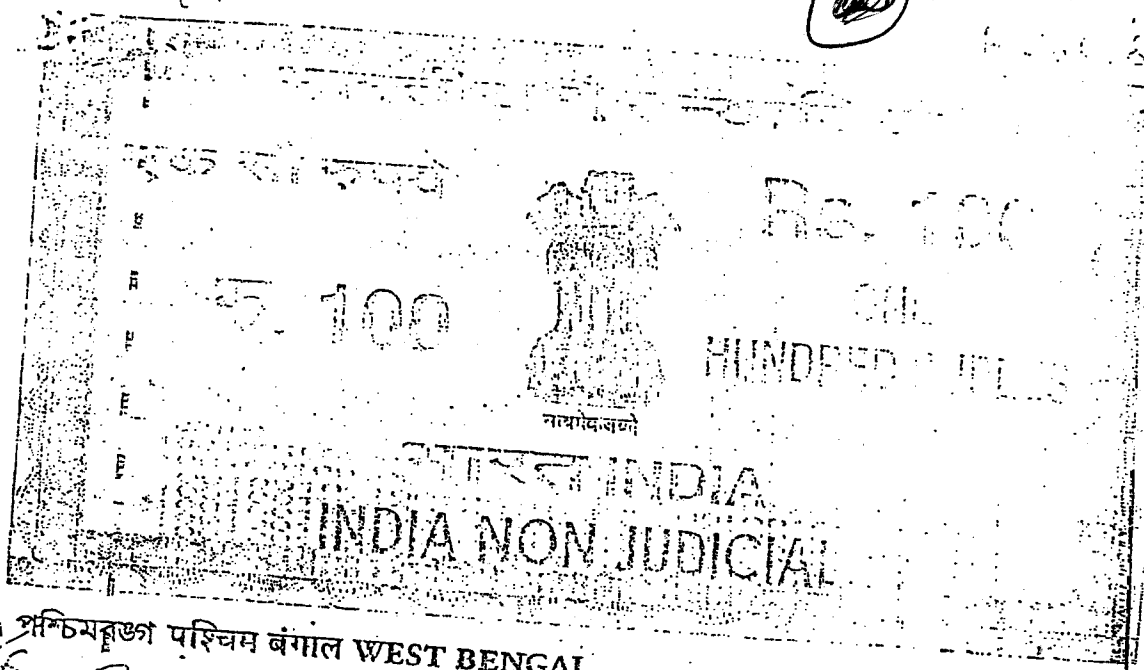


09025



126.0  
6.05  
6-12-2011

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 377822

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

Atte.  
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
14 JUN 2011

DEED OF CONVEYANCE

1. Date: 13th day of June 2011

2. Place: Kolkata

3. Parties:

3.1 PREMLATA MODY @ PREMLATA SURYAKANT MODY TAN NO. AAOPM273811, wife of Suryakanta

WEST BENGAL - 2011

Contd.....

Contd.....

Mody @ Suryakant Satyanarayan Mody, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Anant Niwas, Sarojini Road, Santaacruz West, Mumbai.

Hereinafter called and referred to as the "OWNER / VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, executors, representatives and assigns) of the FIRST PART.

AND

3.2 AMOGH VINTRADE PVT. LTD. [PAN NO. AAJCA0217H], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 40/1/10, Dharmadas Kundu Lane, Shibpur, Howrah - 711 102, West Bengal, represented by its Director, ~~XXXXXXXXXX~~, son of ~~XXXXXXXXXX~~.

Harish Giria Lalit Kumar Giria

Harish  
Giria

Hereinafter called and referred to as the "PURCHASER" (which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include its respective successors in office, office bearers, executors, administrators, legal representatives, nominees and assigns) of the SECOND PART.

AND

3.3 M/S. MOONSTONE ENTERPRISE PVT. LTD. [PAN NO. AADCM4928R], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at S. Kabir Road, P.S. Tollygunge, Kolkata - 700 026, represented by

Contd.....3

its Director/Authorised Signatory, SANJAY SARAF, son of Late Radheshyam Saraf.

