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

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

- 6 MAY 2011

**DEED OF CONVEYANCE**

1. Date : 5th day of May 2011
2. Place : Kolkata
3. Parties :
  - 3.1 RAJENDRA NEWATIA [PAN  
NO. ABRPN.8266B.], son of Late  
Panna Lal Newatia, by faith -

Contd.....2



19 MAY

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তার

নং 768

PNAKI CHATTOPADHYAY  
Advocate

Judge's Court, Buxar

ক্রেতার নাম

মালিক

থানা

মূল্য

100/- one hundred

ক্রেতার নাম

ক্রেতার নাম

ক্রেতার নাম

তারিখ

১৫/৩/১১

১৫/৩/১১

ক্রেতার নাম

15 MAR 2011

Rs 65000

Agarwal  
(Gopal Agarwal)

৩৭৫৫

Agarwal  
(Gopal Agarwal)

৩৭৬০

Rajendra Kumar



Imja Gaur  
৩৭৬২

Mohammed Ali Ahmed  
৩৭৬৩

১০/৫/১১

of - Bishnupur

Buxar

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Bishan Nagar (Salt Lake City)

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Hindu, by occupation - Business, by nationality - Indian, residing at 29/13, Ballygunge Park Road, Kolkata - 700 019, West Bengal.

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

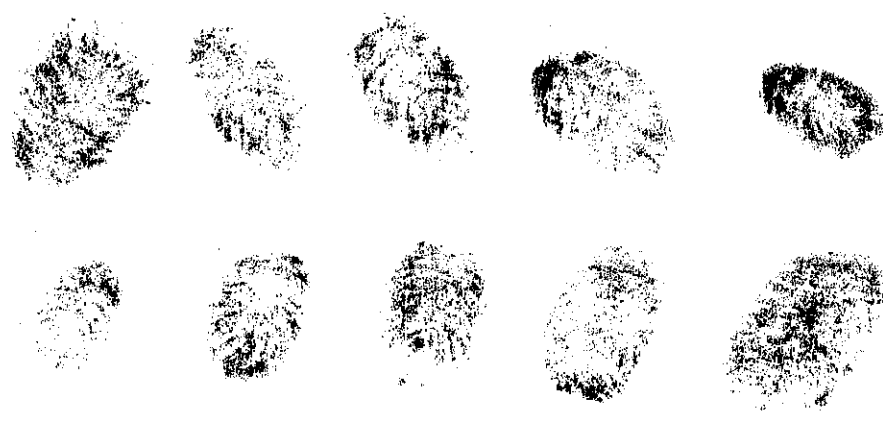
AND

3.2 SYGNUS COMMERCIAL PVT. LTD. [PAN NO. AAOCS6406K], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at CE-80, Sector-I, Salt Lake City, Kolkata - 700 034, represented by its Director, **GOPAL AGARWAL**, son of Birbal Prasad Agarwal.

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 their 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.



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**M/S. MRIDUL COMMODITIES PVT. LTD. [PAN NO. AGBPK2281N]**,

a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 45, Seakespear Sarani, Kolkata, represented by its Authorised Signatory, **Ravi KHATIAN**, son of Late **LOKH-NATH KHATIAN**.

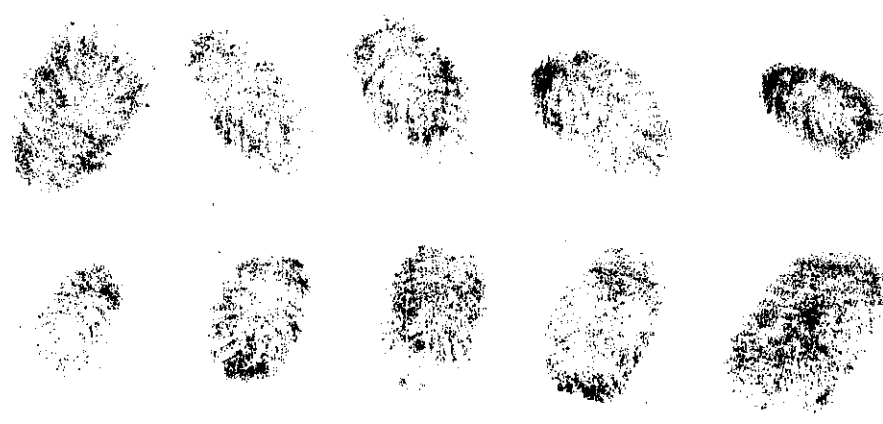
Both hereinafter jointly called and referred to as the "**CONFIRMING PARTIES**" (which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its directors in office, office bearers, executors, administrators, legal representatives, nominees and assigns) of the **THIRD PART**.

In these presents, for the sake of brevity the Vendor, Purchaser and Confirming Parties 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** be the same a little more or less being part of the land described in the First Schedule hereinafter written, 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. 1649**, 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



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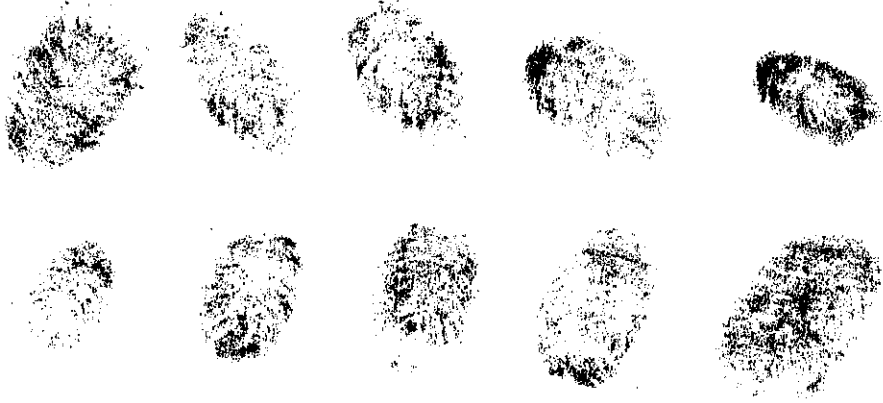
hereinafter written. The total land is described in the First Schedule and Said Property/Sold Property is morefully described in the Second Schedule hereunder written. A Plan of the total land is attached herewith [SAID PROPERTY].

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.

