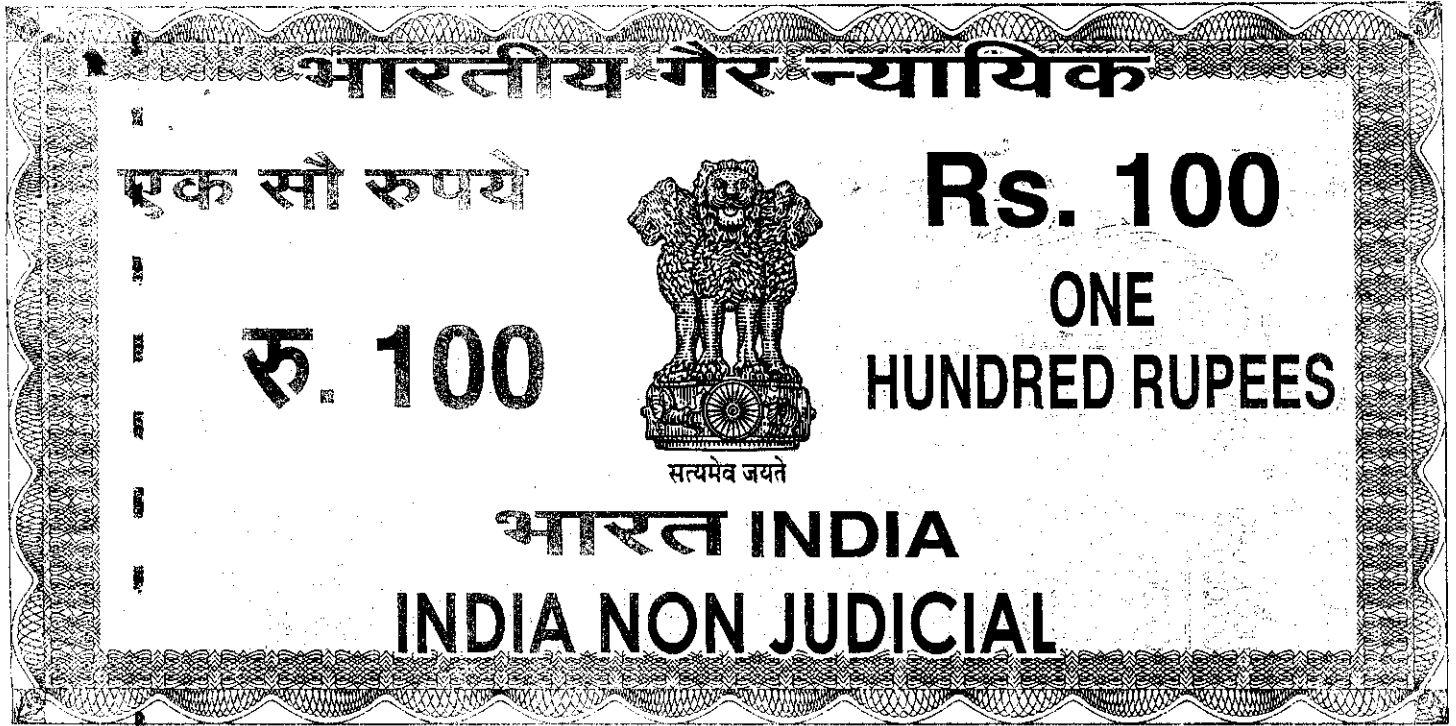


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G 247486

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

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

20 MAY 2010

DEED OF CONVEYANCE

1. Date : 19th day of May 2010
2. Place : Kolkata
3. Parties :
 - 3.1 AJIT KUMAR DUTTA, son of Late Mahendra Nath Dutta & Late Radha Rani

নং 516 তং 04/5/10 1006

ক্রেতার নাম

সং

MAKI CHAITOPADHYAY
Advocate

স্টাম্প ভেডার নাম

Patna Court, Patna

বিধান নম্বর (সিটি/সিটি) এ ডি. এস. আর

মোট স্টাম্প ক্রয় তার

চালান নং

09 APR 2010

টেক্সারী বারাকপুর ভেডার মিতা দত্ত

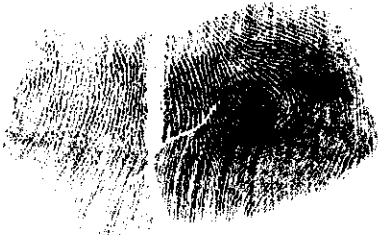
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Hakash Kumar Agasai



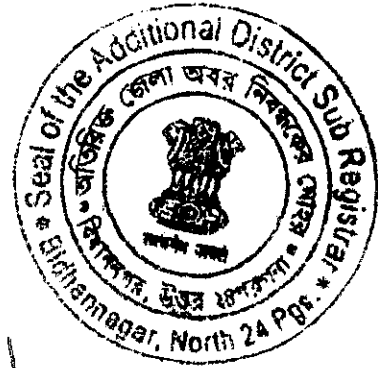
v.l
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Hakash Kumar Agasai



v.l
3301

Krishna Das



Jagannath Saneoji
son of Late Nitmal K. Banerji
CA-2/1, Gobindani was. P.S. Rajarhat
Rohatali. 700059. P.O. Desbandh Nagar
Occupation: Service.

