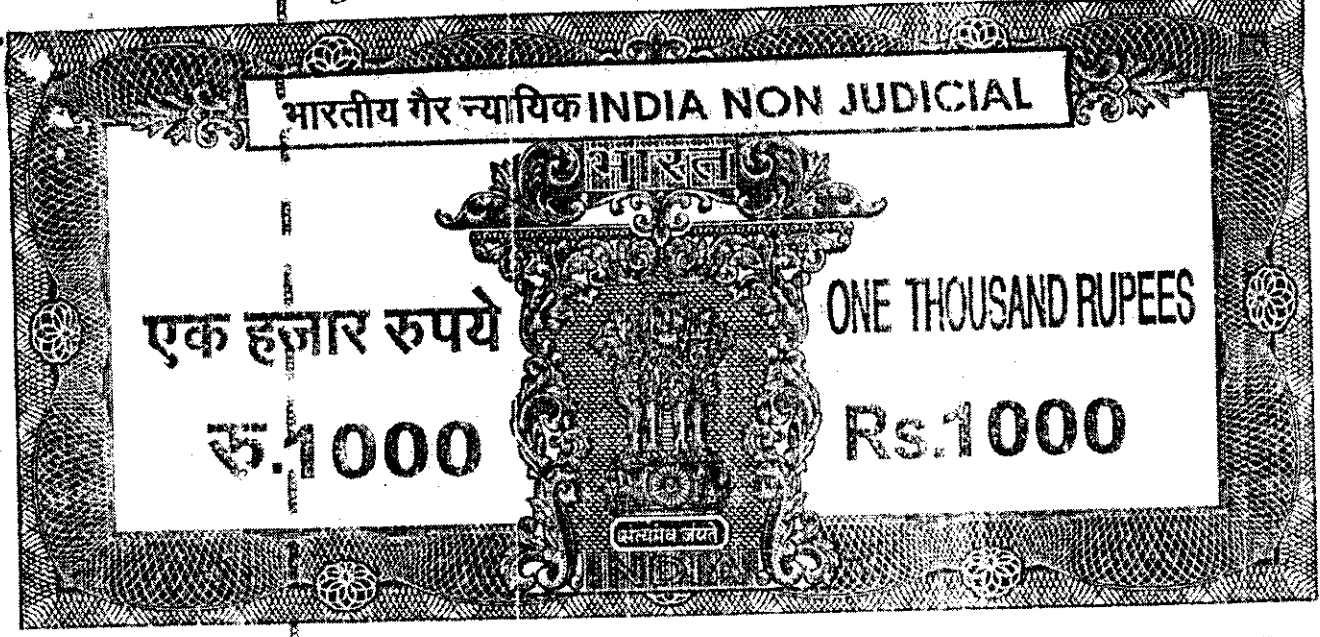


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गण्डिवरञ्ज पश्चिम बंगाल WEST BENGAL

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

[Signature]
Adal. District Sub-Registrar
Bishannagar, (Salt Lake City)

26 AUG 2010

DEED OF CONVEYANCE

1. Date: 25th day of August 2010
2. Place: Kolkata
3. Parties:
 - 3.1 PRADEEP KHAITAN
IPAN NO. AGBPK7703RL
son of Late Iswari Prasad

Contd.....2

Khaitan, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 84, S/D, 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 his respective heirs, executors, administrators, legal representatives, nominees and assigns) of the FIRST PART.

AND

3.2 M/S. BROTEX TRADELINKS PVT. LTD. IPAN NO., a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 24, Netaji Subhas Road, 1st Floor, Kolkata - 700 001, represented by its Director, **Deepak Kumar Hirawat**, son of Chhater Singh Hirawat.

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.

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, Salt 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. 1637, 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).

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 @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul :** One Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul were the absolute joint owners in respect of land measuring about 10 Bighas and 6 Cottalis more or less, 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 @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul :** The said Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul plotted 10 Bighas more or less of land into 26 separate and independent plots & private passage, and the said plots were numbered and marked as Plot Nos. 4 to 29 in the manner as shown in the plan 'X' annexed therewith and herewith, and private passage admeasuring about 37 Cottah 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 comprising of Sali land was exclusively owned and possessed by the owners of Plot Nos. 4 to 29 [And not by any other Plot owners] and such was also shown in the Plan 'X' annexed thereto.