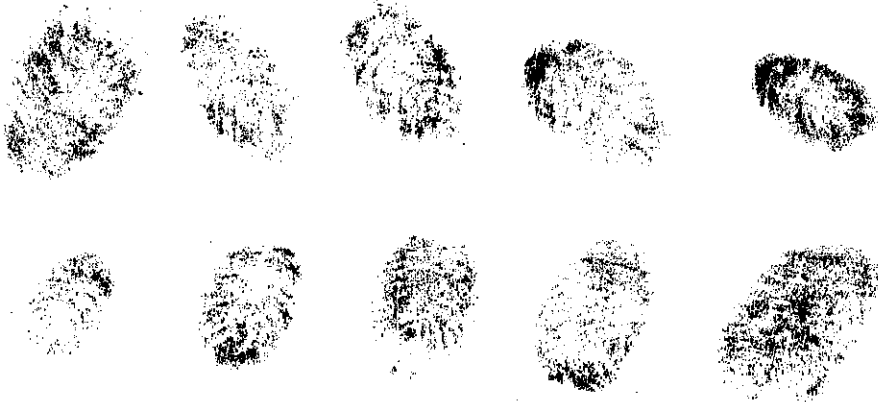
5.1.2 **Plotting by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul :** The said Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul plotted 10 Bighas more or less of land into 26 separate and independent plots & private passage, and the said plots were numbered and marked 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.



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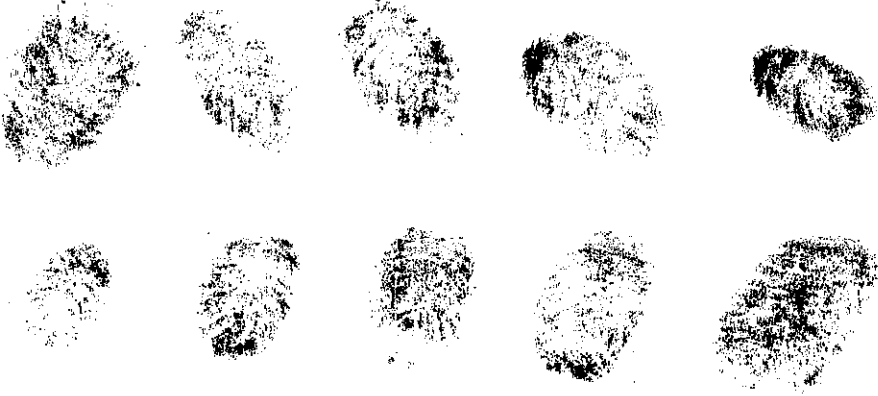
- 5.1.3 **Gift by Avanti Paul & Jibanti Paul to Ganpati Paul :** The said Avanti Paul & Jibanti Paul as donors and one Charusila Paul, Kali Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as confirming parties, gifted, transferred and conveyed Plot Nos. 27 & 28, consisting 9 Cottahs 12 Chittacks 10 sq.ft. together with proportionate undivided share of passage measuring 2 Cottahs 3 Chittacks 32 sq.ft. in total **11 Cottahs 15 Chittacks 42 sq.ft. of land** comprised in portion of R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one Ganpati Paul, by the strength of a Registered Deed of Gift, registered on 09.03.1966, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 7, Pages 281 to 284, being Deed No. 1014 for the year 1966.
- 5.1.4 **Sale by Ganpati Paul to the present owner, Rajendra Newatia :** The said Ganpati Paul sold, transferred and conveyed the aforesaid **ALL THAT** piece and parcel of total aggregated Sali land measuring **6 (Six) Cottahs 2 (Two) Chittacks 12 (Twelve) sq.ft. be the same a little more or less** consisting Plot No. 27, together with proportionate undivided share of passage out of the aforesaid land, 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**, in Ward No. 9, in the District North 24 Parganas, by the strength of a Registered Deed of Conveyance, registered on 20.03.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 464, Pages 55 to 69, being Deed No. 08224 for the year 2003.



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- 5.1.5 **Record in L.R. Settlement by Rajendra Newatia :** The said Rajendra Newatia recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 1649 in respect of 10 decimals of land (having share 0.0299 out of 339 decimals of land in R.S./L.R. Dag No. 140).
- 5.1.6 **Absolute Ownership of Rajendra Newatia :** Thus on the basis of the aforesaid deed, the said Rajendra Newatia became the absolute owner of **ALL THAT** piece and parcel of total aggregated Sali land measuring **6 (Six) Cottahs 2 (Two) Chittacks 12 (Twelve) sq.ft. more or less** being part of the land described in the First Schedule hereinafter written, 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. 1649, 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.**
- 5.1.7 **Desire of Sale by Rajendra Newatia to the present Purchaser :** The said Rajendra Newatia decides to sell **ALL THAT** piece and parcel of total aggregated Sali land measuring **6 (Six) Cottahs be the same a little more or less** out of the aforesaid land **6 (Six) Cottahs 2 (Two) Chittacks 12 (Twelve) 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. 1649, 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 [SAID PROPERTY]. The total land is described in the First Schedule and Said Property/Sold Property is morefully**

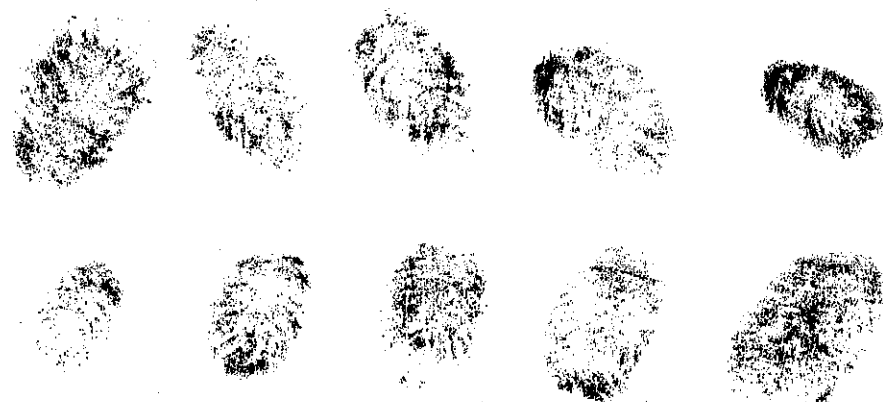


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described in the Second Schedule hereunder written., to the present Purchaser, at a total consideration of **Rs. 78,00,000.00 (Rupees Seventy Eight Lakhs) only**. Out of which Rs. 45,34,600.00 (Rupees Forty Five Lakhs Thirty Four Thousand Six Hundred) only will be paid to the owner, Rajendra Newatia, and Rs. 18,00,000.00 (Rupees Eighteen Lakhs) only will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd., and Rs. 14,65,400.00 (Rupees Fourteen Lakhs Sixty Five Thousand Four Hundred) only will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd.

- 5.1.8 **Acceptance by Purchaser** : The Purchaser herein has/have accepted the aforesaid proposal and agreed to purchase the **SAID PROPERTY** morefully described in the Second Schedule hereunder written, at an agreed consideration of **Rs. 78,00,000.00 (Rupees Seventy Eight Lakhs) 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.

