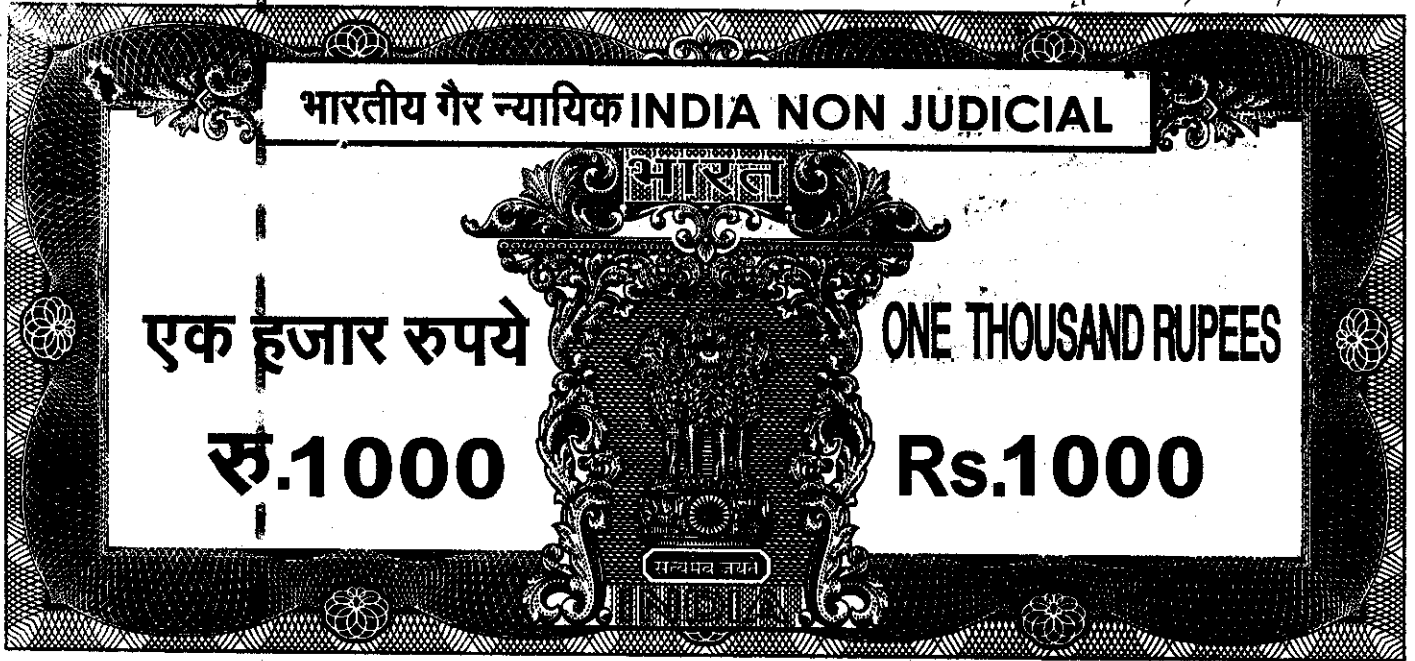


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C 578314

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.

*Shyama*  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
-6 SEP 2010

### DEED OF CONVEYANCE

1. Date : 3rd day of September 2010.
2. Place : Kolkata
3. Parties :
  - 3.1 SHASHI KHAITAN (PAN NO. AGBPK7655A1), wife Pawan Khaitan, by faith - Hindu, by

Contd.....2

নং 1784 তার 12/7/10 মূল্য 1000/-  
 ক্রেতার নাম \_\_\_\_\_  
 সাং \_\_\_\_\_  
 স্থানীয় ডেভেলপার \_\_\_\_\_  
 বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও  
 মোট স্ট্যাম্প ক্রয় জমা \_\_\_\_\_  
 চালান নং \_\_\_\_\_ মোট কত টাকা খরিদ \_\_\_\_\_  
 পি.এ.সি. বারাকপুর ডেভেলপার মিতা দত্ত  
 PINAKI CHATTOPADHYAY  
 Advocate  
 Judges' Court, Barasat.  
 JUN 2010

Kallu Giria  
 Harish Giria  
 vs 6072  
 Giria  
 HARISH GIRIA

vs 6071  
 Sanjay Das

vs 6073  
 Shashi Khaitan



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

3 SEP 2010

En Mohiuddin Ahmed.  
 870 En Md. Ali  
 Of - Bishnupur PS Rajshahi 101-135  
 Buzim -

occupation - House wife. by nationality - Indian, residing at 84-SD, Block-E, New Alipore, Kolkata - 700 007.