5.1.3 **Sale by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul to Kuntala Manna :** The said Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath 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 Nos. 4, 9, 17 & 24, consisting 23 (Twenty Three) Cottahs 7-(Seven) Chittacks 3 (Three) sq.ft. more or less of land.



together with proportionate share of private passage measuring 5 (Five) Cottahs 5 (Five) Chittacks 43 (Forty Three) sq.ft. in total land measuring 28 (Twenty Eight) Cottahs 13 (Thirteen) Chittacks 1 (One) 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, to one Kuntala Manna, 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, Pages 279 to 287, being Deed No. 7422 for the year 1965.

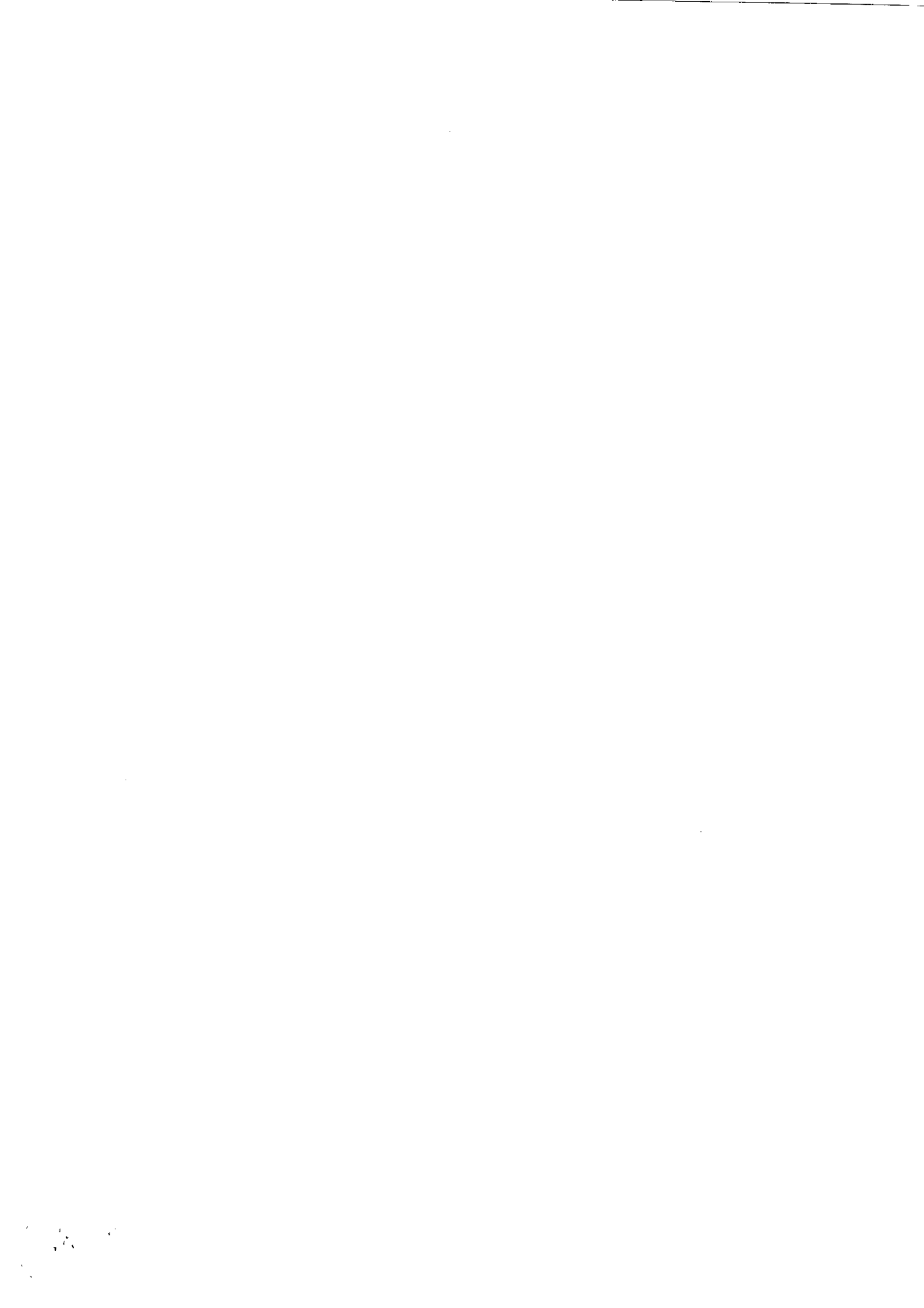
- 5.1.4 **Sale by Kuntala Manna to the present owner, Pradeep Khaitan :** The said Kuntala Manna sold, transferred and conveyed the aforesaid Plot No. 9, consisting 5 (Five) Cottahs 13 (Thirteen) Chittacks 15 (Fifteen) sq.ft. together with proportionate share of private passage measuring 1 (One) Cottah 5 (Five) Chittacks 14 (Fourteen) sq.ft. in total land measuring 7 (Seven) Cottahs 2 (Two) Chittacks 29 (Twenty Nine) sq.ft. more or less out of the aforesaid land, 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, Pradeep Khaitan, by the strength of a Registered Deed of Conveyance, registered on 04.06.2002, in the office of the D.R. 24 Parganas, at Barasat, and recorded in Book No. 1, Volume No. 64, Pages 74 to 91, being Deed No. 01832 for the year 2004.
- 5.1.5 **Record in L.R. Settlement :** After purchasing the same, the said Pradeep Khaitan recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 1637 in respect of 12 decimals of land (having share 0.0349 out of 339 decimals of land in R.S./L.R. Dag No. 140).
- 5.1.6 **Absolute Ownership of Pradeep Khaitan :** Thus on the basis of the aforesaid deed, the said Pradeep Khaitan became the absolute owner of ALL THAT piece and parcel of total aggregated Sali land measuring 7 (Seven) Cottahs 2 (Two) Chittacks 29 (Twenty Nine) sq.ft. be the same a