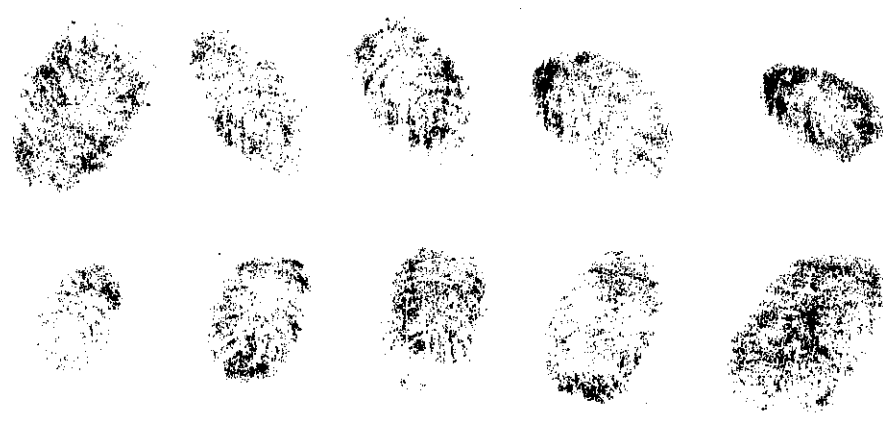


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- 5.2.2 **No Excess Land** : The Vendor does not hold any excess vacant land under the urban land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor** : The 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



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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.

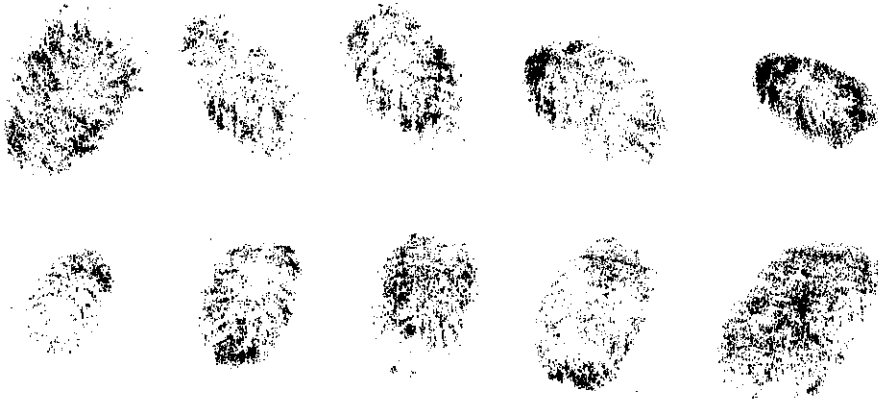
5.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

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/have 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 of the right, title and interest of the said vendor (collectively Representations), has/have agreed to purchase the Said Property from the Vendor.

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



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due to such charge on the Property the Purchaser paid an amount of **Rs. 18,00,000.00 (Rupees Eighteen Lakhs) only** to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd. and **Rs. 14,65,400.00 (Rupees Fourteen Lakhs Sixty Five Thousand Four Hundred) only** to the Confirming Party, M/s. Mridul Commodities Pvt. Ltd., and in lieu of such, the Confirming Parties unqualifiedly surrender, relinquish, discharge all its right, title, interest and privileges over, on and in respect of the Second Schedule Land.

7. **Transfer :**

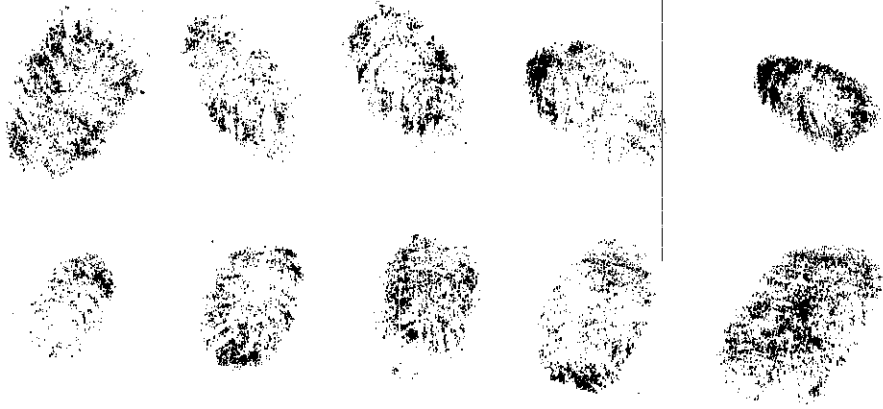
7.1 **Hereby Made :** The Vendor and the Confirming Parties hereby sell, convey and transfer to the Purchaser the entirety of their right, title, privileges and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully described in the Second Schedule hereinafter written, free from all 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 sum of **Rs. 78,00,000.00 (Rupees Seventy Eight Lakhs) 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 admits and acknowledges.

8. **Terms of Transfer :**

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

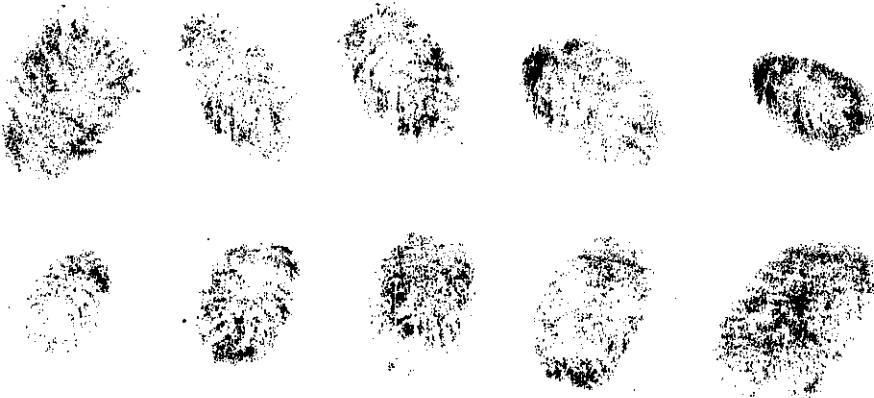
8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.



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- 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 title, right 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.