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

**AND**

- 3.2 **M/S. BIOSTAR SALES PVT. LTD. (PAN NO. AAECB2103L)**, a Private Limited Company, incorporated under the Provisions of Companies Act, 1956, having its Registered Office at 144/A, Jamuna Lal Bajaj Street, Kolkata - 700 001, represented by its Director, **HARISH GIRIA**, son of Lalit Kumar 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 5, Kabir Road, P.S. Tollygunge, Kolkata - 700 026, represented by its Director, **SANJAY SARAF**, son of Late Radheshyam Saraf.

Contd.....}



Adl. Dis.  
Dist. Sub-Registrar  
Bidhanagar, (Soh. Loo. City)

13 SEP 2010

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 are 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 **6 (Six) Cottahs 0 (Zero) Chittack 0 (Zero) sq.ft. be the same a little more or less**, consisting Plot No. 16. 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. 1663**, 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, 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 (**Said Property**).

*Contd.....A*



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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 Bighas and 6 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 Chittacks 39 sq.ft. of land into 26 separate and independent plots & private 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 private 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 private passage was also shown in the Plan 'X' annexed thereto.
- 5.1.3 **Sale by Avanti Paul & Jibanti Paul to Renuka Rani Ghosh :** 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 parties, sold, transferred and conveyed Plot No. 25, consisting 5 Cottahs 0 Chittack 0 sq.ft. together with proportionate share of private passage measuring 1 Cottah 2 Chittacks 12 sq.ft. in total land measuring 6 Cottahs 2 Chittacks 12 sq.ft., comprised in portion of R.S. Dag No. 140, under R.S. Khatian No.



✓  
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Bichannagar, (Sik. Law Div.)

13 SEP 2010



90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas, to one Renuka Rani Ghosh, by the strength of a Registered Deed of Conveyance, registered on 10.08.1965, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 106, Pages 97 to 103, being Deed No. 7420 for the year 1965.

- 5.1.4 **Again Sale by Avanti Paul & Jibanti Paul to Renuka Rani Ghosh & 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 parties, 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 private passage, to one Satish Chandra Sarkar, Shubhra Mitra, Kuntala Manna, Jugal Kishore Mondal, Kanika Majumder, Renuka Rani Ghosh, Shubendu Manna, Niiharendu 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.
- 5.1.5 **Share of Renuka Rani Ghosh in Plot No. 13 & 29 Together with undivided share in Private passage** : Referencing the abovenoted sale, under Deed No. 7430 for the year 1965, the said Renuka Rani Ghosh became the owner of 0 Cottah 10 Chittacks 13 sq.ft. of land being undivided share in Plot No. 13 & 29, and also 0 Cottah 2 Chittacks 15 sq.ft. being undivided share of the said private passage, **in total land measuring 0 Cottah 12 Chittacks 28 sq.ft.**



Adit. District Sub-Registrar  
Bidhannagar, (Soh Law Clk)