Hereinafter called and referred to as the "CONFIRMING PARTY" (which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors 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 WITNESSETH AS FOLLOWS :-

4. Subject Matter of Conveyance :-
- 4.1 Said Property : Shall mean imply and include ALL THAT piece and parcel of total aggregated Sali land measuring 5 (Five) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) sq.ft: be the same a little more or less, lying and situated at Monza - Atghara, J.L. No. 10. Re. Sa. No. 133. Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian No. 1645, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas [SAID PROPERTY / SOLD PROPERTY], being part of the land morefully described in the First Schedule hereinafter written. The total land is described in the First Schedule and Said Property Sold Property is morefully described in the Second Schedule hereunder written. A Plan of the total land, is attached herewith.

Contd.....A

5. **Background, Representations and Covenants :**

5.1. **Representations Regarding Title :** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 **Absolute Ownership of Avanti Paul & Jibanti Paul :** One Avanti Paul & Jibanti Paul were the absolute joint owners in respect of land measuring about 10 (Ten) Bighas and 6 (Six) Cottahs, lying and situated in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, in the District North 24 Parganas.

5.1.2 **Plotting by Avanti Paul & Jibanti Paul :** The said Avanti Paul & Jibanti Paul plotted the aforesaid land measuring 10 Bighas more or less i.e. 198 Cottahs 2 Chittaacks 39 sq.ft. of land into 26 separate and independent plots & passage, and the same were numbered and marked as Plot Nos. 4 to 29 in the manner as shown in the plan 'X' annexed therewith and herewith, further making passage measuring about 37 Cottahs more or less, for exclusive use and enjoyment of the same by the owners/occupiers of the said 26 plots and the said passage was also shown in the Plan 'X' annexed thereto.

5.1.3 **Sale by Avanti Paul & Jibanti Paul to Niharendu Manna & 16 Others :** The said Avanti Paul & Jibanti Paul as vendors and one Charusila Paul, Kali Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as Confirming Party, sold, transferred and conveyed 27 Cottahs 25 sq.ft. more or less comprised in portion of R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas being plot marked as Plot Nos. 13 & 29 in the plan annexed thereto Together

With proportionate ownership right, title or interest in respect of the aforesaid passage, to one Satish Chandra Sarkar, Shubhra Mitra, Kuntala Manna, Jugal Kishore Mondal, Kanika Majumder, Renuka Rani Ghosh, Shubendu Manna, Niharendu Manna, Nilima Mondal, Kalyan Mallick, Haripada Chakraborty, Baniballav Biswas, Hari Narayan Paul, Saraswati Das, Remendra Kumar Bhattacharjee, Kanika Banerjee & Sasanka Sekhar Mitra, by the strength of a Registered Deed of Conveyance, registered on 13th August, 1965, in the office of the Sub-Registrar, Cossipore Dum-Dum, and recorded in Book No. 1, Volume No. 107, Pages 96 to 105, being Deed No. 7430 for the year 1965.

5.1.4 Share of Niharendu Manna in Plot No. 13 & 29 Together with undivided share in Passage : Referencing the abovenoted sale, under Deed No. 7430 for the year 1965, the said Niharendu Manna became the owner of 9 (Nine) Cottahs 14 (Fourteen) Chittacks 27 (Twenty Seven) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 2 (Two) Cottahs 3 (Three) Chittacks 40 (Forty) sq.ft. being undivided share of the said passage, in total land measuring 12 (Twelve) Cottahs 2 (Two) Chittacks 22 (Twenty Two) sq.ft. more or less.

5.1.5 Sale by Niharendu Manna to Ritesh Newatia and Premlata Modi : The said Niharendu Manna sold, transferred and conveyed

1 (One) Cottah 14 (Fourteen) Chittacks 29 (Twenty Nine) sq.ft. more or less of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 6 (Six) Chittacks 42 (Forty Two) sq.ft. being undivided share of the said passage, in total land measuring 2 (Two) Cottahs 5 (Five) Chittacks 26 (Twenty Six) sq.ft. out of his possession to one Ritesh Newatia.

and also 1 (One) Cottah 13 (Thirteen) Chittacks 9 (Nine) sq.ft. more or less of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 6 (Six) Chittacks 28 (Twenty Eight) sq.ft. being undivided share of the said passage, in total land measuring 2 (Two) Cottahs 3 (Three) Chittacks 37 (Thirty Seven) sq.ft. out of his possession to one Premlata Modi,

comprised in portion of R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas,

by the strength of a Registered Deed of Conveyance, registered on 24.06.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 469, Pages 194 to 213, being Deed No. 08327 for the year 2003.