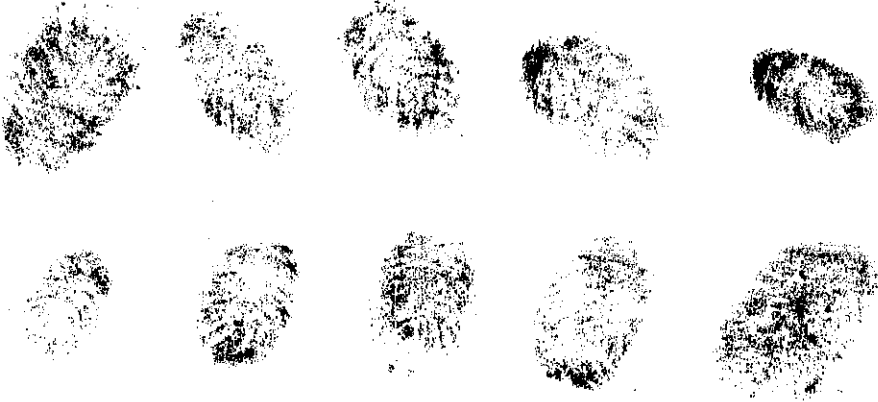


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- 8.5 **Holding Possession** : The Vendor and the Confirming Parties hereby covenant that the purchaser and its director, executors, administrators, nominees, successors in office, representatives and assigns, shall and may, from time to time, and 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 vendor or any person claiming under them, shall and will from time to time and at all times hereafter at cost of the purchaser, upon



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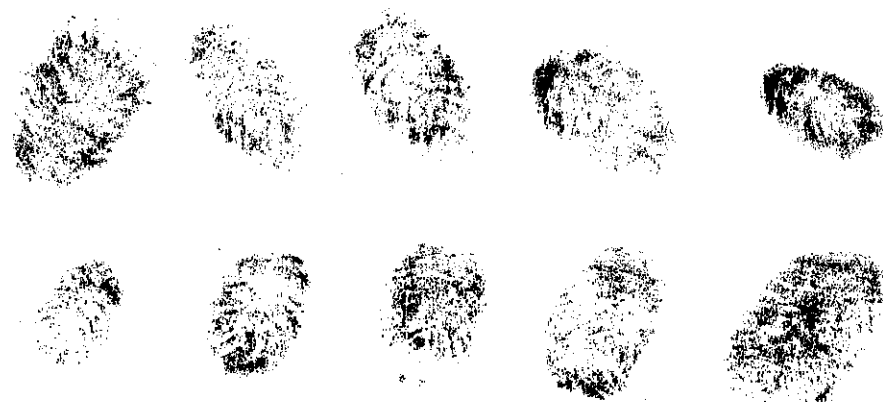
every request of the purchaser and / or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

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

**ALL THAT** piece and parcel of total aggregated Sali land measuring 203 Cottahs 12 Chittakcs 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 passage.  
**ON THE WEST** : 211 Bus Route.



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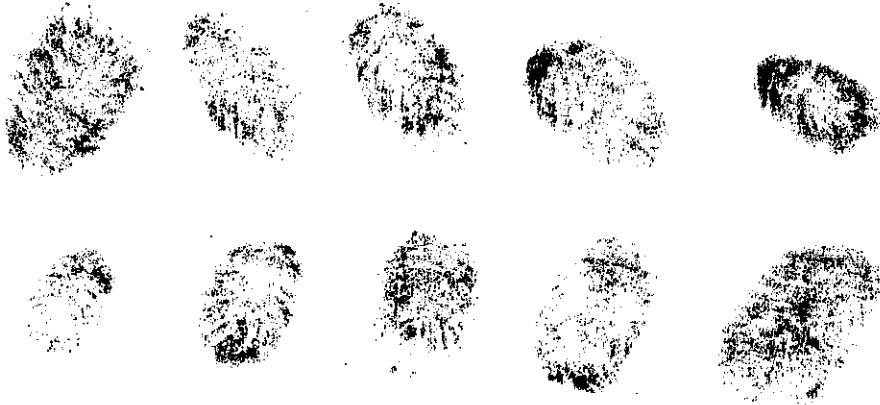
**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(SAID PROPERTY)**

**[SUBJECT MATTER OF SALE]**

ALL THAT piece and parcel of total aggregated Sali land measuring 6 (Six) Cottahs be the same a little more or less being part of the land described in the First Schedule hereinafter written, 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. 1649, 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 hereinabove written.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



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**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. *Sri Mohiuddin Ahmed,*  
*of. Bishnupur*
2. *B. Mondal*

R.D. 21 RAGHUNATHPUR

*Rajendra Kumar Newatia*  
Rajendra Newatia  
**Owner / Vendor**

*Gopal Agarwal*  
Gopal Agarwal  
Director of  
Sygnus Commercial Pvt. Ltd.  
**Purchaser**

**Drafted by :**

*Pinaki Chattopadhyay*  
For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

**Composed by :**

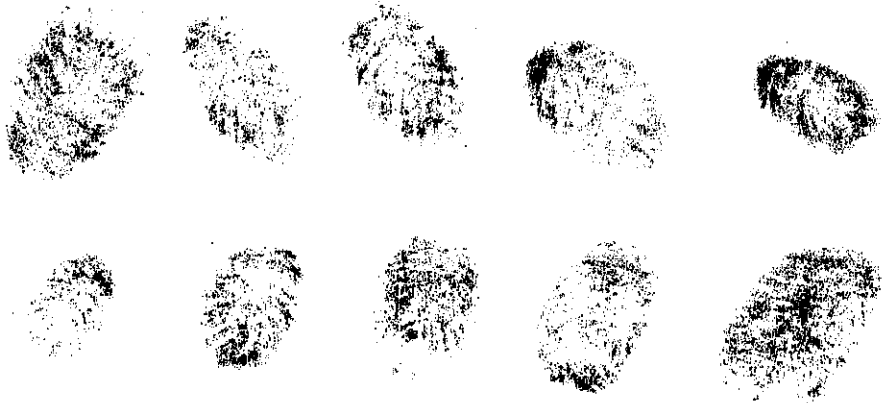
*Paresh Swarnakar*  
Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

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

*Ravi Khaitan*  
Ravi KHAITAN  
Director of  
M/s. Mridul Commodities Pvt. Ltd.  
**Confirming Party**



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

5 MAY 2011



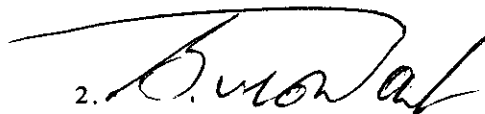
**MEMO OF CONSIDERATION**

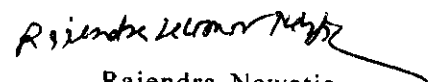
Received Rs. 45,34,600.00 (Rupees Forty Five Lakhs Thirty Four Thousand Six Hundred) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named purchaser.

