land of Ravi Khatian is morefully described in the Second Schedule hereunder written, and said Property/Sold Property is morefully described in the Third Schedule hereunder written. A Plan of the total First Schedule land is attached herewith and will be treated as part and parcel of this present Deed.

Contd.....

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.

5.2.2 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.

5.2.1 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 Representations and Covenants regarding Encumbrances : The Vendor represents and covenants regarding encumbrances as follows :

5.1.11 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.

5.1.10 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.

5.1.9 Acceptance by Purchaser : The Purchaser herein has, have accepted the aforesaid proposal and agreed to purchase the SAID PROPERTY morefully described in the Third Schedule hereunder written, at an agreed consideration of Rs. 5,86,806.00 (Rupees Five Lakhs Eighty Six Thousand Eight Hundred Six) only.

5.2.9 No Personal Guarantee : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.8 Free From All Encumbrances : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, mortgages, statutory prohibitions, acquisitions, requisitions, vestings, bargainers 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.

5.2.7 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.

5.2.6 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.

5.2.5 No Dues : No tax in respect of the Said Property is due to the Rajasthan Gopulpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.

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.

Hereby Made : The Vendor and the Confirming Party hereby self convey and transfer to the Purchaser the entirety of their right, title, privileges and interest of whatsoever or howsoever nature in the SAID PROPERTY

Transfer :

over, on and in respect of the Second & Third Schedule Land. surrenders, relinquishes, discharges all its right, title, interest and privileges the Confirming Party, and in lieu of such the Confirming Party unconditionally thousand Eight Hundred Seventy Nine) only is paid by the Purchaser to the Property and amount of Rs. 1,88,879.00 (Rupees One Lakh Eighty Eight and (which is a Part of First Schedule Land) and it is due to such charge on expenses by dint of which, it had a charge on the Second & Third Schedule project comprising and consisting of First Schedule land incurred financial Confirming Party : The Confirming Party being the Developer of the entire

to purchase the Said Property from the Vendor. and interest of the said vendor (collectively Representations), has have agreed in Clause 5 and its sub-clauses above and upon satisfaction of the right, title Purchaser based on the representations, warranties and covenants mentioned Vendor and offered to buy the Said Property to the Purchaser and the Agreement to Sell and Purchase : The Purchaser has/have approached the

Basic Understanding :

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.



8.2 Subject to : The transfer being effected by this Conveyance is subject to :

5 above.
purchased by the Vendor as mentioned in the various sub-clauses of Clause use of the Said Property, which includes all unrecorded/non-mutated lands but not limited to customary and other rights of easements for beneficial the Vendor has in the Said Property and all other appurtenances including Together with All Other Appurtenances : Together with all other rights

8.1.2 Absolute : Absolute, irreversible and perpetual.

8.1.1 Sale : A sale within the meaning of the Transfer of Property Act, 1882.

8.1 Salient Terms : The transfer being effected by this Conveyance is :

8. Terms of Transfer :

acknowledges.
the Memo and Receipt hereunder written unqualifiedly admits and by Party, receipt of which the Vendor and the Confirming Party hereby and by Hundred Six) only paid by the Purchaser to the Vendor and the Confirming sum of Rs. 5,86,806.00 (Rupees Five Lakhs Eighty Six Thousand Eight Consideration : The aforesaid transfer is being made in consideration of a

7.2 and liabilities.
charges, statutory, prohibitions, acquisitions, requisitions, vestings, bargainers debtors, trusts, prohibitions, income tax attachment, Financial Institution encumbrances, mortgages, charges, liens, attachments, hipendens, uses, morefully described in the Third Schedule hereinafter written, free from all

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

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.

8.3 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.

8.2.2 Transfer of Property Act : All obligations and duties of Vendor and Purchaser and Confirming Party as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.2.1 Indemnification : Indemnification by the Vendor and the Confirming Party 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.



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 defensed 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/their names in all records of the concerned authority including Rajasthan Gopapaur Municipality and to pay tax or taxes and all other impositions in its/their 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 vendor 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/their 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 Couths 12 Chitaks be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Rc. Sa. No. 133, Touzi No. 172, Pargana - Kalkara, P.S. Rajarhat, comprised in R.S./L.R. 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, 1667, 1674, 1675, 1676, 1763, 1764, 1765, 1766, A.D.S.R.O. Bihannagar, Sali Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, and also Sali land measuring 3 (Three) Cottahs 8 (Eight) Chitaks more or less, lying and situated at Mouza - Teghoria, J.L. No. 9, Rc. Sa. No. 116, P.S. Rajarhat presently Bagairat, comprised in R.S. Dag No. 534, under R.S. Khattan No. 53, A.D.S.R.O. Bihannagar, Sali Lake City, within the local limit of Rajarhat Gopalpur Municipality, 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.

Contd.....

