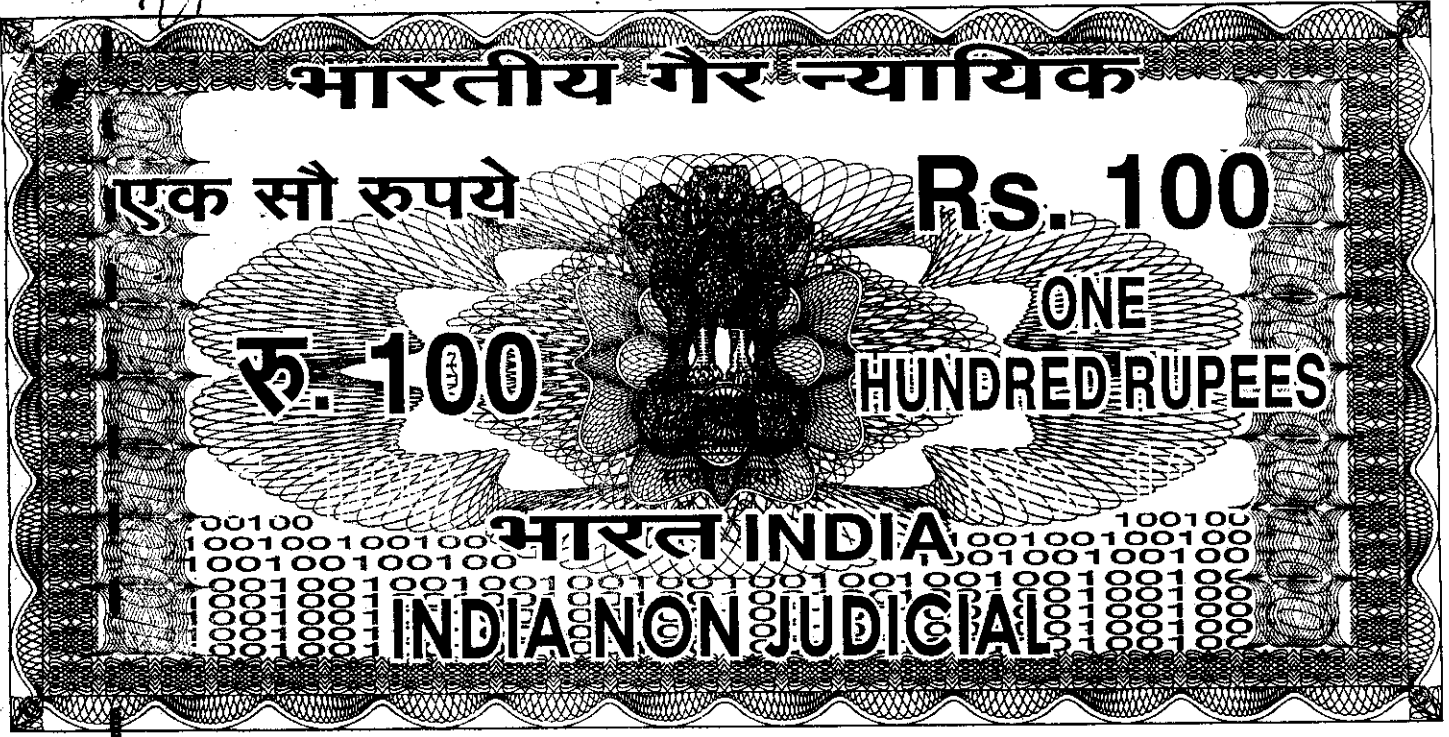


2526

1-02305



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 014196

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

*[Handwritten signature]*  
6.15/10

*[Handwritten signature]*  
Addl. District Sub-Registrar  
Bidhan Nagar (Sak Lake City)  
9 MAR 2010

**DEED OF CONVEYANCE**

1. Date: 08.03.2010
2. Place : Kolkata
3. Parties :
  - 3.1 PARUL DUTTA, wife of Late Nilratan Dutta, daughter-in-law of Late Mahendra Nath

*[Faint handwritten notes]*

233

100/- one hundred  
~~500/-~~

60000/-

01 DEC 1939

বিশেষ বিজ্ঞপ্তি  
সংক্রান্ত  
সংক্রান্ত

Gopa Sengupta  
V.C  
1434

Gopa Sengupta  
V.C  
1435

Sucro Bose  
V.C  
1436

Ratna Chandra  
V.C  
1437

Ratna Chandra



Addl. District Sub-Registrar  
Bidhanagar (Salt Lake City)  
- 8 MAR 2010

P.T.O.

Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 23/2, Iswar Chandra Vidyasagar Samabay Niwas, 68/1, Bagmari Road, Kolkata - 700 054.

SWAPNA BOSE, wife of Suresh Chandra Bose, daughter of Late Nilratan Dutta, grand-daughter of Late Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 108, Manicktala Main Road, Saha Institute Co-operative Housing Society, Kolkata - 700 054.

RATNA CHANDRA, wife of Apurba Chandra, daughter of Late Nilratan Dutta, grand-daughter of Late Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 19B, Gulu Ostagar Lane, P.O. Beadon Street, Kolkata - 700 006.

All hereinafter jointly called and referred to as the "OWNERS / VENDORS" (which hexpression 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 Office at 45, Shakespear Sarani, Kolkata - 700 017, represented by its Authorised Signatory, GOPA DASGUPTA, daughter of Santi Ranjan Dasgupta.

M/S. ACTIVE HIGHRISE PVT. LTD., a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 5, Kabir Road, Kolkata 700 026, represented by its

*Contd.....3*



N.C

1438

Hitesh Kumar Agarwal

रजिस्ट्रार - 243  
अतिरिक्त - 243  
24 डिप्टी  
अतिरिक्त - डिप्टी  
अतिरिक्त - 59

रजिस्ट्रार



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

Authorised Signatory. GOPA DASGUPTA, daughter of Santi Ranjan Dasgupta.

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

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

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

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

Vendors, Purchasers and Confirming Party collectively Parties and individually Party.

**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

*Contd.....4*



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

- 8 MAR 2010

**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, Harendra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta & Ganesh Chandra Dutta and four married daughters namely Binapani Karmakar, 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.



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

- 8 MAR 2010



**5**

- 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, Harendra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta & Ganesh Chandra Dutta and four married daughters namely Binapani Karmakar, 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, 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 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.
- 5.1.5 **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 &

*Contd.....6*



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

- 8 MAR 2010

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 Nilratan Dutta :** Thus the said Nilratan 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 Nilratan Dutta :** The said Nilratan Dutta died intestate on 11.11.1999, leaving behind his aforesaid only wife namely Parul Dutta and two married daughters namely Swapna Bose & Ratna Chandra as his heirs and successors in interest.
- 5.1.9 **Absolute Ownership of Parul Dutta & Others :** Thus the said Parul Dutta, Swapna Bose, Ratna Chandra became the absolute joint owners of 1/11th undivided share left by the said Nilratan 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, 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, morefully described in the Second Schedule hereunder written [SAID PROPERTY].



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

- 8 MAR 2010

- 5.1.10 **Desire of Sale by Parul Dutta & Others, to the present Purchasers :** The said arul Dutta, Swapna Bose, Ratna Chandra decides to sell the **SAID PROPERTY** to the present Purchasers, at a total consideration of **Rs. 11,00,000.00 (Rupees Eleven Lakhs) only.**
- 5.1.11 **Acceptance by Purchasers :** The Purchasers herein has/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.**
- 5.1.12 **Title of the Vendors :** Thus in the abovementioned circumstances, the vendors have become the absolute owners of the Said Property.
- 5.1.13 **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.
- 5.2 **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.



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

• 8 MAR 2010

- 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.
- 5.2.7 **No Mortgage** : No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.



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

- 8 MAR 2010



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 Vendors from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase** : The Vendors have approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendors.