- 5.1.6 Agnir Sale Avanti Paul & Jibanti Paul to Saraswati Das : The said Avanti Paul & Jibanti Paul as vendors and one Charusila Paul, Kali Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as Confirming Party, again sold, transferred and conveyed 2 (Two) Cottahs 8 (Eight) Chittacks more or less of land together with undivided share of the said passage 0 (Zero) Cottah 9 (Nine) Chittacks 6 (Six) sq.ft. more or less, in total land measuring 3 (Three) Cottahs 1 (One) Chittack 6 (Six) sq.ft., comprised in portion of R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas, being plot marked as Plot No. 23, to one Saraswati Das, by the strength of a Registered Deed of Conveyance, registered on 10th August, 1965, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 105, Pages 155 to 161, being Deed No. 7425 for the year 1965.

- 5.1.7 Share of Saraswati Das in Plot No. 13 & 29 Together with undivided share in Passage : Referencing the abovenoted sale, under Deed No. 7430 for the year 1965, the said Saraswati Das became the owner of 0 (Zero) Cottah 5 (Five) Chittacks 7 (Seven) sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 1 (One) Chittack 8 (Eight) sq.ft. being undivided share of the said passage, in total land measuring 0 (Zero) Cottah 6 (Six) Chittacks 15 (Fifteen) sq.ft. more or less.
- 5.1.8 Demise of Saraswati Das : The said Saraswati Das died, intestate on 14.04.1998, leaving behind her two sons namely Sandip Kumar Das & Swapan Kumar Das and two daughters namely Pronati Dey & Archana Dutta as her heirs and successors in interest in respect of the aforesaid land left by the said Saraswati Das, since deceased.
- 5.1.9 Sale by Sandip Kumar Das & Others to the present owner, Premlata Mody @ Premlata Suryakant Mody : The Said Sandip Kumar Das, Swapan Kumar Das, Pronati Dey & Archana Dutta jointly sold, transferred and conveyed 2 (Two) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. more or less being the Northern portion of Plot No. 23 together with undivided share of the said passage measuring 9 (Nine) Chittacks 6 (Six) sq.ft. more or less, and also another Plot Nos. 13 & 29, consisting 6 (Six) Chittacks 15 (Fifteen) sq.ft. together with undivided share of passage, in aggregated land measuring 3 (Three) Cottahs 7 (Seven) Chittacks 21 (Twenty One) sq.ft. more or less, comprised in portion of R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Alghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas, to the present owner, Premlata Mody @ Premlata Suryakant Mody, by the strength of a Registered Deed of Conveyance, registered on 16th April, 2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 463, Pages 220 to 242, being Deed No. 08218 for the year 2003.

- 5.2.1 **No Acquisition / Requisition :** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land :** The Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor :** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell :** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 5.2.6 **No Right of Preemption :** No person or persons whatsoever have had/ has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.



5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, 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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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

5.2.10 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

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

6.2 **Confirming Party :** The Confirming Party being the Developer of the entire project comprising and consisting of First Schedule land incurred financial expenses by dint of which, it had a charge on the Second

Schedule land (which is a Part of First Schedule Land) and it is due to such charge on the Property and amount of Rs. 17,11,667.00 (Rupees Seventeen Lakhs Eleven Thousand Six Hundred Sixty Seven) only is paid by the Purchaser to the Confirming Party, and in lieu of such the Confirming Party unqualifiedly surrenders, relinquishes, discharges all its right, title, interest and privileges over, on and in respect of the Second Schedule Land:

7. **Transfer:**

7.1 **Hereby Made:** The Vendor and the Confirming Party hereby sell, convey and transfer to the Purchaser the entirety of their right, title, privileges and interest of whatsoever or howsoever nature in the SAID PROPERTY morefully described in the Second Schedule hereinafter written, free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, dispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory, prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a total sum of Rs. 66,28,393.00 (Rupees Sixty Six Lakhs Twenty Eight Thousand Three Hundred Ninety Three) only paid by the Purchaser to the Vendor and the Confirming Party, receipt of which the Vendor and the Confirming Party hereby and by the Memo and Receipt hereunder written unqualifiedly admits and acknowledges.