THE SECOND SCHEDULE ABOVE REFERRED TO
[Land of Ravi Khaitan]

ALL THAT piece and parcel of total aggregated Salt land measuring 7 (Seven) Cottahs 7 (Seven) Chittacks 10 (Ten) 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 Mounza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalkata, 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. 1662, A.D.S.R.O. Bidhanagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 (Old) 9 (New), in the District North 24 Parganas.

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

ALL THAT piece and parcel of Salt land measuring 1 (One) Cottah 7 (Seven) Chittacks 10 (Ten) sq. ft. be the same a little more or less out of the aforesaid land more fully described in the Second Schedule hereinabove written, lying and situated at Mounza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalkata, 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. 1662, A.D.S.R.O. Bidhanagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 (Old) 9 (New), in the District North 24 Parganas. The Sold Property/Said Property being undivided share/part of the total land as described in the First & Second Schedule hereinabove written. Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the First & Second Schedule Property and also with the benefit of the sanctioned plan.



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. Shri MTK. ...

90 Shri M.K. ...

at Biswanagar ...

MTF-135

Signature

Biswanagar

80, 21 RAJAHAN ...

KOL-59

Delivered By:

For Pnaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059,

Ph: 2570 8471.

Composed By:

Parash Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

Contd.....16

Confirming Party

M/s. Moonstone Enterprise Pvt. Ltd.

Director of

Sanjay Sarai

Purchaser

Abhinav Distributors Pvt. Ltd.

Director of

Gaurav Singh

Owner/Vendor

Ravi Khanna

Contd. 17

Owner/Vendor

Ravi Khaitan

[Handwritten Signature]

[Handwritten Signature]

Witnesses :-

1. Sh. M. K. ...

By:

Shakti ...

Punjab National Bank

Bank

C.A. No.

421405

Account

No. 341921.00

DAF

21.10.2019

named purchaser.

land more fully mentioned in the Third Schedule hereinabove written, from the above
Hundred Twenty Seven) only as full and final consideration money of the schedule
Received Rs. 3,97,927.00 (Rupees Three Lakhs Ninety Seven Thousand Nine

MEMO OF CONSIDERATION



Received Rs. 1,88,879.00 (Rupees One Lakh Eighty Eight Thousand Eight Hundred Seventy Nine) only as full and final consideration money of the schedule land mercifully mentioned in the Third Schedule hereinabove written, from the above named purchaser.

Sl. No.	Particulars	Amount	Date
42/110	Bank Balance	Rs. 1,88,879.00	21.10.2011
	Sorani Br.		

[Handwritten Signature]

Witnesses :-

1. *Sr. M. K. ...*

[Handwritten Signature]

Sanjay Saraf
 Director of
 M/s. Moonstone Enterprise Pvt. Ltd.
Confirming Party



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

Endorsement For Deed Number : I - 12423 of 2011

(Serial No. 13264 of 2011)

On

Payment of Fees:

On 31/10/2011

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

Presented for registration at 20.40 hrs on :31/10/2011, at the Private residence by Gaurav Singh, Claimant.

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

Execution is admitted on 31/10/2011 by

1. Ravi Khaitan, son of Loknath Khaitan , 84/5, B L - E, New Allipore, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700053, By Caste Hindu, By Profession : Business

2. Sanjay Sarat
Director, Moonstone Enterprise Pvt. Ltd, 5, Kabir Road, Thana:-Tollygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026
By Profession : Business

3. Gaurav Singh
Director, Abhinav Distributors Pvt. Ltd, 4, Sooter Kin St, 1st Floor, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072
By Profession : Business

Identified By: Sk Mohiuddin Ahmed, son of Sk Md Ali, Bishnupur, Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/11/2011

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 : 23,4,53 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 14468/-, on 01/11/2011

(Under Article : A(1) = 14454/-, E = 14/-, on 01/11/2011)

Certificate of Market Value(WB PUVI Rules of 2001)



Adl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

ADDITIONAL DISTRICT SUB-REGISTRAR
(Debasish Dhar)

01/11/2011 15:42:00

1 NOV 2011

Endorsement Page 1 of 2





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

Endorsement For Deed Number : 1 - 12423 of 2011

(Serial No. 13264 of 2011)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1126639/-

Certified that the required stamp duty of this document is Rs.- 67619 /- and the Stamp duty paid as Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 67519/- is paid, by the draft number 707204, Draft Date 31/10/2011, Bank Name State Bank of India, PARK STREET, received on 01/11/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



1 NOV 2011
ADDITIONAL DISTRICT SUB-REGISTRAR
(Debasish Dhar)
Bidhan Nagar (Salt Lake City)
Additional District Sub-Registrar

01/11/2011 15:42:00





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 14307 to 14329
being No 12423 for the year 2011.



(Debasis Dhar) 01-November-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal



DATE OF THE DAY OF 2011

DEED OF CONVEYANCE

BETWEEN

Kavi Khaitan

Owner / Vendor

Abhinav Distributors 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

Parash Swarnakar

14/B, Jessore Road

Kolkata - 700 028

