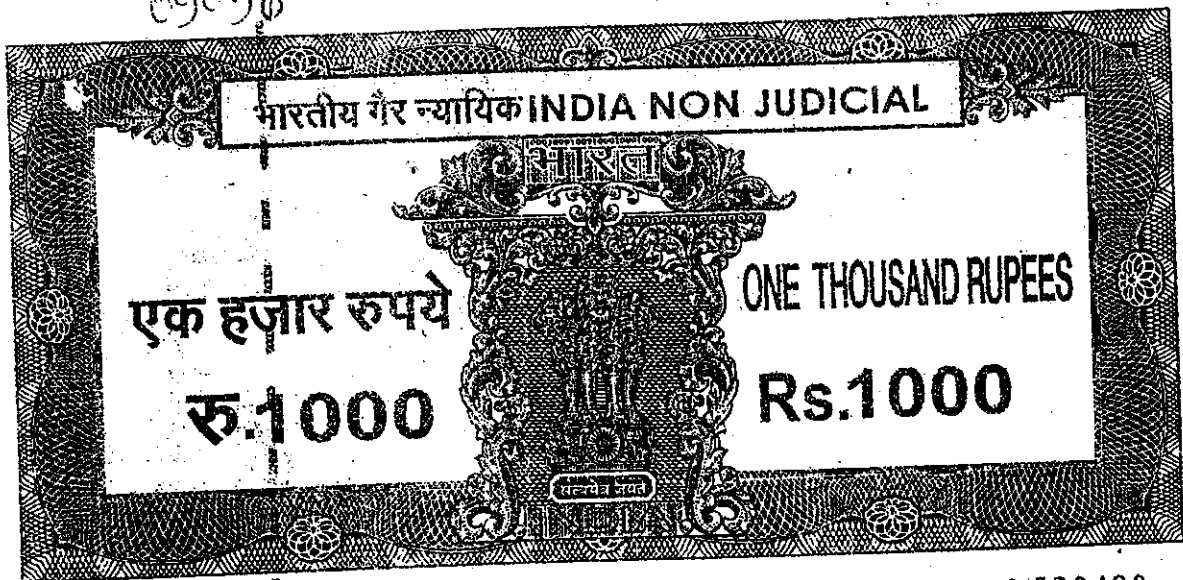


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पश्चिम बंगाल WEST BENGAL

C 578428

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

[Signature]
 Atty. District Sub-Registrar
 Bidhannagar, (Salt Lake City)
 - 6 SEP 2010

[Handwritten signature]
 5.4.58

DEED OF CONVEYANCE

1. Date: 3rd day of September 2010
2. Place: Kolkata
3. Parties :
 - 3.1 SHWETA CHHAWCHHARIA
 IPAN NO. ADPC 2634#
1. daughter
 of Manoj Chhawchharia, by

Contd.....2

faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 8/1, Diamond Harbour Road, Kolkata.

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 heirs, executors, administrators, legal, representatives, nominees and assigns) of the FIRST PART.

AND

- 3.2 M/S. ABHINAV DISTRIBUTORS PVT. LTD. (PAN NO. AAICA7264R1), a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 4, Sooter Kin Street, 1st Floor, Kolkata - 700 72, represented by its Director, Gaurav Singh, son of Ashwani Kumar Singh.

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 (i) M/S. MOONSTONE ENTERPRISE PVT. LTD. (PAN NO. AADCM4928R1), 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.



(ii) M/S. DAISY APARTMENTS PVT. LTD. IPAN NO. AAACD9473DI, a Private Limited Company, within the meaning of the Provisions of the Companies Act, 1956, having its Registered Office at S. Kabir Road, Kolkata - 700 026, represented by its Director, ~~Mahesh Kumar Agarwal,~~ ^{Harshvardhan Saraf} son of ~~Late Radhachyan Agarwal,~~ ^{Samjay Saraf}.

(iii) M/S. LORD APARTMENTS PVT. LTD. IPAN NO. AAACL4507CI, a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at S. Kabir Road, Kolkata - 700 026, represented by its Director, ^{Harshvardhan Saraf} ~~SANJAY SARAF~~, son of ~~Late Radhachyan Saraf.~~ ^{Sarjay Saraf}.

