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पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

F 014193

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]
 Dist. Sub-Registrar
 Bidhan Nagar (Salt Lake City)
 - 8 MAR 2010

[Signature]
 05/03/10
 5.10pm

DEED OF CONVEYANCE

1. Date : 05/03/2010
2. Place : Kolkata
3. Parties :
 - 3.1 MALA DUTTA, wife of Late Bankim Chandra Dutta, daughter-in-law of Late

v. l. e. a. x. 330

2304

307

Contd.....2

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
- 5 MAR 2010



Badal Mondal
1st Amulaya Mondal
P.O. P.O. P.O.
PS Midnapore
Bid 700146

~~XXXXXXXXXX~~
XXXXXXXXXX
MOON STONE ENTERPRISES PVT. LTD.

1397
V.S.
1398
V.S.
1395
V.S.
1. Gopa Mondal
1. N. Mondal
1. Gopa Mondal
1. Gopa Mondal

01 DEC 2009

XXXXXXXXXX

60000/-
100000/-
XXXXXXXXXX

XXXXXXXXXX

330

Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Hatiara, Ghosh Para, P.S. Rajarhat, Kolkata - 700 059, for self and as Constituted Attorney of :

SARMISTHA KOLAY, wife of Joydev Koley, daughter of Late Bankim Chandra Dutta, grand-daughter of Late Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 2E/1B, Mahendra Chandra Lane, Kolkata - 700 047.

PAPIA GHOSH, wife of Ashoke Ghosh, daughter of Late Bankim Chandra Dutta, grand-daughter of Late Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Vill & P.O. Hatiara, P.S. Rajarhat, Kolkata - 700 059.

GOPA KUNDU, wife of Tapas Kundu, daughter of Late Bankim Chandra Dutta, grand-daughter of Late Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Arunachal Co-operative, Vill. Hatiara, P.O. Ghuni, P.S. Rajarhat, Kolkata - 700 059.

All hereinafter jointly called and referred to as the "OWNERS / VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns).

AND

3.2 M/S. KOHINOOR RELATORS PVT. LTD., a Private Limited Company, incorporated under Indian Companies Act. 1956, having its Registered

individually Party.

Vendors, Purchasers and Confirming-Party collectively Parties and

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

R. S. Agarwal.

its Authorised Signatory, MAHESH KUMAR AGARWAL, son of late
Registered Office at 5, Kabir Road, Kolkata 700 026, represented by
Company, incorporated under Indian Companies Act, 1956, having its
M/S. MOONSTONE ENTERPRISE PVT. LTD., a Private Limited

3.3

bearers, executors, administrators, representatives and assigns).
the context be deemed to mean and include its director in office, office
(which terms and expression shall unless excluded by or repugnant to
All hereinafter jointly called and referred to as the "PURCHASERS"

Signatory, GOPA DASGUPTA, daughter of Santi Ranjan Dasgupta.
Office at 5, Kabir Road, Kolkata 700 026, represented by its Authorised
incorporated under Indian Companies Act, 1956, having its Registered
M/S. AYUSH ENTERPRISE PVT. LTD., a Private Limited Company,

Signatory, GOPA DASGUPTA, daughter of Santi Ranjan Dasgupta.
Office at 5, Kabir Road, Kolkata 700 026, represented by its Authorised
incorporated under Indian Companies Act, 1956, having its Registered
M/S. ACTIVE HIGHRISE PVT. LTD., a Private Limited Company,

Dasgupta.
Authorised Signatory, GOPA DASGUPTA, daughter of Santi Ranjan
Office at 45, Shakespear Sarani, Kolkata - 700 017, represented by its

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-**4. Subject Matter of Conveyance :**

4.1 **Said Property :** ALL THAT piece and parcel of 1/11th undivided share on the total Sali land measuring 30.50 decimals more or less, i.e. 2.80 Decimals be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, 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. The total land is demarcated in the Plan is attached herewith and morefully described in the First Schedule below and the Sold/Said Property is morefully described in the Second Schedule hereunder written (Said Property).

5. Background, Representations, Warranties and Covenants :

5.1 **Representations and Warranties Regarding Title :** The Vendors have made the following representations and given the following warranties to the Purchasers regarding title.

5.1.1 **Absolute Ownership of Radha Rani Dutta :** One Radha Rani Dutta, wife of Mahendra Nath Dutta was the absolute recorded owner of 50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.2 **Demise of Radha Rani Dutta :** The said Radha Rani Dutta died intestate on 31.05.1982, leaving behind her husband namely Mahendra Nath Dutta, seven sons namely Bankim Chandra Dutta, Nilratan Dutta,

Harindra Nath Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta & Ganesh Chandra Dutta and four married daughters namely Binapani Karimakar, Kalyani Roy, Kalpana Das & Sandhya Das as her heirs and successors in interest in respect of the aforesaid property left by the said Radha Rani Dutta, since deceased.