6.2 **Confirming Party** : The owners / vendors have entered previously into an Agreement for Sale with the present Confirming Party. Due to some unavoidable circumstances the Confirming Party did not be able to purchase the land and took return the amount invested by them and nominated the present Purchasers to the Vendors. And the confirming party also executed the present deed in confirmation.

7. **Transfer :**

7.1 **Hereby Made** : The Vendors and the Confirming Party hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Second Schedule hereinafter written, free from all encumbrances.



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

- 8 MAR 2010

# 10

- 7.2 **Consideration** : The aforesaid transfer is being made in consideration of a sum of **Rs. 11,00,000.00 (Rupees Eleven Lakhs)** only paid by the Purchasers to the Vendors and the Confirming Party, receipt of which the Vendors and the Confirming Party hereby and by the Memo and Receipt hereunder written admit and acknowledge.
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 **Free from Encumbrances** : Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, dispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.
- 8.1.4 **Together with All Other Appurtenances** : Together with all other rights the Vendors have 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 inherited by the Vendors 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 :

*Contd.....II*



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

- 8 MAR 2010

- 8.2.1 **Indemnification** : Indemnification by the vendors and the Confirming Party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the vendors about the correctness of the vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Vendors and Purchasers and Confirming Party as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the vendors to the purchasers, which the purchasers 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 Vendors, with regard to which the vendors hereby indemnifies and agrees to keep the purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession** : The vendors and the Confirming Party hereby covenants that the purchasers and its director, executors, administrators, 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 purchasers, without any

*Contd.....12*



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

- 8 MAR 2010

lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.

- 8.6 **Indemnity** : The vendors and the Confirming Party hereby covenants that the vendors and the Confirming Party or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchasers and its director, executors, administrators, representatives and assigns and / or its successors-in-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.
- 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 cooperate 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.
- 8.8 **Further Acts** : The vendors and the Confirming Party hereby covenant that the vendors or any person claiming under them, shall and will from time to time and at all times hereafter, 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.



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

- 8 MAR 2010



**THE FIRST SCHEDULE ABOVE REFERRED TO****[Total Land]**

**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, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S. 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 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.



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

- 8 MAR 2010

**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. *Parul Dutta*  
 ২৩৭/১০৭ - ২য় তল  
 ২১ জিয়ার্ড, ২নং - বঙ্গবাজার,  
 (৮১) - বিষ্ণুপুর, কোলকাতা - ৭০০ ০৫৯

*Parul Dutta*  
 Parul Dutta

2. *Swapna Bose*

*Swapna Bose*  
 Swapna Bose

*Ratna Chandra*  
 Ratna Chandra

**Owners / Vendors**

**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.

Gopa Dasgupta

Authorised Signatory of

M/s. Kohinoor Relators Pvt. Ltd.

M/s. Active Highrise Pvt. Ltd.

M/s. Ayush Enterprise Pvt. Ltd.

**Purchasers**

*Mahesh Kumar Agarwal*

Mahesh Kumar Agarwal

Authorised Signatory of

M/s. Moonstone Enterprise Pvt. Ltd.

**Confirming Party**



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

- 8 MAR 2010

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. (S) Prof. Dr. - 2435

2. Abul Kalam Molla

Parul Dutta  
Parul Dutta

Swapna Bose -  
Swapna Bose

Ratna Chandra  
Ratna Chandra

Owners / Vendors



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

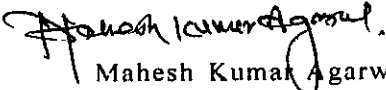
- 8 MAR 2010

Received Rs. 6,65,454.00 (Rupees Six Lakhs Sixty Five Thousand Four Hundred Fifty Four) 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. CS Byan - 27/2/20

2. Abdulla Molla

  
Mahesh Kumar Agarwal

Authorised Signatory of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party



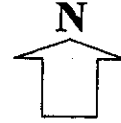
Addl. District ~~Sub-Registrar~~  
Bidhan Nagar (Salt Lake City)