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
19 MAY 2010

Dutta, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at Vill & P.O. Hatiara, P.S. Rajarhat, District North 24 Parganas.

GANESH CHANDRA DUTTA, son of Late Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at Vill & P.O. Hatiara, P.S. Rajarhat, District North 24 Parganas.

KAMAL KRISHNA DUTTA, son of Late Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at Vill & P.O. Hatiara, P.S. Rajarhat, District North 24 Parganas.

All represented by their Constituted Attorney, **M/S. MOONSTONE ENTERPRISE PVT. LTD.**, having its Registered Office at 5, Kabir Road, Kolkata 700 026, represented by its Director, MAHESH KUMAR AGARWAL, son of Late R.S. Agarwal.

All hereinafter jointly and collectively 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, P.O. & P.S. Shakespear Sarani, Kolkata - 700 017, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

Contd.....3



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Bidhan Nagar (Salt Lake City)

19 MAY 2010

M/S. ACTIVE HIGHRISE PVT. LTD., a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 5, Kabir Road, P.S. Tollygunge, Kolkata 700 026, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

M/S. AYUSH ENTERPRISE PVT. LTD., a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 5, Kabir Road, P.S. Tollygunge, Kolkata 700 026, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

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).

Vendors and the Purchasers 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 **3/11th** undivided share on the total Sali land measuring 30.50 decimals more or less, i.e. **8.40 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 Gopaiipur 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**).



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Bidhan Nagar (Salt Lake City)

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5. **Background, Representations, Warranties and Covenants :**
- 5.1 **Representations and Warranties Regarding Title :** The Vendors have made the following representation and given the following warranty 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.
- 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 &



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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 & 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 Joint Ownership of Ajit Kumar Dutta, Ganesh Chandra Dutta & Kamal Krishna Dutta :** Thus the said Ajit Kumar Dutta, Ganesh Chandra Dutta & Kamal Krishna Dutta became the absolute joint owners of 3/11th undivided share on the total land measuring 30.50 decimals i.e. 8.40 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.



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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].

- 5.1.8 **Power of Attorney :** The said Ajit Kumar Dutta, Ganesh Chandra Dutta & Kamal Krishna Dutta jointly executed a Power of Attorney on 28.05.2004 empowering the said M/s. Moonstone Enterprise Pvt. Ltd., having its Registered Office at 5, Kabir Road, Kolkata 700 026, represented by its Director, Mahesh Kumar Agarwal, son of Late R.S. Agarwal, with power to sell, transfer and convey their share in the aforesaid land to any third parties.
- 5.1.9 **Desire of Sale by Ajit Kumar Dutta, Ganesh Chandra Dutta & Kamal Krishna Dutta to the present Purchasers :** The said Ajit Kumar Dutta, Ganesh Chandra Dutta & Kamal Krishna Dutta through their constituted attorney, jointly decide to sell the **SAID PROPERTY** to the present Purchasers, at a total consideration of **Rs. 19,96,362.00 (Rupees Nineteen Lakhs Ninety Six Thousand Three Hundred Sixty Two) only.**
- 5.1.10 **Acceptance by Purchasers :** The Purchasers herein have accepted the aforesaid proposal and agreed to purchase the **SAID PROPERTY** at an agreed consideration of **Rs. 19,96,362.00 (Rupees Nineteen Lakhs Ninety Six Thousand Three Hundred Sixty Two) only.**
- 5.1.11 **Title of the Vendors :** Thus in the abovementioned circumstances, the vendors have become the absolute joint owners of the Said Property.
- 5.1.12 **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.



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Bidhan Nagar (Salt Lake City)

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- 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 declare 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 whosoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.



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

19 MAY 2010

- 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.
- 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.



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

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7. **Transfer :**

7.1 **Hereby Made :** The Vendors 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.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of **Rs. 19,96,362.00 (Rupees Nineteen Lakhs Ninety Six Thousand Three Hundred Sixty Two)** only paid by the Purchasers to the Vendors, receipt of which the Vendors 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/



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

19 MAY 2010

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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 :

8.2.1 **Indemnification :** Indemnification by the Vendors 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 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 indemnify and agree to keep the purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession :** The Vendors hereby covenant 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

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

19 MAY 2010

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 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 vendors.