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- 5.1.6 **Sale by Renuka Rani Ghosh to the present owner, Shashi Khaitan :** The said Renuka Rani Ghosh sold, transferred and conveyed the aforesaid plot, being Plot No. 25, consisting 5 Cottahs 0 Chittack 0 sq.ft. together with proportionate share of private passage measuring 1 Cottah 2 Chittacks 12 sq.ft. **in total land measuring 6 Cottahs 2 Chittacks 12 sq.ft.** and also being Plot Nos. 13 & 29, consisting 0 Cottah 10 Chittacks 13 sq.ft. together with proportionate share of private passage measuring 0 Cottah 2 Chittacks 15 sq.ft. **in total land measuring 0 Cottahs 12 Chittacks 28 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, to the present owner, Shashi Khaitan, by the strength of a Registered Deed of Conveyance, registered on 25.04.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 470, Pages 80 to 102, being Deed No. 08337 for the year 2003. In the said Deed, one Debkantha Dey, son of Late Surendra Nath Dey was confirmed himself as confirming party.
- 5.1.7 **Absolute Ownership of Shashi Khaitan :** Thus on the basis of the aforesaid deed, the said Shashi Khaitan became the absolute owner of **ALL THAT** piece and parcel of total aggregated Sali land measuring **6 (Six) Cottahs 14 (Fourteen) Chittacks 40 (Forty) sq.ft. be the same a little more or less**, consisting Plot No. 25 & Plot Nos. 13 & 29 and proportionate undivided share of private passage, 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**, 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.
- 5.1.8 **Record in L.R. Settlement :** The said Shashi Khaitan recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1663 in respect

*Contd.....7*



Adlt. Dist. Sub-Registrar  
Bihannagar, (Soh Law CIV)

13 SEP 2010

of 11 decimals of land (having share 0.0324 out of 339 decimals of land in R.S./L.R. Dag No. 140).

- 5.1.9 **Desire of Sale by Shashi Khaitan to the present Purchaser :** The said Shashi Khaitan decides to sell the aforesaid **ALL THAT** piece and parcel of total aggregated Sali land measuring **6 (Six) Cottahs 0 (Zero) Chittack 0 (Zero) sq.ft. be the same a little more or less** out of 6 (Six) Cottahs 14 (Fourteen) Chittacks 40 (Forty) sq.ft. more or less, consisting Plot No. 16, 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. 1663**, 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 [**SAID PROPERTY**], to the present Purchaser, at a total consideration of **Rs. 78,00,000.00 (Rupees Seventy Eight Lakhs) only**. Out of which **Rs. 60,00,000.00 (Rupees Sixty Lakhs) only** will be paid to the owner, Shashi Khaitan, and **Rs. 18,00,000.00 (Rupees Eighteen Lakhs) only** will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd. The total land is described in the First Schedule and Said Property/Sold Property is morefully described in the Second Schedule hereunder written.
- 5.1.10 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal and agreed to purchase the **SAID PROPERTY** at an agreed consideration of **Rs. 78,00,000.00 (Rupees Seventy Eight Lakhs) only**.
- 5.1.11 **Title of the Vendor :** Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the vendor has become the absolute owner of the Said Property.



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Bidhanagar, (Sah-Luo City)

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- 5.1.12 **True and Correct Representations** : The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations and Covenants regarding Encumbrances** : The Vendor represents and covenants regarding encumbrances as follows :
- 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.

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ADSR  
District Sub-Registrar  
Bidhanagar, (Salt Lake City)

13 SEP 2010



- 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



Adm. Dist. Sub-Registrar  
Bidhanagar, (Sak. Law Div.)

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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 vendor by the 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 Schedule A land incurred financial expenses by dint of which, it had a charge on the Schedule B land (which is a Part of Schedule A Land) and it is due to such charge on the Property and amount of **Rs. 18,00,000.00 (Rupees Eighteen Lakhs) 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 Schedule B 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 describeed in the Second Schedule hereinafter written, 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.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a total sum of **Rs. 78,00,000.00 (Rupees Seventy Eight Lakhs) only** paid by the Purchaser to the

*Contd.....11*



Adm. Dist. Bidhanagar  
District Sub-Registrar  
Bidhanagar, (South West Circle)

3 SEP 2010

**11**

Vendor and the Confirming Party, receipt of which the Vendor and the Confirming Party hereby and by the Memo and Receipt hereunder written unqualifiedly 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 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.



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- 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 admits, acknowledges and accepts.
- 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 so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.



Adst. Dist. Sub-Registrar  
Bidhanagar, (South 24 P.S.)