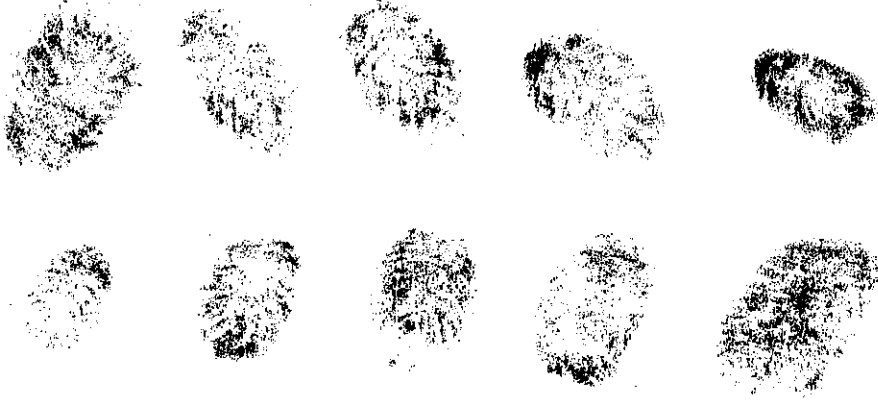
<u>Cheque No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
421905	04.05.11	Punjab National Bank, Shakespeare Sarani Branch	45,34,600/-

**Witnesses :-**

1. SK Mohindeli Ahmed.

2. 

  
Rajendra Newatia  
**Owner / Vendor**



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Bidhan Nagar (Salt Lake City)

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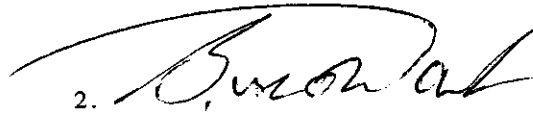
17

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>Cheque No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
421902	04.05.11	Punjab National Bank, Shakespeare Sarani Branch	18,00,000/-

Witnesses :-

1. Shri M. Himadri Ahmed.

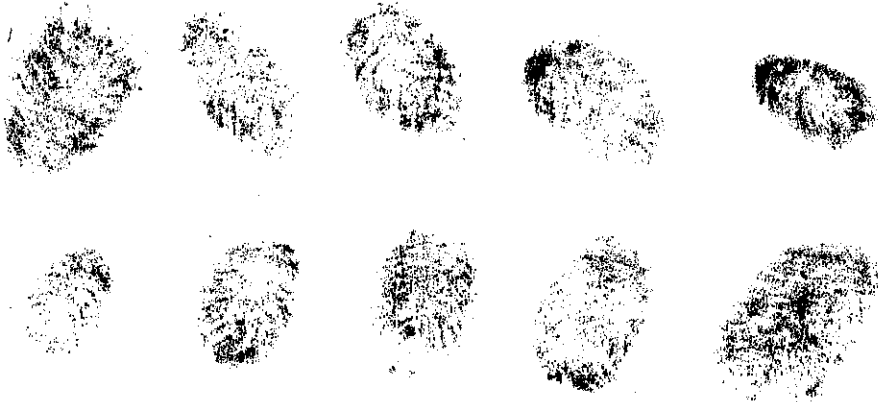
2. 

  
Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party



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

5 MAY 2011

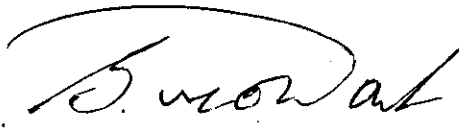
18

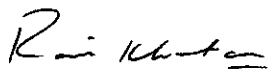
Received Rs. 14,65,400.00 (Rupees Fourteen Lakhs Sixty Five Thousand Four Hundred) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinafter written, from the above named purchasers.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank &amp; Branch</u>	<u>Amount</u>
421903	04.05.11	Punjab National Bank, Shakespeare Sarani Branch	14,65,400/-

Witnesses :-

1. SK Mohindan Ahmed.

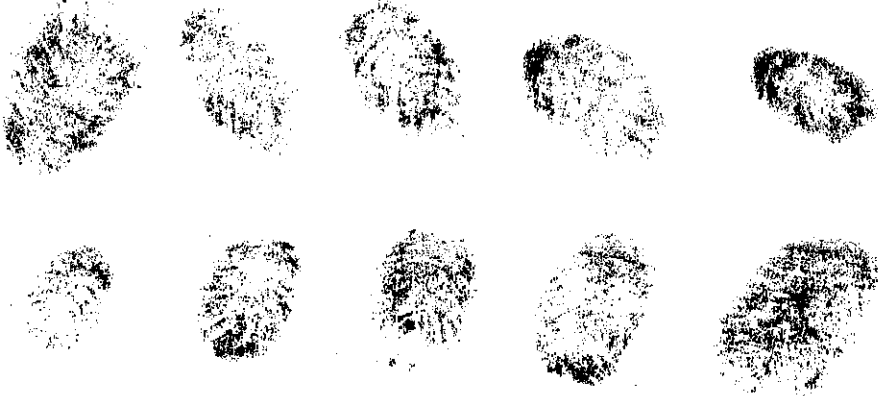
2. 

  
RAVI. KHAITAN

Director of

M/s. Mridul Commodities Pvt. Ltd.

Confirming Party



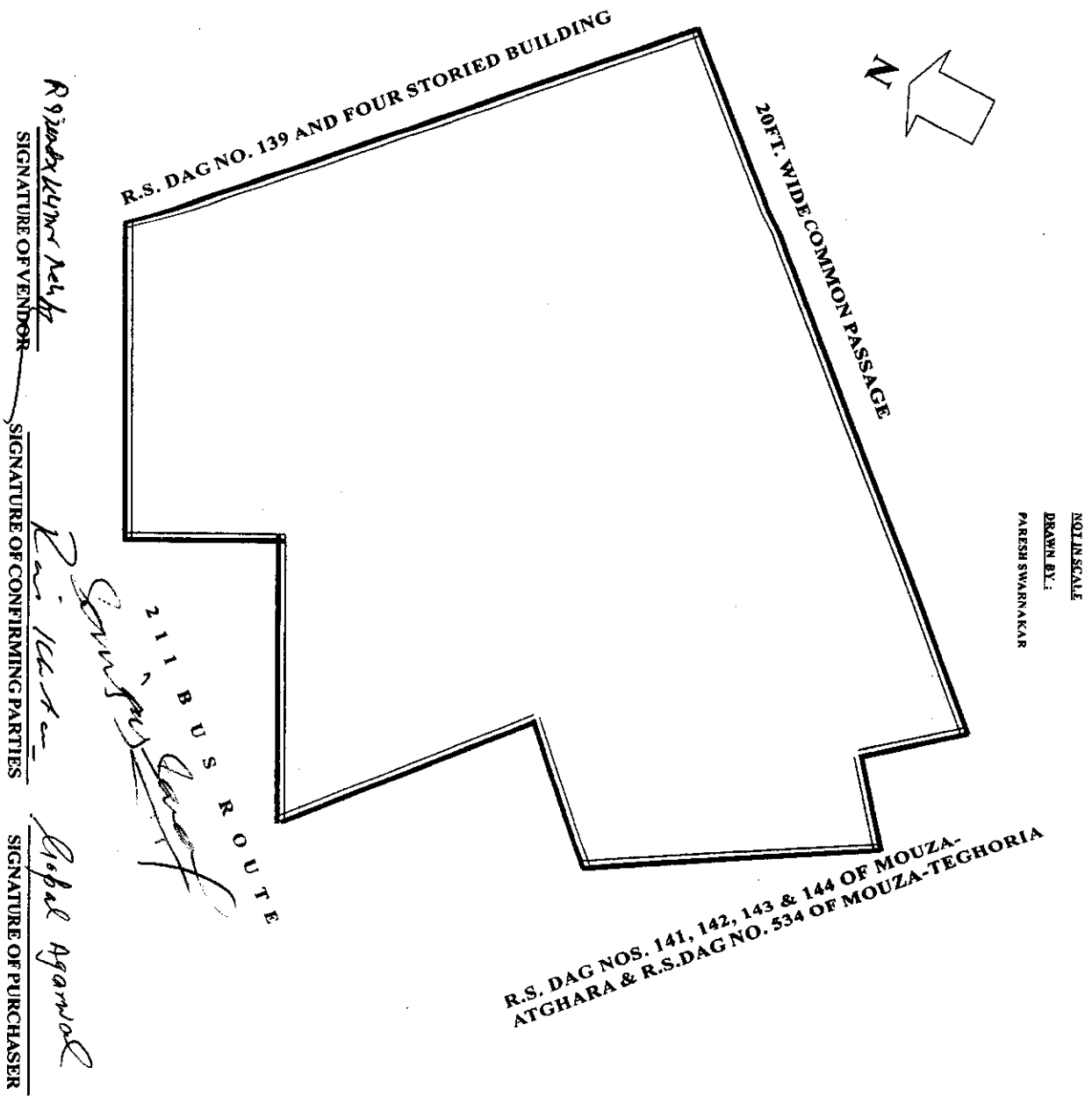
Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