All hereinafter jointly and collectively called and referred to as the "CONFIRMING PARTIES" (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 0 (Zero) Cottah 7 (Seven) Chittacks 11 (Eleven) 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. 2

Contd.....4



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 No. 1643, 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 Cottahs 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 **Gift by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul to Biswapati Paul & Shyamal Kumar Paul** : The said Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul as donors and one Charusila Paul, Kali Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as confirming parties, gifted, transferred and conveyed Plot No. 18, consisting 4 (Four) Cottahs 8 (Eight) Chittacks 43 (Forty Three) sq.ft. more or less together with proportionate share of private passage measuring 1 (One) Cottah 0 (Zero) Chittack 30 (Thirty) sq.ft., in total land measuring 5 (Five) Cottahs 9 (Nine) Chittacks 28 (Twenty Eight) sq.ft. more or less, and also Plot No. 19, consisting 5 (Five) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less together with proportionate share of private passage measuring 1 (One) Cottah 3 (Three) Chittacks 11 (Eleven) sq.ft. more or less, in total land measuring 6 (Six) Cottahs 7 (Seven) Chittacks 11 (Eleven) 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 Biswapati Paul & Shyamal Kumar Paul, by the strength of a Registered Deed of Gift, registered on 09.03.1966, in the office of the D.R. North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 26, Pages 279 to 283, being Deed No. 1013 for the year 1966.

5.1.4 **Joint Sale by Biswapati Paul & Shyamal Kumar Paul to the present owner, Shweta Chhaweharia** : The said Biswapati Paul & Shyamal Kumar Paul jointly sold, transferred and conveyed the aforesaid plot, being Plot No. 19, consisting 5 (Five) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less together with proportionate share of private passage



measuring 1 (One) Cottah 3 (Three) Chittacks 11 (Eleven) sq.ft. more or less, in total land measuring 6 (Six) Cottahs 7 (Seven) Chittacks 11 (Eleven) 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 the present owner, Shweta Chhawchharia, by the strength of a Registered Deed of Conveyance, registered on 30.06.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 71, Pages 266 to 287, being Deed No. 01190 for the year 2004. In the said Deed, one Debkantha Dey, son of Late Surendra Nath Dey was confirmed himself as Confirming Parties.

- 5.1.5 **Record in L.R. Settlement :** After purchasing the same, the said Shweta Chhawchharia recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1643 in respect of 11 decimals of land (having share 0.0314 out of 339 decimals of land in R.S./L.R. Dag No. 140).
- 5.1.6 **Absolute Ownership of Shweta Chhawchharia :** Thus on the basis of the aforesaid deed, the said Shweta Chhawchharia became the absolute owner of ALL THAT piece and parcel of total aggregated Sali land measuring 6 (Six) Cottahs 7 (Seven) Chittacks 11 (Eleven) 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 No. 1643, 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, morefully described in the Second Schedule hereunder written, being part of the land morefully described in the First Schedule hereinafter written [SAID PROPERTY].
- 5.1.7 **Desire of Sale by Shweta Chhawchharia to the present Purchaser :** The said Shweta Chhawchharia decides to sell the ALL THAT piece and



parcel of total aggregated Sali land measuring 0 (Zero) Cottah 7 (Seven) Chittacks 11 (Eleven) sq.ft. be the same a little more or less out of 6 (Six) Cottahs-7 (Seven) Chittacks 11 (Eleven) 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 No. 1643, 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 to the present Purchaser, at a total consideration of Rs. 5,88,611.00 (Rupees Five Lakhs Eighty Eight Thousand Six Hundred Eleven) only. Out of which Rs. 1,37,022.00 (Rupees One Lakh Thirty Seven Thousand Twenty Two) only will be paid to the owner, Shweta Chhawchharia, and Rs. 1,35,833.00 (Rupees One Lakh Thirty Five Thousand Eight Hundred Thirty Three) only will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd., First Confirming Party herein, and Rs. 2,73,655.00 (Rupees Two Lakhs Seventy Three Thousand Six Hundred Fifty Five) only will be paid to the Confirming Party, M/s. Daisy Apartments Pvt. Ltd., Second Confirming Party herein, and Rs. 42,101.00 (Rupees Forty Two Thousand One Hundred One) only will be paid to the Confirming Party, M/s. Lord Apartments Pvt. Ltd., Third Confirming Party herein. 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. 5,88,611.00 (Rupees Five Lakhs Eighty Eight Thousand Six Hundred Eleven) only.