5.1.3 Demise of Mahendra Nath Dutta : The said Mahendra Nath Dutta died intestate on 27.04.1994, leaving behind his aforesaid seven sons namely Bankim Chandra Dutta, Nilratan Dutta, Harindra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta & Ganesh Chandra Dutta and four married daughters namely Binapani Karimakar, Kalyani Roy, Kalpana Das & Sandhya Das as his heirs and successors in interest.

5.1.4 Absolute Joint Ownership of Bankim Chandra Dutta & Others : Thus the said Bankim Chandra Dutta, Nilratan Dutta, Harindra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta, Ganesh Chandra Dutta, Binapani Karimakar, Kalyani Roy, Kalpana Das & Sandhya Das became the absolute joint owners of 50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Atghera, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.5 Acquisition by Government West Bengal : The Government of West Bengal, through the Land Acquisition Department, North 24 Parganas, acquired a portion of the aforesaid land measuring 19.50 decimals from the northern side of the aforesaid land measuring 50 decimals of land, under Act-I of 1894 under Section 12 (2) by Notice No. LA/4/19/1999-2000 for the purpose of erecting Rajarhat New Township Road at Rajarhat New Township Project, and the compensations for 19.50 decimals of land were awarded to the said Bankim Chandra Dutta & Ten others equally.

- 5.1.6 **Absolute Joint Ownership after Acquisition :** Thus after acquisition, the said Bankim Chandra Dutta, Nilratan Dutta, Harendra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta, Ganesh Chandra Dutta, Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das became the absolute joint owners of 30.50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, each having 1/11th undivided share on the aforesaid 3050 decimals of land, morefully described in the First Schedule hereunder written.
- 5.1.7 **Absolute Ownership of Bankim Chandra Dutta :** Thus the said Bankim Chandra Dutta became the absolute owner of 1/11th undivided share on the total land measuring 30.50 decimals i.e. 2.80 Decimals be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, 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.
- 5.1.8 **Demise of Bankim Chandra Dutta :** The said Bankim Chandra Dutta died intestate on 01.09.1992, leaving behind his aforesaid only wife namely Mala Dutta and three married daughters namely Sarmistha Kolay, Papia Ghosh & Gopa Kundu as his heirs and successors in interest.
- 5.1.9 **Absolute Ownership of Mala Dutta & Others :** Thus the said Mala Dutta, Sarmistha Kolay, Papia Ghosh & Gopa Kundu became the absolute joint owners of 1/11th undivided share left by the said Bankim Chandra Dutta, since deceased, on the total land measuring 30.50 decimals i.e. 2.80 Decimals be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata,

- 5.1.14 True and Correct Representations : The Vendors are the absolute and undisputed owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.1.13 Title of the Vendors : Thus in the abovementioned circumstances, the vendors have become the absolute owners of the Said Property.
- 5.1.12 Registered Power of Attorney : The said Sarmistha Koley, Papia Ghosh & Gopa Kundu executed a Registered General Power of Attorney, with appointing their mother Mala Dutta as their Constituted Attorney, with power to self, transfer and convey their share in the estate of their deceased father Bankim Chandra Dutta. The said General Power of Attorney was registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. IV, CD Volume No. I, Pages 5011 to 5019, being Deed No. 00473 for the year 2008.
- 5.1.11 Acceptance by Purchasers : The Purchasers herein have accepted the aforesaid proposal and agreed to purchase the SAID PROPERTY at an agreed consideration of Rs. 11,00,000.00 (Rupees Eleven Lakhs) only.
- 5.1.10 Desire of Sale by Mala Dutta & Others, to the present Purchasers : The said Mala Dutta, Sarmistha Koley, Papia Ghosh & Gopa Kundu decides to sell the SAID PROPERTY to the present Purchasers, at a total consideration of Rs. 11,00,000.00 (Rupees Eleven Lakhs) only.

P.S. Rajarhat, comprised in R.S./I.R. Dag No. 139, under R.S. Khatian No. 365, I.R. Khatian No. 707, 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, more fully described in the Second Schedule hereunder written [SAID PROPERTY].

- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :**
The Vendors represent, warrant and covenant regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Vendors have 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 Vendors 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 Vendors :** The Vendors have 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 Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 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 Vendors.
- 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.

ALL THAT piece and parcel of Sali land measuring 30.50 decimals be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Bargana - Kalikata, P.S. Rajarhat, comprised in R.S. Dag No. 139,

[Total Land]

THE FIRST SCHEDULE ABOVE REFERRED TO

8.8 Further Acts : The vendors and the Confirming Party hereby covenants that the vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the purchasers 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.