- 8 MAR 2010

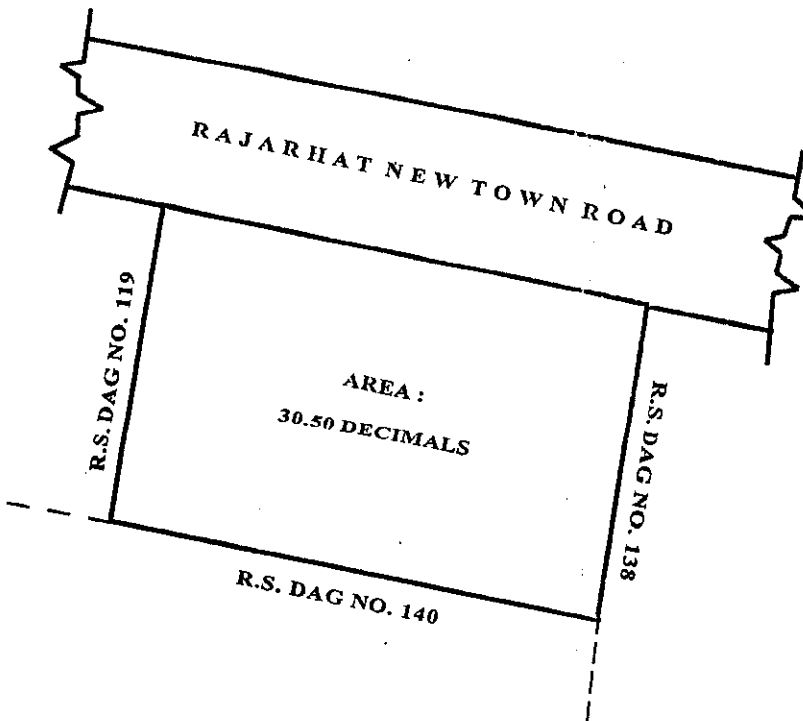


**SITE PLAN OF SALI LAND MEASURING 30.50 DECIMALS MORE OR LESS AT MOUZA  
- ATGHARA, J.L. NO. 10, P.S. RAJARHAT, R.S./L.R. DAG NO. 139, R.S. KHATIAN NO.  
365, L.R. KHATIAN NO. 707, RAJARHAT GOPALPUR MUNICIPALITY, WARD NO. 6  
AT PRESENT 9, DISTRICT NORTH 24 PARGANAS.**

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



**VENDORS : PARUL DUTTA, SWAPNA BOSE & RATNA CHANDRA  
PURCHASERS : M/S. KOHINOOR RELATORS PVT. LTD.,  
M/S. ACTIVE HIGHRISE PVT. LTD. &  
M/S. SYUSHI ENTERPRISE PVT. LTD.**



*Prashant Kumar Aggarwal*

NOT IN SCALE

DRAWN BY:

GOPA DASGUPTA

*Ratna Chandra  
Swapna Bose*

*Parul Dutta*  
SIGNATURE OF OWNERS

*Gopa Dasgupta*  
SIGNATURE OF PURCHASERS



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












- 8 MAR 2010

SIGNATURE OF THE  
PRESENTANT/  
EXHIBITANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Abhishek Kumar Agarwal</i>	LH.					
	RH.					

ATTESTED : *Abhishek Kumar Agarwal*

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-














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


- 8 MAR 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

 <i>Gopa Dasgupta</i>	LH.					
	RH.					









ATTESTED :- *Gopa Dasgupta*

 <i>Parul Datta</i>	LH.					
	RH.					

ATTESTED :- *Parul Datta*

 <i>Ratna Chandra</i>	LH.					
	RH.					

ATTESTED :- *Ratna Chandra*

 <i>Sasopha Bose</i>	LH.					
	RH.					

ATTESTED :- *Sasopha Bose*



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

- 8 MAR 2010



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

Endorsement For Deed Number : I - 02305 of 2010

(Serial No. 02526 of 2010)

On 08/03/2010

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

Presented for registration at 18.15 hrs on :08/03/2010, at the Private residence by Gopa Dasgupta, Claimant.