13 SEP 2010



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 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 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 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 vendors 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.



✓  
Addl. District Sub-Registrar  
Bidhanagar, (North 24 P.S.)

13 SEP 2010

**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 - Atghara**, 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 Baguiati, 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 private passage.
- ON THE WEST** : 211 Bus Route.



Advt. Dist. Sub-Registrar  
Bidhannagar, (South 24 Parganas)

13 SEP 2010

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(SAID PROPERTY)**

**[SUBJECT MATTER OF SALE]**

**ALL THAT** piece and parcel of total aggregated Sali land measuring **6 (Six)** Cottahs **0 (Zero)** Chittack **0 (Zero)** sq.ft. be the same a little 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./L.R. Dag No. 140**, under C.S. Khatian No. 120, **R.S. Khatian No. 90**, L.R. Khatian Nos. 1663, 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 being part of the aforesaid land morefully 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.



Adtl. Dist. Sub-Registrar  
Bidhanagar, (Soh Lane City)

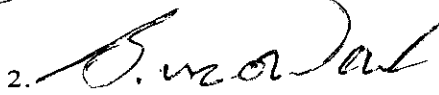
13 SEP 2010

**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 :

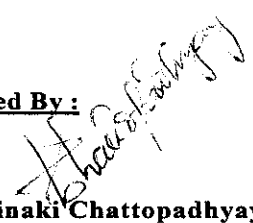
1. GK Mohiuddin Ahmed  
# Bishnupur

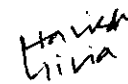
2. 

RD 21 = RAGHUNATHPUR


  
Shashi Khaitan  
**Owner/Vendor**

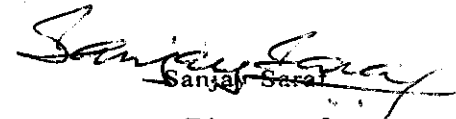
**Drafted By :**

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

  
Harish Giria  
Director of  
M/s. Biostar Sales Pvt. Ltd.  
**Purchaser**

**Composed By :**

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

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



Adlt. Dist. Sub-Registrar  
Bihannagar, (North 24 P.S.)

3 SEP 2010



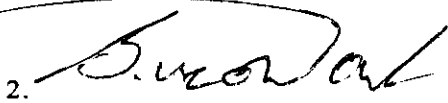
**MEMO OF CONSIDERATION**

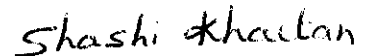
Received Rs. 60,00,000.00 (Rupees Sixty Lakhs) as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named Purchaser.

<u>Draft/Cheque No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Issued By</u>	<u>Amount</u>
469783	25-08-20	Punjab national Bank		60,00,000/-

**Witnesses :-**

1. Shri Mohiuddin Ahmed.

2. 

  
Shashi Khaitan

**Owner / Vendor**



Adm. Dist. Sub-Registrar  
Bidhanagar, (Soul Law Div.)  
Hooghly District, West Bengal

13 SEP 2010

18

Received Rs. 18,00,000.00 (Rupees Eighteen Lakhs) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named Purchaser.

<u>Draft/Cheque No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Issued By</u>	<u>Amount</u>
46978A	25-08-2010	Punjab National Bank		18,00,000/-

Witnesses :-

1. SR Mohiuddin Ahmed.

2. 

  
Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party



Adm. Dist. Sub-Registrar  
Bidhanagar, (Sd) Luse (Sd)

13 SEP 2010

SITE PLAN OF SALI LAND MEASURING 203 COTTAHS 12 CHITTACKS MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER C.S. KHATIAN NO. 120, R.S. KHATIAN NO. 90, L.R. KHATIAN NOS. 1634, 1635, 1636, 1637, 1638, 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, LYING AND SITUATED AT MOUZA-ATGHARA, J.L. NO. 10, RE. SA. NO. 133, TOUZI NO. 172 AND ALSO SALI LAND MEASURING 3 COTTAHS 8 CHITTACKS MORE OR LESS COMPRISED IN R.S. DAG NO. 534, UNDER R.S. KHATIAN NO. 53, LYING AND SITUATED AT MOUZA-TEGHORIA, J.L. NO. 9, P.S. RAJARHAT PRESENTLY BAGUIATI, 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.