5.1.9 **Title of the Vendor :** Thus in the abovementioned circumstances and on the basis of the aforesaid deeds, 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, dispendens, 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 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. 1,35,833.00 (Rupees One Lakh Thirty Five Thousand Eight Hundred Thirty Three) only is paid by the Purchaser to the First Confirming Party herein M/s. Moonstone Enterprise Pvt. Ltd., and in lieu of such the First Confirming Party unqualifiedly surrenders, relinquishes, discharges all its right, title, interest and privileges over, on and in respect of the Schedule B Land. The Second Confirming Party herein M/s. Daisy Apartments Pvt. Ltd., and the Third Confirming Party herein M/s. Lord Apartments Pvt. Ltd. entered into an agreement for sale with the Owner / Vendor of these presents in respect of the Schedule B land and under refuge of such respective agreements for sale and in exercise of the nomination clause contained therein is hereby nominating the purchaser in place and instead of itself on acceptance of the sum of Rs. 2,73,655.00 (Rupees Two Lakhs Seventy Three Thousand Six Hundred Fifty Five) only by Second Confirming Party and sum of Rs. 42,101.00 (Rupees Forty Two Thousand One Hundred One) only by Third Confirming Party. Thereby unqualifiedly relinquishing and surrendering all its right, title, interest and privileges over, on and in respect of the Schedule B land.

Contd.....II



7. **Transfer :**

7.1 **Hereby Made :** The Vendor and the Confirming Parties 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, 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. 5,88,611.00 (Rupees Five Lakhs Eighty Eight Thousand Six Hundred Eleven) only paid by the Purchaser to the Vendor and the Confirming Parties, receipt of which the Vendor and the Confirming Parties 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 Parties 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 Parties 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 Parties 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 Parties 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 Parties declare that the Purchaser can fully be entitled to mutate its names in



all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in its own names. The vendor and the Confirming Parties undertake to cooperate 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 Parties 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 and cost 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 Chittakes 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 Bagulati, 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 0 (Zero) Cottah 7 (Seven) Chittacks 11 (Eleven) 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 No. 1643, 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. *YK Mohiuddin Ahmed*
of *Raishunpur, Rajahat*
Net-135

Shweta

Shweta Chhawchharia
Owner / Vendor

2. *Rudra*
RDEIRAGHUNATHPUR
CAL-59

Gaurav Singh

Gaurav Singh
Director of
M/s. Abhinav Distributors Pvt. Ltd.
Purchaser

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

Sanjay Saraf
Sanjay Saraf
Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Hanshvardhan Saraf
Hanshvardhan Saraf
~~Manish Kumar Agarwal~~
Director of

M/s. Daisy Apartments Pvt. Ltd.

Hanshvardhan Saraf
Hanshvardhan Saraf
Director of

M/s. Lord Apartments Pvt. Ltd.

Composed By :
[Signature]
Paresh Swarnakar,
14/B, Jessore Road,
Kolkata - 700 028

Confirming Parties



MEMO OF CONSIDERATION

Received Rs. 1,37,022.00 (Rupees One Lakh Thirty Seven Thousand Twenty Two) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named Purchaser.

Pay Order No.
358749

Dt.
31-08-10

Bank & Branch
RBS, Camae St.

Amount
Rs. 1,37,022 00

Shweta Singh

Witnesses :-

1. *Mr Mohiddin Ahmed;*

2. *Bunad*

Shweta
Shweta Chhawchharia
Owner / Vendor



Received Rs. 1,35,833.00 (Rupees One Lakh Thirty Five Thousand Eight Hundred Thirty Three) 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>Pay order No.</u> | <u>Di.</u> | <u>Bank & Branch</u> | <u>Amount</u> | |
|----------------------|------------|--------------------------|-----------------|--------------------|
| 358748 | 31-06-10 | RBS. Camae St. | Rs. 1,35,833.00 | <i>(Signature)</i> |

Witnesses :-

1. *M. Mohiddin Ahmed.*

2. *B. Uroal*

Sanjay Saraf
Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

Received Rs. 2,73,655.00 (Rupees Two Lakhs Seventy Three Thousand Six Hundred Fifty Five) 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>Pay order No</u> | <u>Dt.</u> | <u>Bank & Branch</u> | <u>Amount</u> |
|---------------------|------------|--------------------------|-----------------|
| 358747 | 31.08.10 | RBS. Camae. St. | Rs. 2,73,655.00 |

Harshvardhan Saraf

Witnesses :-

1. *SK Mohinddin Ahmed.*

2. *B. Mohan*

Harshvardhan Saraf

Harshvardhan Saraf
~~Atul K. Agarwal~~

Director of
M/s. Daisy Apartments Pvt. Ltd.