8.7 No Objection to Mutation : The vendors and the Confirming Party declare that the purchasers can fully be entitled to mutate its name in all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in its own name. The vendors and the Confirming Party undertakes to co-operate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchasers and in this regard shall sign all documents and papers as required by the purchasers.

interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchasers and its director, executors, administrators, representatives and assigns and / or its successors-in-interest by reason of any defect in title of the vendors and the Confirming Party or any of the representations being found to be untrue.

under R.S. Khatian No. 365, L.R. Khatian No. 707, 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. The total land is demarcated and a Plan of which is attached herewith. The land is butted and bounded as follows :-

ON THE NORTH : Rajarhat New Town Road.
 ON THE SOUTH : R.S. Dag No. 140.
 ON THE EAST : R.S. Dag No. 138.
 ON THE WEST : R.S. Dag No. 119.

THE SECOND SCHEDULE ABOVE REFERRED TO

[Subject Matter of Sale / Said Property]

ALL THAT piece and parcel of 1/11th undivided share on the aforesaid total Sali land measuring 30.50 decimals more or less, i.e. 2.80 Decimals be the same a little more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, 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.

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

Kolkata - 700 028.
14/B, Jessore Road,
Parash Swarnakari,

(Handwritten mark)

Composed by :

Ph : 2570 8471.

Kolkata - 700 059.

Teghoria Main Road,

Sangita Apartment, Ground Floor,

Solicitor & Advocates,

For Pratik Chatterpachyay & Associates,

Drafted by :

(Handwritten signature)

Confirming Party

M/s. Moonstone Enterprise Pvt. Ltd.

Authorised Signatory of

Mahesh Kumar Agarwal

(Handwritten signature)

Purchasers

M/s. Aayush Enterprise Pvt. Ltd.

M/s. Active Highrise Pvt. Ltd.

M/s. Kohinoor Relations Pvt. Ltd.

Authorised Signatory of

Gopa Dasgupta

(Handwritten signature)

Owners / Vendors

& Gopa Kundu

Sarmistha Koley, Papi Ghosh

As Constituted Attorney of

For Self and as

Mala Dutta

(Handwritten signature)

(Handwritten signature)

1. Badal Nandi
Kolkata - 700 13
Baran

at Kolkata in presence of :

SIGNED, SEALED AND DELIVERED

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

MEMO OF CONSIDERATION

Received Rs. 4,34,546.00 (Rupees Four Lakhs Thirty Four Thousand Five Hundred Forty Six) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchasers.

Witnesses :-

1. Badal Nandi

2. (Signature)

Mala Dutta
Mala Dutta

For Self and as

As Constituted Attorney of

Sarmistha Kolay, Papiya Ghosh
& Gopa Kundu

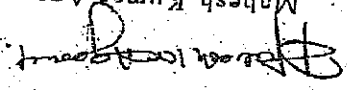
Owners / Vendors

Confirming Party

M/s. Moonstone Enterprise Pvt. Ltd.

Authorised Signatory of

Mahesh Kumar Agarwal



2. (Copy) 2/2/21

Witnesses :-
1. Badal Nandi

Received Rs. 6,65,454.00 (Rupees Six Lakhs Sixty Six Thousand Four Hundred Fifty Four) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinafter written, from the above named purchasers.

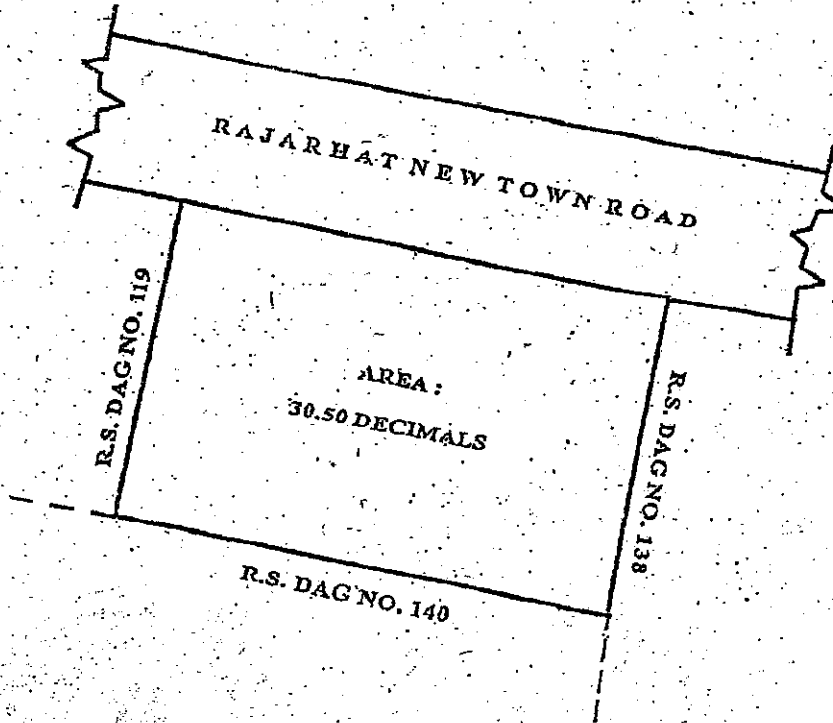
SITE PLAN OF SALI LAND MEASURING 30.50 DECIMALS MORE OR LESS AT MOUZA
-ATGHARA, J.L. NO. 10, P.S. RAJARHAT, R.S./L.R. DAG NO. 139, R.S. KHATIAN NO.
365, L.R. KHATIAN NO. 707, RAJARHAT GOPALPUR MUNICIPALITY, WARD NO. 6
AT PRESENT 9, DISTRICT NORTH 24 PARGANAS.