5 MAY 2011

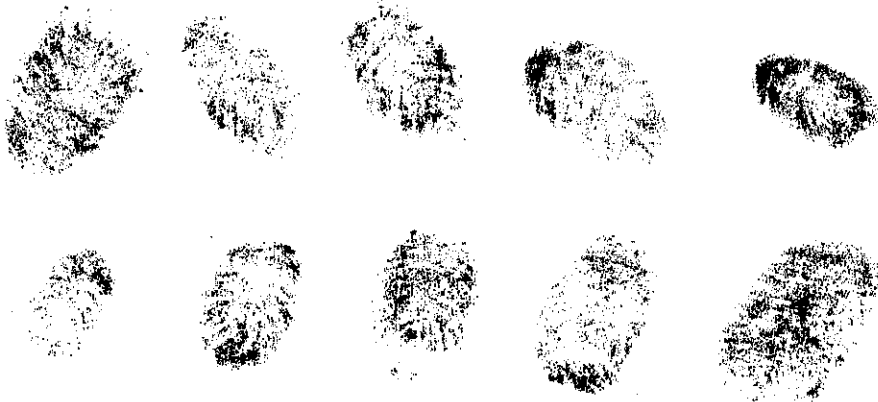
SITE PLAN OF SALI LAND MEASURING 203 COTTAHS MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER C.S. KHATIAN NO. 120, R.S. KHATIAN NO. 90, L.R. KHATIAN NOS. 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 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 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 BAGUIATLA, 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 COTTAHS MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER L.R. KHATIAN NO. 1649 LYING AND SITUATED AT MOUZA-ATGHARA, BEING PART OF THE AFORESAID TOTAL LAND

VENDOR : RAJENDRA NEWATIA  
PURCHASER : SYGNUS COMMERCIAL PVT. LTD.  
CONFIRMING PARTIES : M/S. MOONSTONE ENTERPRISE PVT. LTD.  
& M/S. MRIDUL COMMODITIES PVT. LTD.



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














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Bidhan Nagar (Salt Lake City)

5 MAY 2011














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









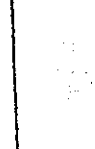


UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Gopal Aggarwal</i>	LH.					
	RH.					












ATTESTED :- *Gopal Aggarwal*

 <i>Rishabh Kumar Mishra</i>	LH.					
	RH.					

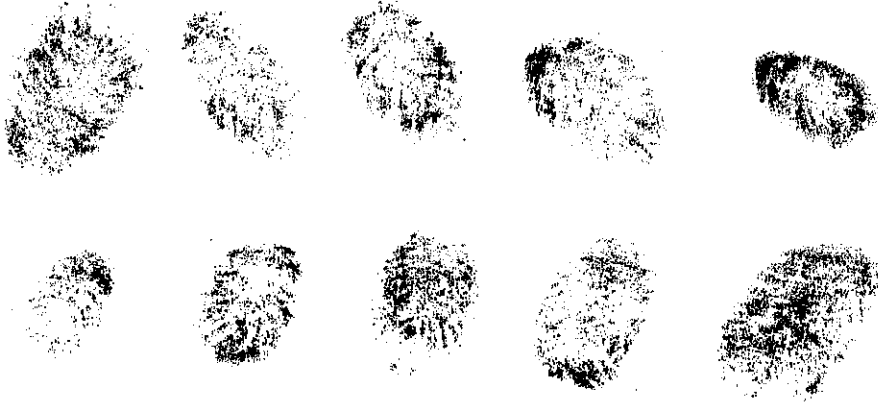
ATTESTED :- *R.K. Mishra*

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

ATTESTED :-

 <i>Rajesh Kumar</i> <i>R. Kumar</i>	LH.					
	RH.					

ATTESTED :-














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Bidhan Nagar (Salt Lake City)

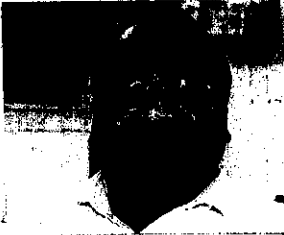






5 MAY 2011

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>Gopal Agrawal</i>	LH.					
	RH.					












ATTESTED :- *Gopal Agrawal*

 <i>Ramesh Kumar Nishi</i>	LH.					
	RH.					