Confirming Party



21

Received Rs. 42,101.00 (Rupees Forty Two Thousand One Hundred One) 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>Pay order No</u> | <u>Dt.</u> | <u>Bank & Branch</u> | <u>Amount</u> |
| 358746 | 31-08-10 | RBS, Carnac st. | Rs. 42,101.00 |

Agar Singh

Witnesses :-

1. *M. Mohiddin Ahmed*

2. *B. Mohan*

Harshvardhan Saraf

Harshvardhan Saraf
~~Sanjay Saraf~~

Director of

M/s. Lord Apartments Pvt. Ltd.

Confirming Party



SITE PLAN OF SALLI LAND MEASURING 203 COTTAGE 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. 1639, 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, TOUZINO. 172 AND ALSO SALLI LAND MEASURING 3 COTTAGE 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 BAGUATI, 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 : 0 COTTAGE 2 CHITTACKS 11 SQ. FT. MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER L.R. KHATIAN NO. 1643 LYING AND SITUATED AT MOUZA-ATGHARA, BEING PART OF THE AFORESAID TOTAL LAND.

VENDOR : SHWETA CHHAWCHHARIA

PURCHASER : M/S. ALIGHT COMMDEAL PVT. LTD.

CONFIRMING PARTY : M/S. MOONSTONE ENTERPRISE PVT. LTD., M/S. DAISY APARTMENTS PVT. LTD. & M/S. LORD APARTMENT PVT. LTD.