- 8.6 **Indemnity** : The Vendors hereby covenant that the vendors 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 or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The vendors declare that the purchasers 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 vendors undertake to co-operate with the purchasers 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 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)

19 MAY 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 (50 ft.).
 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 3/11th undivided share on the aforesaid total Sali land measuring 30.50 decimals more or less, i.e. **8.40 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. 355**, **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)

19 MAY 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. Jagannath Senapati
CA-2/1, Govindanivas.
Kolkata - 700059

2. Gopa Dasgupta
Teghoria Main Rd.
Kol - 700059.

Mahesh Kumar Agarwal

M/s. Moonstone Enterprise Pvt. Ltd.

represented by

Mahesh Kumar Agarwal

Director

As Constituted Attorney of

Ajit Kumar Dutta

Ganesh Chandra Dutta

Kamal Krishna Dutta

Owners / Vendors

Drafted by :

Pranab Chattopadhyay

For Pranab 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.

Krishna Das

Krishna Das

Authorised Signatory of

M/s. Kohinoor Relators Pvt. Ltd.

M/s. Active Highrise Pvt. Ltd.

M/s. Ayush Enterprise Pvt. Ltd.

Purchasers

Contd.....14



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

19 MAY 2010

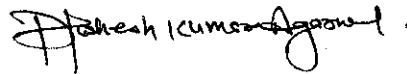
MEMO OF CONSIDERATION

Received Rs. 19,96,362.00 (Rupees Nineteen Lakhs Ninety Six Thousand Three Hundred Sixty Two) 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. Jayannath Saneerji

2. Gopa Dasgupta



M/s. Moonstone Enterprise Pvt. Ltd.

represented by

Mahesh Kumar Agarwal

Director

As Constituted Attorney of

Ajit Kumar Dutta

Ganesh Chandra Dutta

Kamal Krishna Dutta

Owners / Vendors



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

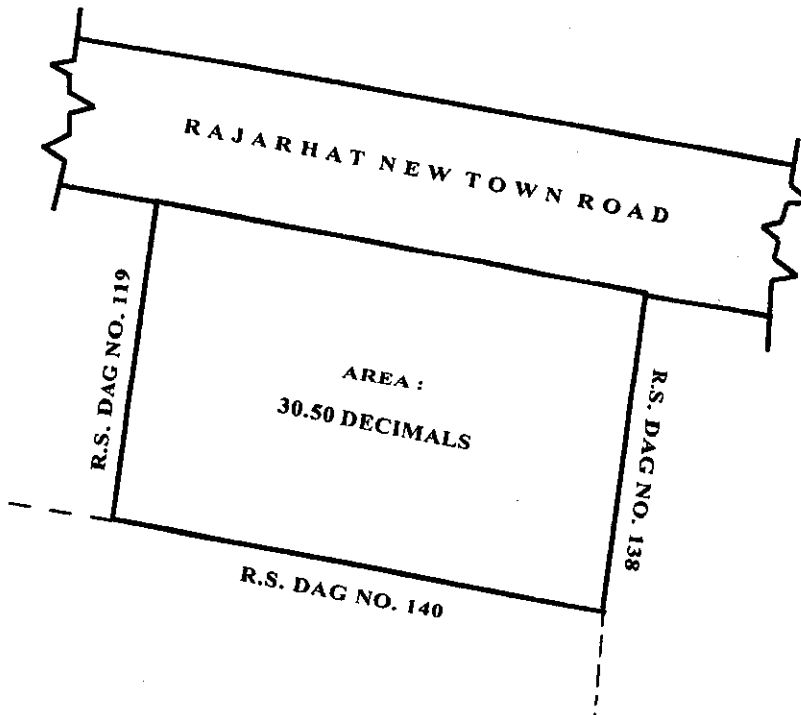
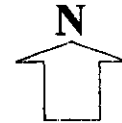
19 MAY 2010

**SITE PLAN OF TOTAL 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 : 3/11TH UNDIVIDED SHARE
i.e. 8.40 DECIMALS MORE OR LESS

VENDOR : AJIT KUMAR DUTTA, GANESH CHANDRA DUTTA
& KAMAL KRISHNA DUTTA

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



Ahish Kumar Goswami

NOT IN SCALE

DRAWN BY:
GOPA DASGUPTA

Ahish Kumar Goswami

SIGNATURE OF VENDORS

Krishna Das

SIGNATURE OF PURCHASERS














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

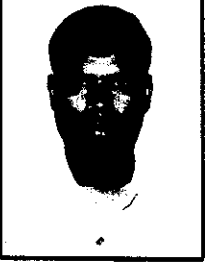










19 MAY 2010

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

UNDER RULE 41A OF THE I.R. ACT 1908
N.B. - I.R. FROM SMALL TO THUMB PRINTS
N.B. - I.R. FROM THUMB TO SMALL PRINTS

 <i>H. K. Agarwal</i>	LH.					
	RH.					