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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. 1637, 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.

5.1.7 **Desire of Sale by Pradeep Khaitan to the present Purchaser :** The said Pradeep Khaitan decides to sell **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 **7 (Seven) Cottahs 2 (Two) Chittacks 29 (Twenty Nine) 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./L.R. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian Nos. 1637, 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. 69,50,556.00 (Rupees Sixty Nine Lakhs Fifty Thousand Five Hundred Fifty Six) only.** Out of which **Rs. 51,50,556.00 (Rupees Fifty One Lakhs Fifty Thousand Five Hundred Fifty Six) only** will be paid to the owner, Pradeep 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.

5.1.8 **Acceptance by Purchaser :** The Purchaser herein has accepted the aforesaid proposal and agreed to purchase the **SAID PROPERTY** at an agreed consideration of **Rs. 69,50,556.00 (Rupees Sixty Nine Lakhs Fifty Thousand Five Hundred Fifty Six) only.**



- 5.1.9 **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.
- 5.1.10 **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.



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 ^{from} ~~to~~ ^{Vendor} 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 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. 69,50,556.00 (Rupees Sixty Nine Lakhs Fifty Thousand Five Hundred Fifty Six) 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 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.
- 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.

- 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.



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 - Kaikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khatian No. 130, 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 passage.
 ON THE WEST : 211 Bus Route.



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. 1637, 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.



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. *Shri Mohiuddin Ahmed*

Shri Biswamoy

2. S. K. Ghosal
RD-21, RAGHUNATHPUR

Pradeep Khaitan
Pradeep Khaitan

Owner / Vendor

Drafted By :

Krishna Das
Advocate

For Pooaki 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.

Deepak Kumar Hirawat

Director of

M/s. Brotex Tradelinks Pvt. Ltd.

Purchaser

Sanjay Saraf
Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

MEMO OF CONSIDERATION

Received Rs. 51,50,556.00 (Rupees Fifty One Lakhs Fifty Thousand Five Hundred Fifty Six) 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 & Branch</u>	<u>Issued By</u>	<u>Amount</u>
469774	24-08-2010	Prizeb national Bank Sikherpara, Seram		51,50,556/-

Witnesses :-

1. Mr Mohiuddin Ahmed.

2. B. Monal

Pradeep Khaitan
Pradeep Khaitan
Owner / Vendor

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 & Branch</u>	<u>Issued By</u>	<u>Amount</u>
469767	24-08-2014	Punjab National Bank Shakespeare Sarani		18,00,000/-

Witnesses :-

1. Mr Mohinddin Ahmed,

2. *Burwat*

Sanjay Saraf
Sanjay Saraf

Director of

M/s. Moonstone Interprise Pvt. Ltd.