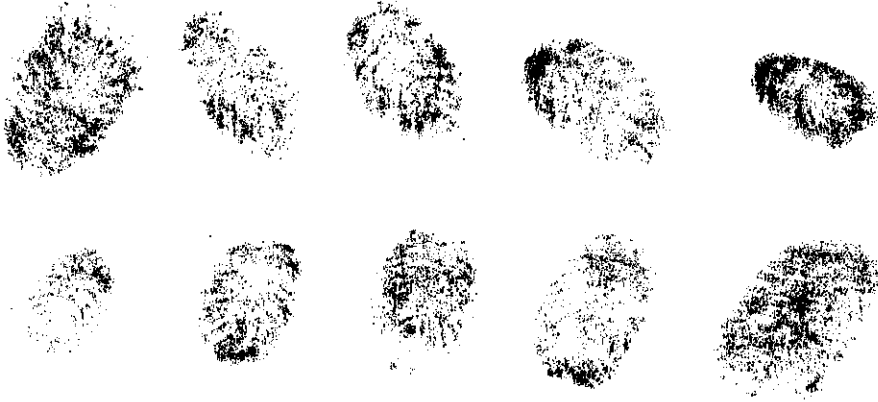
ATTESTED :- *R.K. Nishi*

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

ATTESTED :-

 <i>Ravi Kulkarni</i> <i>Ravi Kulkarni</i>	LH.					
	RH.					

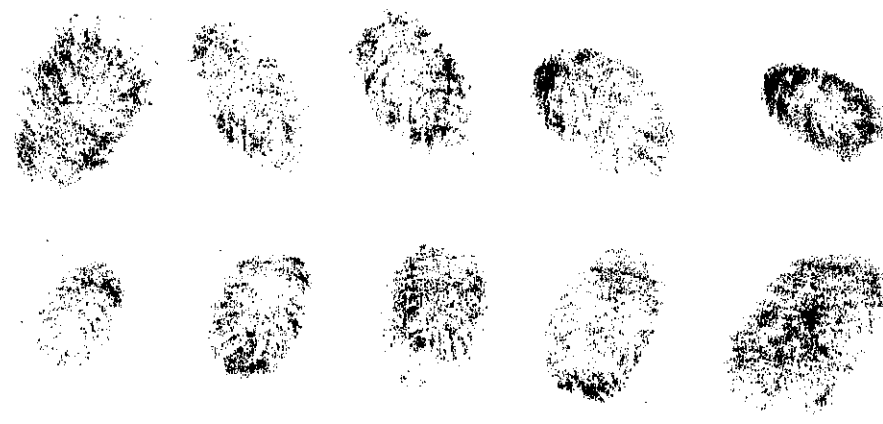
ATTESTED :-



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

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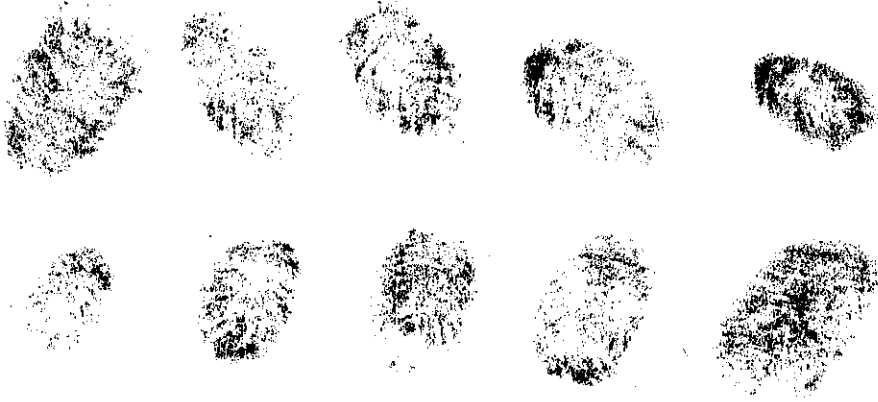




Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

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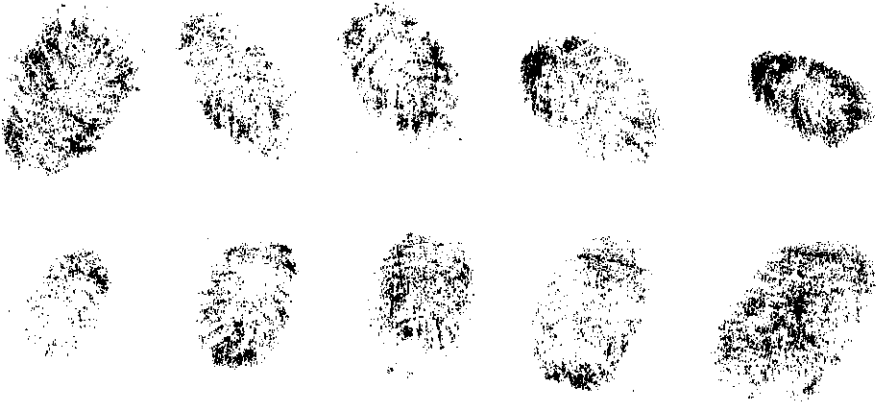


Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

5 MAY 2011



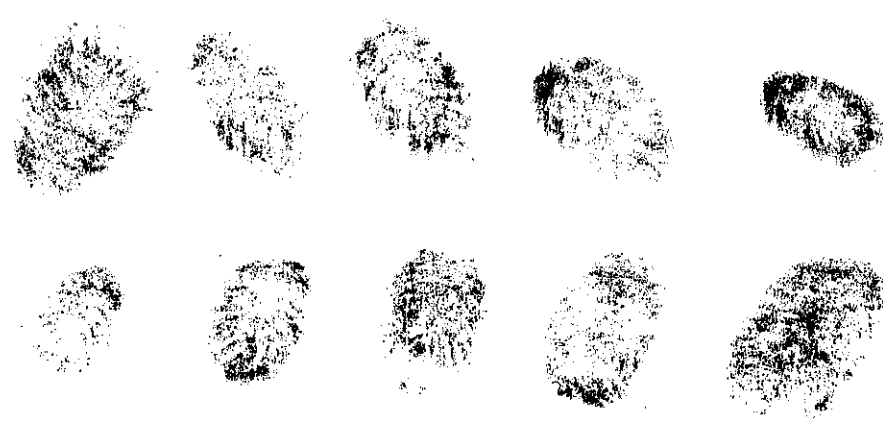




Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

5 MAY 2011

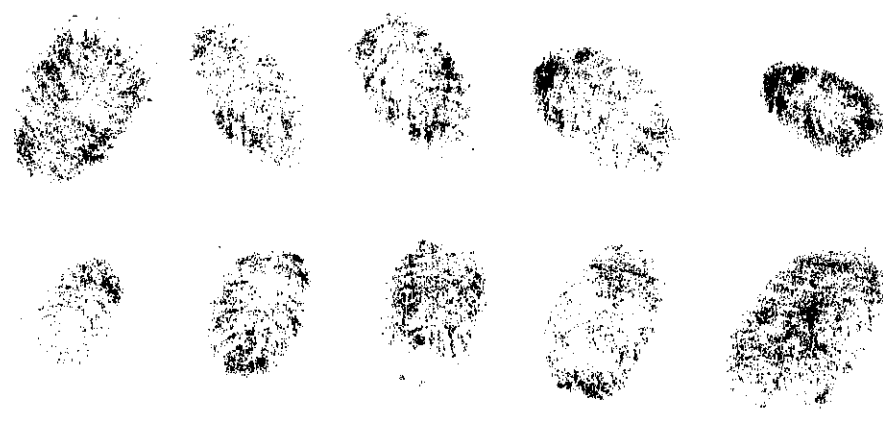




Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

5 MAY 2011

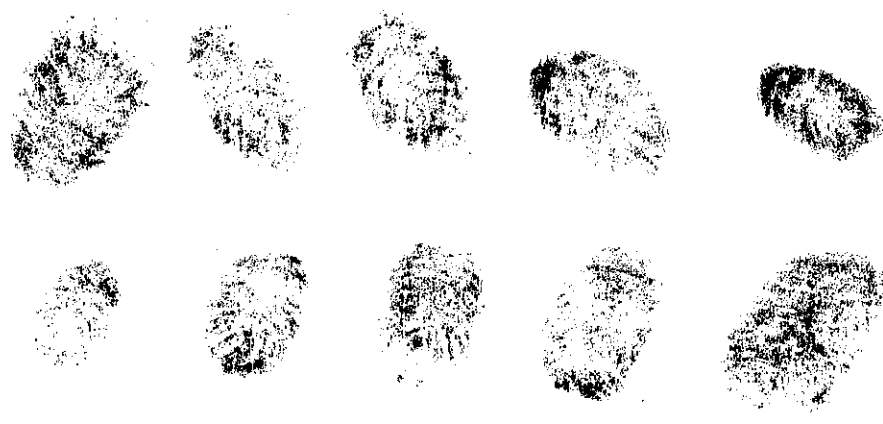




Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

5 MAY 2011



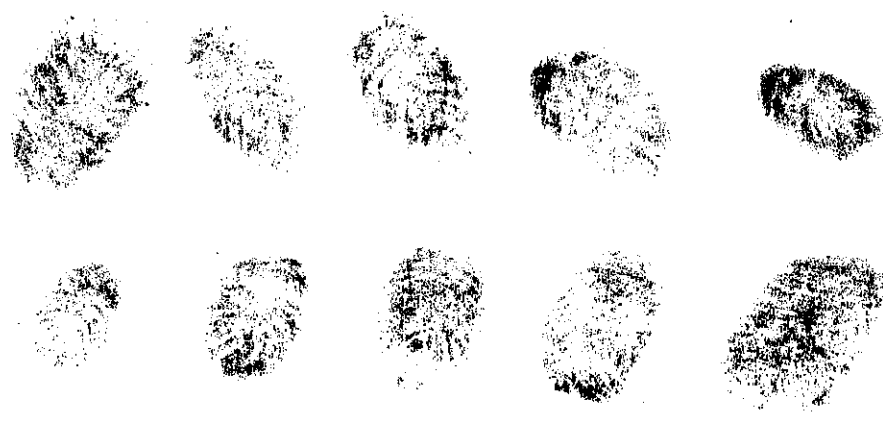


Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

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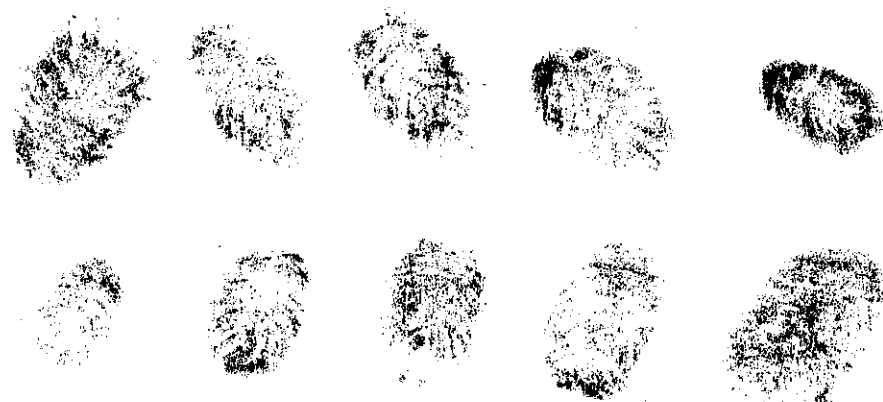




Addl District Sub-Registrar  
Bidhan Nagar (Salt Lake City)

5 MAY 2011





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

5 MAY 2011



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

Endorsement For Deed Number : I - 05212 of 2011  
(Serial No. 05571 of 2011)

On 05/05/2011

Payment of Fees:

On 05/05/2011

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

Presented for registration at 18.04 hrs on :05/05/2011, at the Private residence by Gopal Agarwal, Claimant.

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

Execution is admitted on 05/05/2011 by

1. Rajendra Newatia, son of Lt Panna Lal Newatia , 29/12 Ballygunge Park Rd, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : Business
2. Sanjay Saraf  
Director, M /s Moonstone Enterprise Pvt Ltd, 5, Kabir Road, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .  
, By Profession : Business
3. Ravi Khaitan  
Authorised Signatory, M /s Mridul Commodities Pvt Ltd, 45 Seakespear Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- .  
, By Profession : Business
4. Gopal Agarwal  
Director, Sygnus Commercial Pvt Ltd, C E 80 Sec I Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700034 .  
, By Profession : Others  
  
Identified By Sk M Ahmed, son of Sk Md Ali, Bishnupur, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 06/05/2011

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

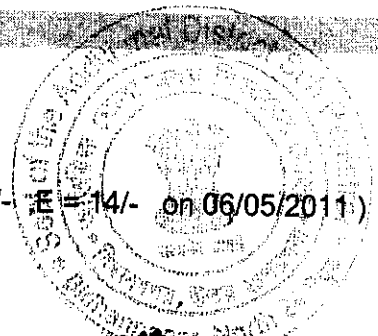
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4,53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 121707/-, on 06/05/2011

( Under Article : A(1) = 121693/- + E = 14/- on 06/05/2011 )



( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR





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

**Endorsement For Deed Number : I - 05212 of 2011**  
**(Serial No. 05571 of 2011)**

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7800000/-

Certified that the required stamp duty of this document is Rs.- 546021 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 546020/- is paid 70330203/05/2011 State Bank of India, PARK STREET, received on 06/05/2011

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



6 MAY 2011

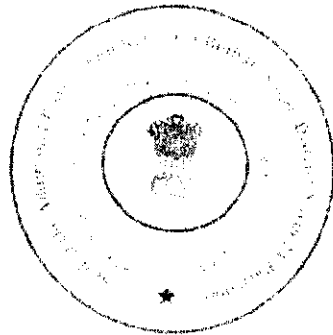
( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR





**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 11  
Page from 1016 to 1039  
being No 05212 for the year 2011.



(Debasish Dhar) 10-May-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