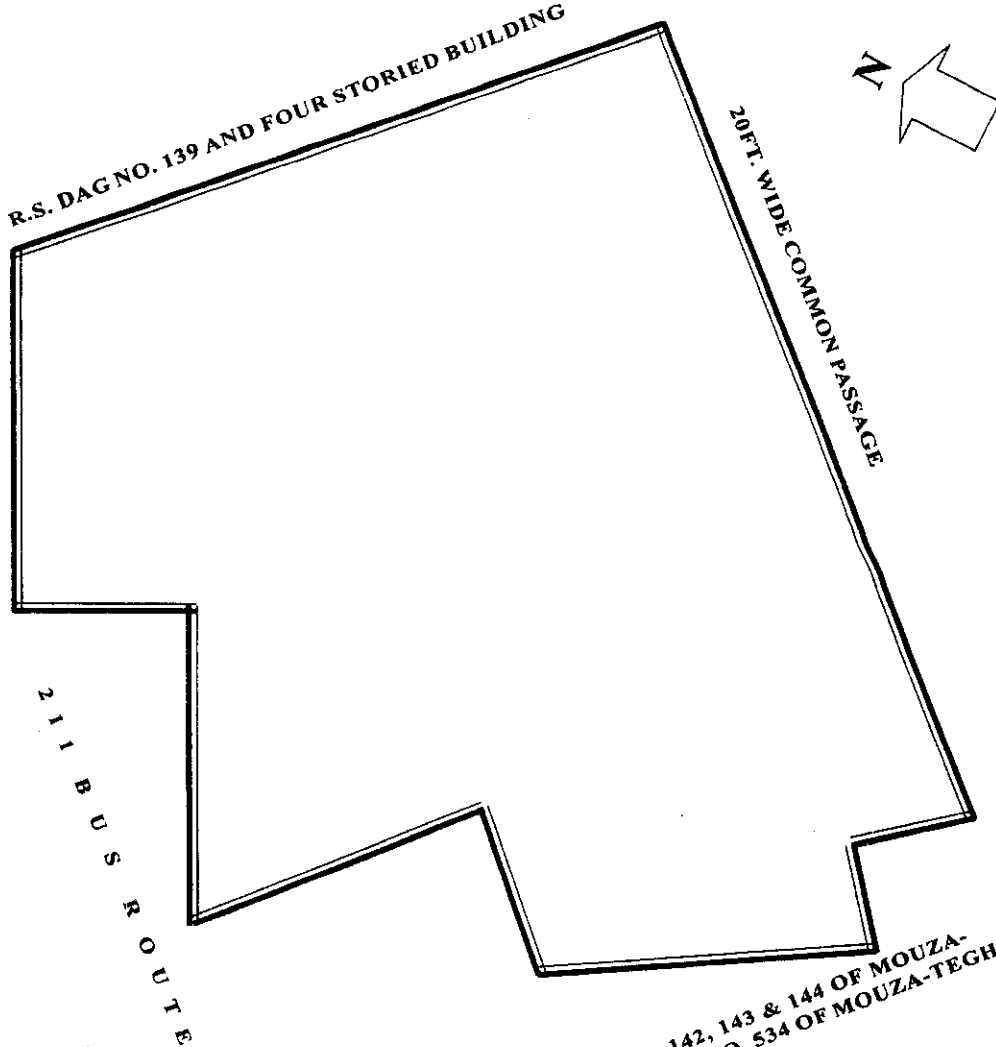
SOLD AREA : 6 COTTAH MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER L.R. KHATIAN NO. 1663 LYING AND SITUATED AT MOUZA-ATGHARA, BEING PART OF THE AFORESAID TOTAL LAND.

VENDOR : SHASHI KHAITAN  
PURCHASER : M/S. BIOSTAR SALES PVT. LTD.  
CONFIRMING PARTY : M/S. MOONSTONE ENTERPRISE PVT. LTD.