Confirming Party



SITE PLAN OF SALT LAND MEASURING 203 COTTAS MORE OR LESS COMPRISED IN R.S. DAG NOS. 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, C.S. KHATIAN NO. 120, R.S. KHATIAN NO. 90, I.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, LYING AND SITUATED AT MOUZA-ATGHARA, J.L. NO. 10, RE. SA. NO. 133, TOUZI NO. 172 AND ALSO SALT LAND MEASURING 3 COTTAS & 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 BAGUATI, A.D.S.R.O. BIDHANNAGAR, SALT LAKE CITY, WITHIN THE LOCAL LIMIT OF PAJARIHAT GOPALPUR MUNICIPALITY, IN WARD NO. 9, IN THE DISTRICT NORTH 24 PARGANAS.

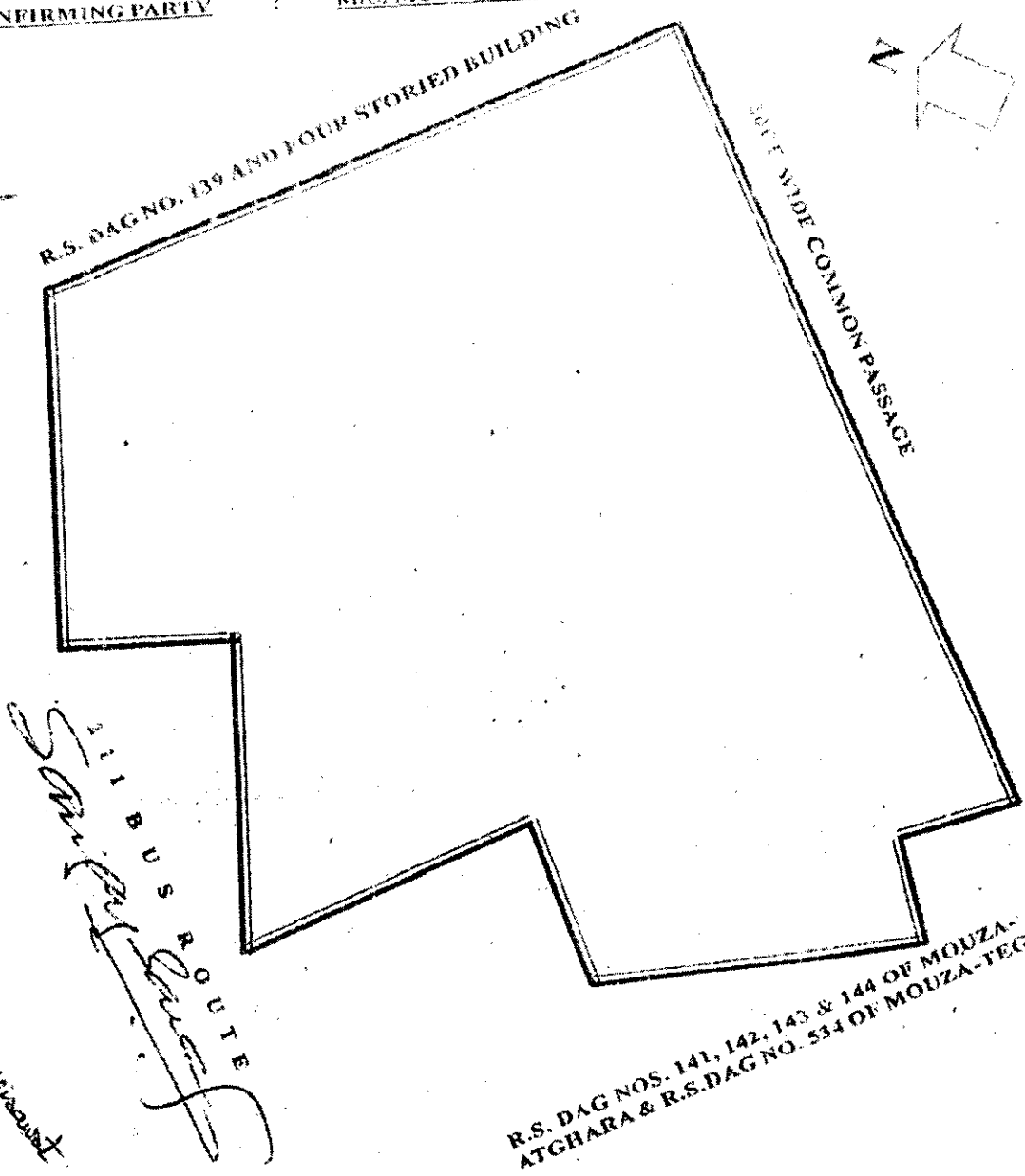
SOLD AREA: 6 COTTAS & CHITTACK & SQ.FT. MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER I.R. KHATIAN NO. 1637 LYING AND SITUATED AT MOUZA-ATGHARA, BEING PART OF THE AFORESAID TOTAL LAND.