SOLD PROPERTY : 1/11TH UNDIVIDED SHARE
i.e. 2.80 DECIMALS MORE OR LESS



VENDORS : MALA DUTTA, SARMISTHA KOLAY,
PATIA GHOSH & GOPA KUNDU

PURCHASERS : M/S. KOHINOOR RELATORS PVT. LTD.,
M/S. ACTIVE HIGHRISE PVT. LTD. &
M/S. SYUSHI ENTERPRISE PVT. LTD.



BAJOM STONE ENTERPRISES PVT. LTD.

[Signature]
Director

NOT IN SCALE

DRAWN BY:

GOPA DASGUPTA

Mala Dutta

SIGNATURE OF OWNERS

Gopa Dasgupta

SIGNATURE OF PURCHASERS

ATTENDED -

ATTED -
 ATTED -
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ATTENDED -

ATTED -
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 ATTED -

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



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

Endorsement For Deed Number : I - 02255 of 2010
(Serial No. 02446 of 2010)

On 05/03/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 17.10 hrs on :05/03/2010, at the Private residence by Gopa Dasgupta
Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)
Execution is admitted on 05/03/2010 by

1. Mala Dutta, wife of Lt Bankim Ch Dutta , Hatihara Ghoshpara , Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059 By Caste Hindu, By Profession: House wife
2. Mahesh Kumar Agarwal
Authorised Signatory, M/s Moonstone Enterprise Pvt Ltd, 5, Kabir Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700026 .
By Profession: Business
3. Gopa Dasgupta
Authorised Signatory, M/ S Active Highrise Pvt Ltd, 5, Kabir Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700026 .
Authorised Signatory, M/s Ayush Enterprise Pvt Ltd, 5, Kabir Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700026 .
Identified By Badal Nandi, son of Lt Amulya Nandi, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Pin :-700136 , By Caste: Hindu, By Profession: —

Executed by Attorney

Execution by

1. Mala Dutta, wife of Lt Bankim Ch Dutta , Hatihara Ghoshpara, , Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059 By Caste Hindu By Profession: House wife, as the constituted attorney of 1. Sarmistha Kolay 2. Papia Ghosh 3. Gopa Kundu . is admitted by him.
Identified By Badal Nandi, son of Lt Amulya Nandi, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-R Gopalpur Pin :-700136 ; By Caste: Hindu, By Profession: —

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

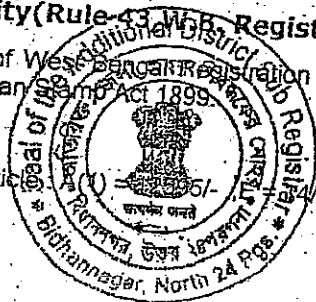
On 08/03/2010

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 23,4 of Indian Stamp Act 1899 on 08/03/2010



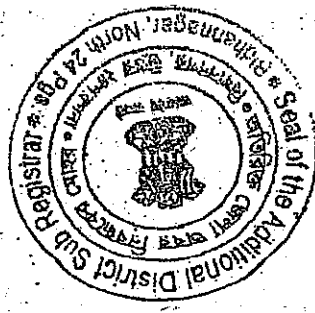
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Bidhan Nagar, North 24 Parganas, West Bengal

08/03/2010 16:39:00

Page 8 MAR 2010

08/03/2010 16:39:00
Addl. District Prasad Upadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 3 of 2 MAR 2010

[Handwritten Signature]



(Ajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Market Value (WB-PVVI rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1145452/-
Certified that the required stamp duty of this document is Rs.- 68747/- and the Stamp duty paid as: Impressive Rs.- 100/-
Deficit stamp duty
Deficit stamp duty Rs. 68747/- is paid 61985505/03/2010 STATE BANK OF INDIA, Teghaha, received on 08/03/2010

Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas
Endorsement For Deed Number : 1 - 02255 of 2010
(Serial No. 02446 of 2010)