ATTESTED :- *H. K. Agarwal*

 <i>Krishna Das</i>	LH.					
	RH.					

ATTESTED :- *Krishna Das*

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-



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

19 MAY 2010



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

Endorsement For Deed Number : I - 05163 of 2010
(Serial No. 05257 of 2010)

On 19/05/2010

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

Presented for registration at 15.40 hrs on :19/05/2010, at the Private residence by Mahesh Kumar Agarwal ,Executant.

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

Execution is admitted on 19/05/2010 by

1. Krishna Das

Authorised Signatory, M/s Kohinoor Relators Pvt Ltd, 45 Shakespeare Sarani, Kolkata, Thana:-Shekespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :-Shakespeare Sarani Pin :-700017 .

Authorised Signatory, M/s Active Highrise Pvt Ltd, 5 Kabir Rd, Kolkata, Thana:-Tollygunge, District:-Kolkata, WEST BENGAL, India, P.O. :-Shakespeare Sarani Pin :-700026 .

Authorised Signatory, M/s Ayush Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, Thana:-Tollygunge, District:-Kolkata, WEST BENGAL, India, P.O. :-Shakespeare Sarani Pin :-700026 .
 , By Profession : ----

Identified By Jagannath Banerjee, son of Lt Nirmal Kr Banerjee, C A -2/1 Gobinda Niwas, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Deshbandhunagar Pin :-700059 , By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by

1. Mahesh Kumar Agarwal, Representative of

Director, M/s Moonstone Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 .

,as the constituted attorney of 1. Ajit Kumar Dutta 2. Ganesh Chandra Dutta 3. Kamal Krishna Dutta is admitted by him.

Identified By Jagannath Banerjee, son of Lt Nirmal Kr Banerjee, C A -2/1 Gobinda Niwas, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Deshbandhunagar Pin :-700059 , By Caste: Hindu, By Profession: Service.

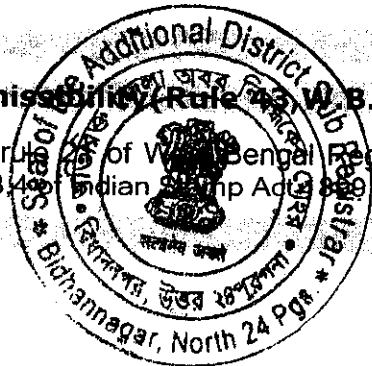
(Rajendra Prasad Upadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/05/2010

Certificate of Admissibility (Rule 53 W.B. Registration Rules 1962)

Admissible under rule 53 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2349 of Indian Stamp Act, 1899

Payment of Fees:



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

(Rajendra Prasad Upadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 05163 of 2010
(Serial No. 05257 of 2010)

* Fee Paid in rupees under article : A(1) = 37796/- ,E = 14/- on 20/05/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3436356/-

Certified that the required stamp duty of this document is Rs.- 240565 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid 40478419/05/2010 State Bank of India, KOLKATA AIR PORT, received on 20/05/2010
2. Rs. 49000/- is paid 40478319/05/2010 State Bank of India, KOLKATA AIR PORT, received on 20/05/2010
3. Rs. 49000/- is paid 40478219/05/2010 State Bank of India, KOLKATA AIR PORT, received on 20/05/2010
4. Rs. 49000/- is paid 40478119/05/2010 State Bank of India, KOLKATA AIR PORT, received on 20/05/2010
5. Rs. 44465/- is paid 40477219/05/2010 State Bank of India, KOLKATA AIR PORT, received on 20/05/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

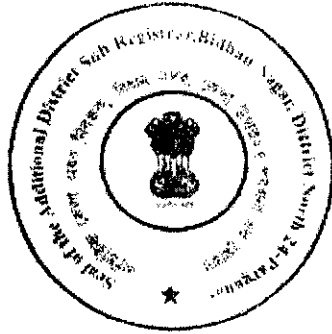
Certificate of Registration under section 60 and Rule 69.


Registered in Book - I

CD Volume number 8

Page from 8889 to 8908

being No 05163 for the year 2010.




(Rajendra Prasad Upadhyay) 20-May-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

Ajit Kumar Dutta
Ganesh Chandra Dutta
Kamal Krishna Dutta

Owners / Vendors

M/s. Kohinoor Relators Pvt. Ltd.

M/s. Active Highrise Pvt. Ltd.

M/s. Ayush Enterprise Pvt. Ltd.

Purchasers

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