VENDOR : PRADDEEP KHATAN
PURCHASER : M/S. BIOTEX TRADELINKS PVT. LTD.
CONFIRMING PARTY : M/S. MOONSTONE ENTERPRISE PVT. LTD.

SIGNATURE OF VENDOR


SIGNATURE OF CONFIRMING PARTY


SIGNATURE OF PURCHASER



NOTES
 DRAWN BY:
 PARISH SWARSHAKAR

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




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

Endorsement For Deed Number : I - 08995 of 2010
(Serial No. 08842 of 2010)

On 25/08/2010

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

Presented for registration at 22.10 hrs on 25/08/2010, at the Private residence by Deepak Kumar Hirawat ,Claimant.

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

Execution is admitted on 25/08/2010 by

1. Pradeep Khaitan, son of Lt Iswari Prasad Khaitan , 84 S / D Block- I, New Alipore, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 , By Caste Hindu, By Profession Business
2. Sanjiv Saraf
Director, M/s Moonstone Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, Thana:-Tollygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 .
. By Profession : Others
3. Deepak Kumar Hirawat
Director, M/s Brotex Tradolinks Pvt Ltd, 24 Netaji Subhas Rd , 1st Fl, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
. By Profession : Others
Identified By Sk Mohiuddin Ahmed, son of Sk Md Ali, Bishnupur, Kolkata, 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 26/08/2010

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:

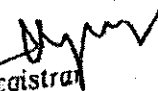
Fee Paid in rupees under article : A(1) = 76450/- ,E = 14/- on 26/08/2010

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.-6950556/-

Certified that the required stamp duty of this document is Rs.- 486559/- and the stamp duty paid as Impressive Rs.- 1000/-

Deficit stamp duty


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

26 AUG 2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

26/08/2010 16:33:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 08995 of 2010
(Serial No. 08842 of 2010)

Deficit stamp duty Rs. 485560/- is paid 84566723/07/2010 State Bank of India, PARK STREET, received on 26/08/2010

(Rajendra Prasad Upadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR



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

(Rajendra Prasad Upadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR


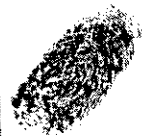









26/08/2010 16:33:00

26 AUG 2010














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



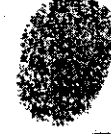








UNDER RULE 44A OF THE I.R. ACT 1908
N.B - L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 BLA	LH.					
	RH.					

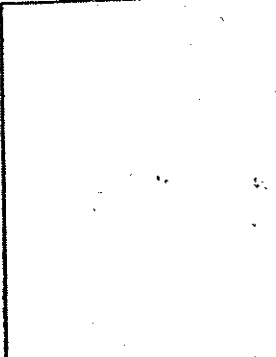
ATTESTED :- DEEPAK-KUMAR-HIRAWAT

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

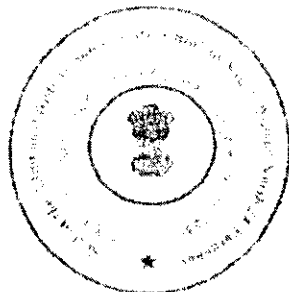
	LH.					
	RH.					

ATTESTED :-



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 2167 to 2188
being No 08995 for the year 2010.



(Signature)
(Rajendra Prasad Upadhyay) 27-August-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