8. **Terms of Transfer:**

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

- 8.1.1 **Sale** : A sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 8.1.3 **Together with All Other Appurtenances** : Together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification** : Indemnification by the Vendor and the Confirming Party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser being satisfied about the right, title and interest of the vendor and further on such express indemnification by the vendor about the correctness of the vendor's title and the representations and authority to sell.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Vendor and Purchaser and Confirming Party as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Physical (Khas), vacant and peaceful possession of the Said Property has been handed over by the vendor to the Purchaser, which the Purchaser admit, acknowledge and accept.

8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the vendor hereby agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession :** The Vendor and the Confirming Party hereby covenant that the Purchaser and its director, executors, administrators, nominees, successors in office representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended to be unto and to the Purchaser, without any lawful estate or disturbance, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons, lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.

8.6 **Covenant against Encumbrances :** The Vendor and the Confirming Party indemnify the purchaser and the purchaser is well and sufficiently saved defended and kept harmless and indemnified of, from and against all former and other estates, titles charges and encumbrances whatsoever had made, executed, occasioned or suffered by the vendor or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for her/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 Rajarhat Gopalpur 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 successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

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

ALL THAT piece and parcel of total aggregated Sali land measuring 203 Cottahs 12 Chittacks be the same a little more or less, lying and situated at Mouza - Aighara, J.L. No. 10. Re. Sa. No. 133. Touzi No. 172. Pargana - Kalikata. P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khatian No. 120. R.S. Khatian No. 90, L.R. Khatian Nos. 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1674, 1675, 1676, 1763, 1764, 1765, 1766. A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 9, in the District North 24 Parganas, and also Sali land measuring 3 (Three) Cottahs 8 (Eight) Chittacks more or less, lying and situated at Mouza - Teghoria, J.L.

No. 9, Re. Sa. No. 116, P.S. Rajarhat presently Bagmati, comprised in R.S. Dag No. 534, under R.S. Khatian No. 53, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 9, in the District North 24 Parganas. A Plan of the total land is attached herewith, and butted and bounded as follows :-

- ON THE NORTH : R.S. Dag No. 139 and Four Storied Building.  
 ON THE SOUTH : R.S. Dag Nos. 141, 142, 143 & 144 of Mouza -  
 Atghara and R.S. Dag No. 534 of Mouza - Teghoria.  
 ON THE EAST : 20 ft. Wide Common Private passage.  
 ON THE WEST : 211 Bus Route.

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

ALL THAT piece and parcel of total aggregated Sali land measuring 5 (Five) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) sq.ft. more or less, lying and situated at Mouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian No. 1645, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 9, in the District North 24 Parganas, West Bengal. The Sold Property being part of the land as described in the First Schedule hereinabove written.

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.

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. *Hanswardhan Saraf*  
5, Kabin Road  
Kolkata - 700026

2. *Bijay Karmakar*  
242/3, Bidhan Pally,  
P.O.:- H.S.S. Kalyani,  
Nadia.

*Premlata S. Mody*  
Premlata Mody  
@ Premlata Suryakant Mody  
Owner / Vendor

*Hanswardhan Saraf*

*Hanswardhan Saraf*  
~~Signature~~

Director of  
Amogh Vintrade Pvt. Ltd.  
Purchaser

Drafted By :

*P. Chattopadhyay*  
For Pinali Chattopadhyay & Associates,  
Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Composed By :

*P. Swarnakar*  
Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

*Sanjay Saraf*  
Sanjay Saraf

Director/Authorised Signatory of  
M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

MEMO OF CONSIDERATION

Received Rs. 49,16,726.00 (Rupees Forty Nine Lakhs Sixteen Thousand Seven Hundred Twenty Six) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule herein above written, from the above named purchaser.