SIGNATURE OF VENDOR  
*Shashi Khaitan*

SIGNATURE OF CONFIRMING PARTY  
*Pranish Swarnakar*

SIGNATURE OF PURCHASER  
*Pranish*



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

NOT IN SCALE  
DRAWN BY:  
PARESH SWARNAKAR



Adit District Sub-Registrar  
Bidhannagar, (Sok Law Div)

3 SEP 2010



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

Endorsement For Deed Number : I - 09278 of 2010  
(Serial No. 09099 of 2010)

On 03/09/2010

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

Presented for registration at 17.45 hrs on :03/09/2010, at the Private residence by Harish Giria, Claimant.

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

Execution is admitted on 03/09/2010 by

1. Shashi Khaitan, wife of Pawan Khaitan , 84 S D , Block- E New Alipore, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 , By Caste Hindu, By Profession : House wife
2. Sanjay Saraf  
Director, M/s Moonstone Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .  
, By Profession : Business
3. Harish Giria  
Director, M/s Biostar Sales Pvt Ltd, 144/ A Jamuna Lal Bajaj St, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .  
, By Profession : Others  
Identified By Sk Mohiuddin Ahmed, son of Sk Md Ali, Bishnupur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste: Muslim, By Profession: Business.

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/09/2010

**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) = 85789/- ,E = 14/- on 06/09/2010

**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.-7800000/-

Certified that the required stamp duty of this document is Rs. 545020/- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 545020/- is paid 84596103/08/2010 State Bank of India, PARK STREET, received on 06/09/2010

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

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

06/09/2010 17:05:00

6 SEP 2010












EndorsementPage 1 of 2






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>Harish Lilia</i>	LH.					
	RH.					

ATTESTED :- *Harish Lilia*

 <i>Sanjay Singh</i>	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

*Shashi Khaitan*

	LH.					
	RH.					

ATTESTED :-














**Addl. District Sub Registrar**  
**Bihannagar, (Salt Lake City)**











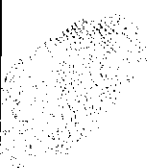
**3 SEP 2010**

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

 Harna Nivia	LH.					
	RH.					

ATTESTED :- Harna Nivia

 Shashi Khaitan	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :- Shashi Khaitan

	LH.					
	RH.					

ATTESTED :-



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

3 SEP 2010



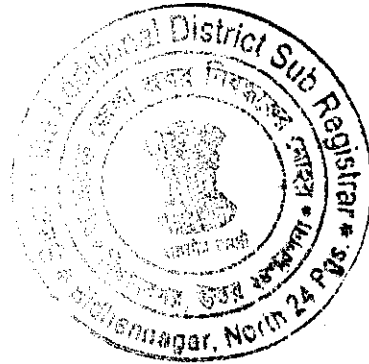
**Government Of West Bengal**  
**Office Of the A. D. S. R. BIDHAN NAGAR**  
**District:-North 24-Parganas**

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**Endorsement For Deed Number : I - 09278 of 2010**  
**(Serial No. 09099 of 2010)**

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( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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

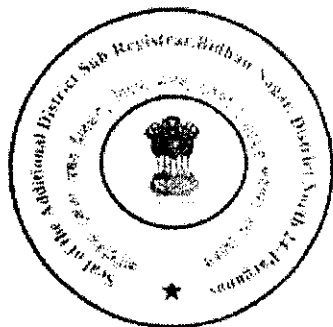
( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 9526 to 9549  
being No 09278 for the year 2010.



  
(Rajendra Prasad Upadhyay) 08-September-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**

Shashi Khaitan

**Owner / Vendor**

M/s. Biostar Sales Pvt. Ltd.

**Purchaser**

M/s. Moonstone Enterprise Pvt. Ltd.

**Confirming Party**

**Drafted By**

**Pinaki Chattopadhyay & Associates**

**Solicitor & Advocates**

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 059

Ph : 2570 8471

**Composed By**

**Paresh Swarnakar**

14/B, Jessore Road

Kolkata - 700 028