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

Execution is admitted on 08/03/2010 by

1. Swapna Bose, wife of Suresh Ch Bose , Saha Institute Co-op Housing Society, 108, Manicktala Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700054 By Caste Hindu, By Profession: House wife
2. Ratna Chandra, wife of Apurba Chandra , 19 B, Gulu Ostagar Lane, Kolkata, Thana:-Beadon St, District:-Kolkata, WEST BENGAL, India, P.O. :-Beadon St Pin :-700006 By Caste Hindu, By Profession: House wife
3. 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
4. Gopa Dasgupta  
Authorised Signatory, M/s Kohinoor Relators Pvt Ltd, 45, Shakespear Sarani, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700017 .  
Authorised Signatory, M/s Active Highrise Pvt Ltd, 5, Kabir Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700026 .  
Identified By Bhombol Das, son of Anil Das, Hatiara Rajahat Bishnupur, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059 , By Caste: Hindu, By Profession: -----

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/03/2010

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

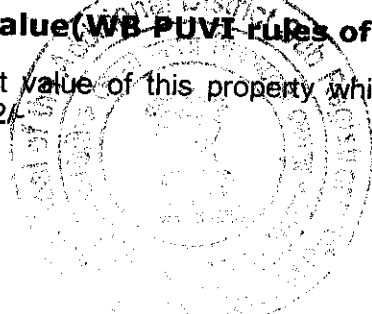
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 12595/- , E = 14/- on 09/03/2010

**Certificate of Market Value(WB PUVT 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



( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

09/03/2010 16:05:00

Adml. District Sub-Registrar  
Bidhan Nagar, Calcutta

Endorsement Page No. 2010







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

**Endorsement For Deed Number : I - 02305 of 2010**

**(Serial No. 02526 of 2010)**

Certified that the required stamp duty of this document is Rs.- 68747 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 68747/- is paid 61985405/03/2010 STATE BANK OF INDIA, Tegharia, received  
on 09/03/2010

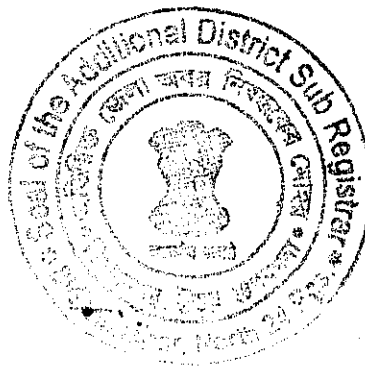
**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 09/03/2010 by

1. Parul Dutta, wife of Lt Nilratan Dutta , 28/2 Jswar Ch Vidyasagar Samabay Niwas, 68/1, Bagmari Rd,  
Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700054 By Caste Hindu, By Profession: House  
wife

Identified By Bhombol Das, son of Anil Das, Hatiara Rajahat Bishnupur, Kolkata, Thana:-Rajarhat,  
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059 , By Caste: Hindu, By Profession:

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR



09/03/2010 16:05:00

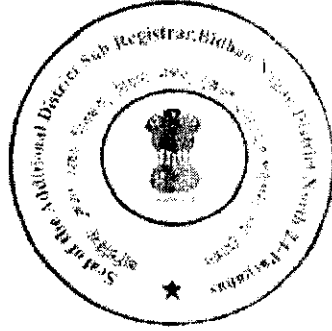
( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Bidhan Nagar (C) Endorsement Page 2 of 2 2010





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 6391 to 6414  
being No 02305 for the year 2010.



(Rajendra Prasad Upadhyay) 10-March-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal



DATED THE            DAY OF            2010

**DEED OF CONVEYANCE**

**BETWEEN**

Parul Dutta  
Swapna Bose  
Ratna Chandra  
**Owners / Vendors**

M/s. Kohinoor Relators Pvt. Ltd.  
M/s. Active Highrise Pvt. Ltd.  
M/s. Ayush Enterprise Pvt. Ltd.

**Purchasers**

M/s. Moonstone Enterprise Pvt. Ltd.

**Confirming Party**

**Drafted by**

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

**Composed By**

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