<u>Bank</u>	<u>Amount</u>	<u>Date</u>
HDFC Bank, Stephen House, Kolkala Branch.	49,16,726/2	13/06/2011

Witnesses :-

1. *Hanshvardhan Saaf*
2. *Bijay Karmakar*

*Premlata S Mody*  
Premlata Mody  
@ Premlata Suryakant Mody  
Owner / Vendor



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

Endorsement For Deed Number : 1 - 06578 of 2011  
(Serial No. 07025 of 2011)

On

Payment of Fees:

On 13/06/2011

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)  
Presented for registration at 18.25 hrs on :13/06/2011, at the Private residence by Harish Giria  
Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)  
Execution is admitted on 13/06/2011 by

1. Premlata Mody Alias Premlata Suryakant Mody, wife of Suryakanta Mody , Amrut Niwas Sarojini Rd Santacruz Mumbai, MAHARASHTRA, India, P.O. :- , By Caste Hindu, By Profession : House wife
  2. Sanjay Saraf  
Authorised Signatory, M /s Moonstone Enterprise Pvt Ltd, 5 Kabir Rd. Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026  
. By Profession : Business
  3. Harish Giria  
Director, Amogh Vintrade Pvt Ltd, 40/1/10 Dharmadas Kundu Lane Shibpur, District:-Howrah, WEST BENGAL, India, P.O. :- Pin :-711102.  
. By Profession : Business
- Identified By Harshvardhan Saraf, son of S Saraf, 5 Kabir Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 , By Caste: Hindu, By Profession: Business.

(Debasish Dhar)  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 14/06/2011

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. 91743/- on 14/06/2011

( Under Article : A(1) = 91729/- , E = 14/- on 14/06/2011 )

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.-6628393/-

(Debasish Dhar)  
ADDITIONAL DISTRICT SUB-REGISTRAR

14/06/2011 12:26:00

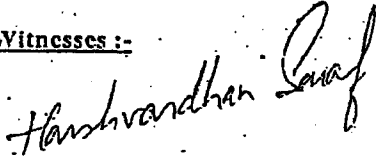
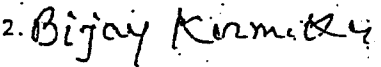
4 JUN 2011

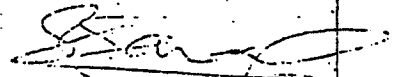
(Debasish Dhar)  
ADDITIONAL DISTRICT SUB-REGISTRAR

Received Rs. 17,11,667.00 (Rupees Seventeen Lakhs Eleven Thousand Six Hundred Sixty Seven) only as full and final consideration money of the schedule land more fully mentioned in the Second Schedule herein above written, from the above named purchaser.

<u>Bank</u>	<u>Amount</u>	<u>Date</u>
HDFC Bank Stephen House, Kotkata Br.	17,11,667/-	13/06/2011

Witnesses :-

1.  Hanshvardhan Saraf
2.  Bijay Karmakar



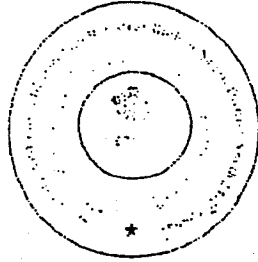
Sanjay Saraf

Director/Authorised Signatory of  
M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 7797 to 7821  
being No 05578 for the year 2011.




(Debasish Dhar) 14-June-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal


3 JUN 2011

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


UNDER RULE 41A OF THE I.R. ACT 1908  
R.D. - I.II BOX - SMALL TO THUMB PRINTS  
R.II BOX - THUMB TO SMALL PRINTS

 Havis Lina	LH.					
	RH.					

ATTESTED: *Havis Lina*

 Premata S. Mody	LH.					
	RH.					

ATTESTED: Premata S. Mody

 <i>[Signature]</i>	LH.					
	RH.					