SIGNATURE OF VENDOR

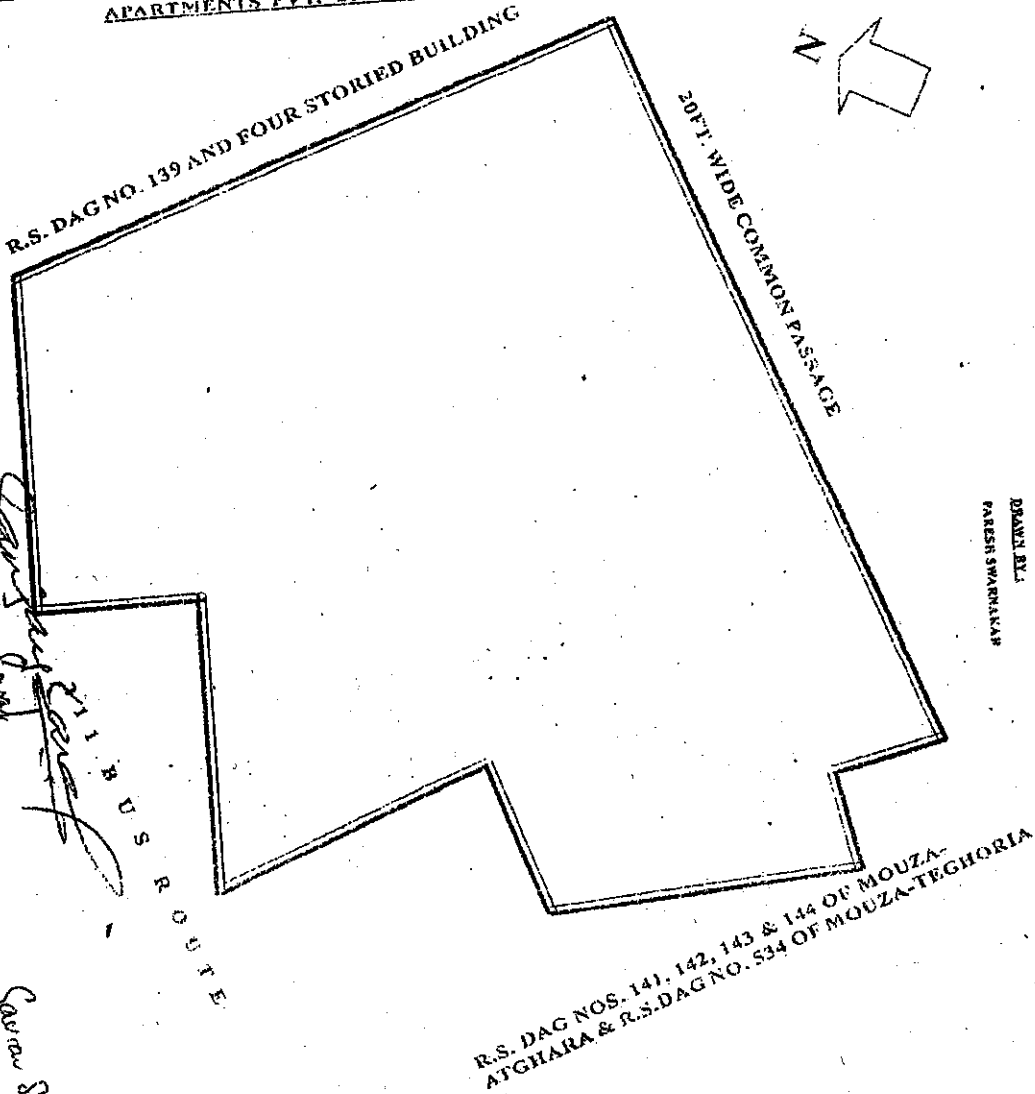
Shweta

SIGNATURE OF CONFIRMING PARTIES

[Signatures of confirming parties]

SIGNATURE OF PURCHASER


[Signature of purchaser]



SCALE
DRAWN BY
FARESH SWARNANAR

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 - 09277 of 2010
(Serial No. 09098 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 Gaurav Singh
Claimant.

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

Execution is admitted on 03/09/2010 by

1. Shweta Chhawchharia, daughter of Manoj Chhawchharia , 8/1 Diamond Harbour Rd. District.-Kolkata,
WEST BENGAL, India, P.O. :- , 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: Others
3. Harshvardhan Saraf
Director, M /s Daisy Apartments Pvt Ltd, 5 Kabir Rd, Kolkata. Thana:-Tollygunge, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026
By Profession : Others
4. Gaurav Singh
Director, M /s Abhinav Distributors Pvt Ltd, 4 Sooter Kin St 1st Fl, Kolkata, District:-North 24-Parganas,
WEST BENGAL, India, P.O. :- Pin :-700072
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.

On 06/09/2010

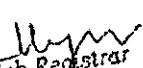
Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

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) = 6468/- , E = 14/- on 06/09/2010

Certificate of Market Value(WB PUVI rules of 2001)



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

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 1 of 2

06/09/2010 17:01:00

6 SEP 2010




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

Endorsement For Deed Number : I - 09277 of 2010

(Serial No. 09098 of 2010)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-588611/-

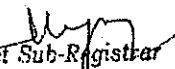
Certified that the required stamp duty of this document is Rs.- 35337 /- and the Stamp duty paid as Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 34340/- is paid 84602904/08/2010 State Bank of India, PARK STREET, received on 05/09/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR




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












- 6 SEP 2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2














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









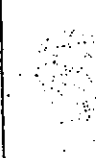


UNDER RULE 44A OF THE I.R. ACT 1968
N.B. - L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

| | | | | | | |
|---|-----|---|---|---|--|---|
|  Gaurav Singh | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |












ATTESTED :- Gaurav Singh

| | | | | | | |
|---|-----|--|--|--|---|--|
|  | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :-

| | | | | | | |
|---|-----|---|---|---|--|---|
|  | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :-

| | | | | | | |
|---|-----|---|---|---|--|---|
|  | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

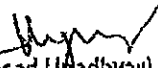
ATTESTED :-

Shweta

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 9498 to 9525
being No 09277 for the year 2010.




(Rajendra Prasad Upadhyay) 03-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

Shweta Chhawchharia
Owner / Vendor

M/s. Abhinav Distributors Pvt. Ltd.
Purchaser

M/s. Moonstone Enterprise Pvt. Ltd.
M/s. Daisy Apartments Pvt. Ltd.
M/s. Lord Apartments Pvt. Ltd.
Confirming Parties

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