ATTESTED: *[Signature]*

	LH.					
	RH.					

ATTESTED:

SITE PLAN OF SALT LAND MEASURING 2037 CHITTAH MORE OR LESS COMPRISED IN R.S. DAG NOS. 163 TO 172 AS NO. 120, G.S. KHATAN NO. 90, L.R. KHATAN NOS. 163, 163A, 163B, 163C, 163D, 163E, 163F, 163G, 163H, 163I, 163J, 163K, 163L, 163M, 163N, 163O, 163P, 163Q, 163R, 163S, 163T, 163U, 163V, 163W, 163X, 163Y, 163Z, 164, 164A, 164B, 164C, 164D, 164E, 164F, 164G, 164H, 164I, 164J, 164K, 164L, 164M, 164N, 164O, 164P, 164Q, 164R, 164S, 164T, 164U, 164V, 164W, 164X, 164Y, 164Z, 165, 165A, 165B, 165C, 165D, 165E, 165F, 165G, 165H, 165I, 165J, 165K, 165L, 165M, 165N, 165O, 165P, 165Q, 165R, 165S, 165T, 165U, 165V, 165W, 165X, 165Y, 165Z, 166, 166A, 166B, 166C, 166D, 166E, 166F, 166G, 166H, 166I, 166J, 166K, 166L, 166M, 166N, 166O, 166P, 166Q, 166R, 166S, 166T, 166U, 166V, 166W, 166X, 166Y, 166Z, 167, 167A, 167B, 167C, 167D, 167E, 167F, 167G, 167H, 167I, 167J, 167K, 167L, 167M, 167N, 167O, 167P, 167Q, 167R, 167S, 167T, 167U, 167V, 167W, 167X, 167Y, 167Z, 168, 168A, 168B, 168C, 168D, 168E, 168F, 168G, 168H, 168I, 168J, 168K, 168L, 168M, 168N, 168O, 168P, 168Q, 168R, 168S, 168T, 168U, 168V, 168W, 168X, 168Y, 168Z, 169, 169A, 169B, 169C, 169D, 169E, 169F, 169G, 169H, 169I, 169J, 169K, 169L, 169M, 169N, 169O, 169P, 169Q, 169R, 169S, 169T, 169U, 169V, 169W, 169X, 169Y, 169Z, 170, 170A, 170B, 170C, 170D, 170E, 170F, 170G, 170H, 170I, 170J, 170K, 170L, 170M, 170N, 170O, 170P, 170Q, 170R, 170S, 170T, 170U, 170V, 170W, 170X, 170Y, 170Z, 171, 171A, 171B, 171C, 171D, 171E, 171F, 171G, 171H, 171I, 171J, 171K, 171L, 171M, 171N, 171O, 171P, 171Q, 171R, 171S, 171T, 171U, 171V, 171W, 171X, 171Y, 171Z, 172 AND ALSO SALT LAND MEASURING 3 CHITTAHS 8 CHITTAHS MORE OR LESS COMPRISED IN R.S. DAG NOS. 51 UNDER R.S. KHATAN NO. 53, LYING AND SITUATED AT MOUZA - TEGHORIA, JALAN P.S. MAHARAJA TRINITY BAGUJATI, A.D.S. RD., BIDHAN NAGAR, SALT LAKE CITY, WITHIN THE LOCAL LIMIT OF THE MUNICIPAL CORPORATION, IN WARD NO. 9, IN THE DISTRICT NORTH 24 PARAGANAS.

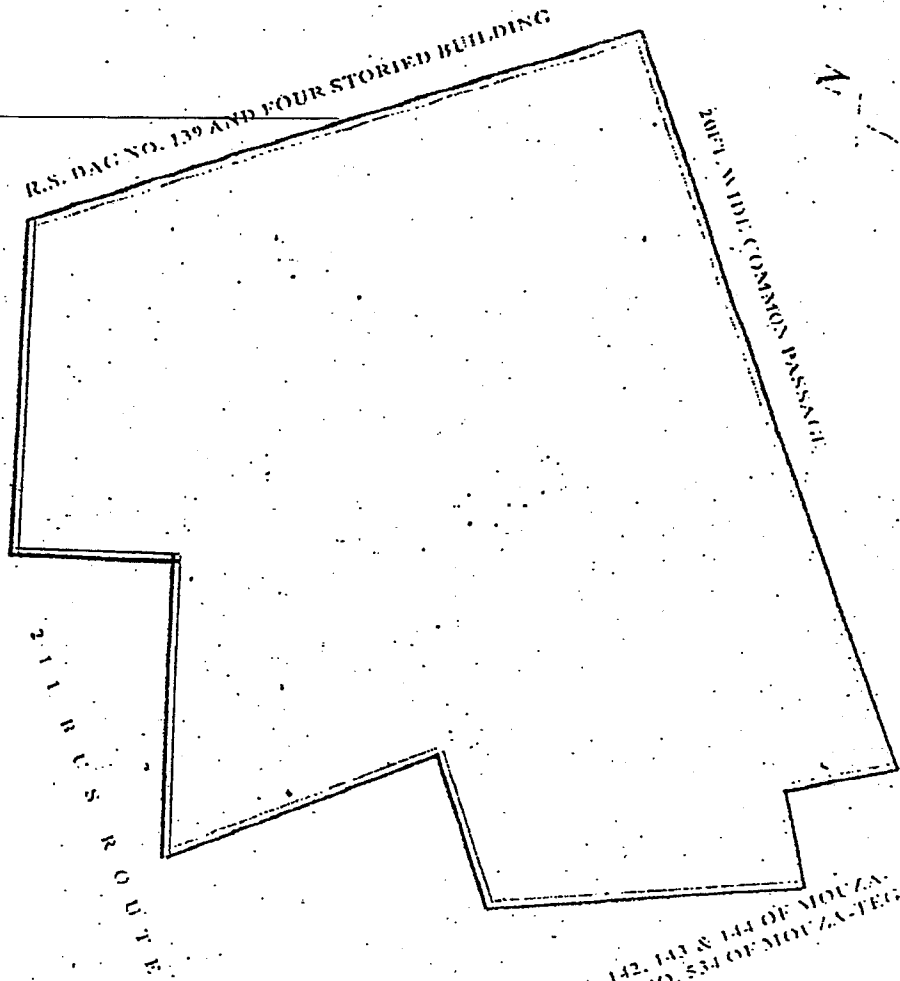
SOLD AREA : 5 CHITTAHS 11 CHITTAHS 13 SQ. FT. MORE OR LESS COMPRISED IN R.S. DAG NO. 163 TO 172 OF R.S. KHATAN NO. 90, L. R. KHATAN NO. 165, AT MOUZA-ATGHARA, BEING PART OF THE ABOVE SAID TOTAL LAND

VENDOR : PREMLATA MUDY & PREMLATA SURYAKANT MUDY  
 PURCHASER : AMOGH VINTRADE PVT. LTD.  
 CONFIRMING PARTY : MRS. MOONSTONE ENTERPRISE PVT. LTD.

Premlata S. Mudry  
 SIGNATURE OF VENDOR

*[Signature]*  
 SIGNATURE OF CONFIRMING PARTY

*[Signature]*  
 SIGNATURE OF PURCHASER



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

MUNICIPAL CORPORATION  
 BOARD OF  
 PUNJAB

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

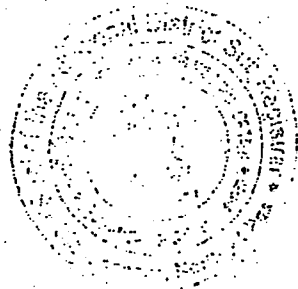
Endorsement For Deed Number : I - 06578 of 2011  
(Serial No. 07025 of 2011)

Certified that the required stamp duty of this document is Rs. 464009/- and the Stamp duty paid as  
Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 464010/- is paid 10169913/06/2011 State Bank of India. TEGHORIA  
RAGHUNATHPUR, received on 14/06/2011

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



14 JUN 2011

Adil District Sub Registrar  
Bidhan Nagar (Debasish Dhar)