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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
26 AUG 2010

DEED OF CONVEYANCE

1. Date : 25th day of August 2010
2. Place : Kolkata
3. Parties :
 - 3.1 SHANTI LAL JAIN [PAN NO. HESJCE36E], son of Madan Lal Saraogi, by faith - Hindu, by

Contd.....2

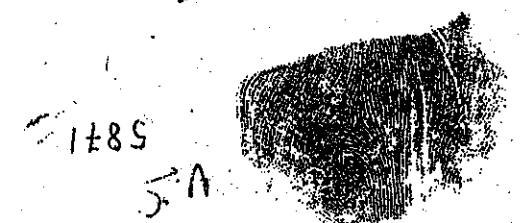
25 AUG 2018
Bihar, India
Addl. District Sub-Registrar



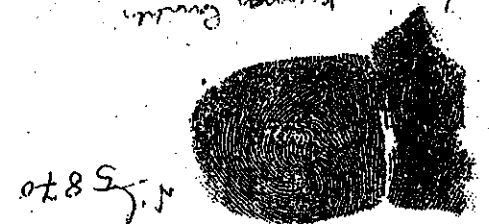
Handwritten notes at the top right, including 'Dr. Rajendra Kumar' and '870 or md. 44'.



Handwritten text 'Mouta ul Bin' written below the first smudge.



Handwritten text 'Banyan Kumar Gouda' written below the second smudge.



Handwritten text 'Banyan Kumar Gouda' written below the third smudge.

पञ्जी बाबाकारा लेखार निवा नर

पञ्जी बाबाकारा लेखार निवा नर
पञ्जी बाबाकारा लेखार निवा नर
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पञ्जी बाबाकारा लेखार निवा नर
पञ्जी बाबाकारा लेखार निवा नर

ANAKI CHATTOPADHYAY

29/7/18
1008

occupation - Business, by nationality - Indian, residing at P-15, Kalakar Street, Kolkata - 700 007.

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 M/S. TIPTOP SALES PVT. LTD. (PAN NO.), a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 16, Bonefield Lane, 2nd Floor, Room No. 85, Kolkata - 700 001, represented by its Director, Sanjay Kumar Parekh, son of Sampat Mal Parekh.

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 director 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 CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**

4.1 **Said Property :** Shall mean imply and include ALL THAT piece and parcel of total aggregated Sali land measuring 5 (Five) Cottahs 13 (Thirteen) Chittacks 38 (Thirty Eight) 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. 1640, 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 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, Warranties and Covenants :**

5.1 **Representations and Warranties 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 passage measuring 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 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 Northern portion of Plot No. 4, consisting 6 (Six) Cottahs 10 (Ten) Chittacks 30 (Thirty) sq.ft. more or less of land together with proportionate undivided share of private passage 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 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, Volume No. 100, Pages 279 to 287, being Deed No. 7422 for the year 1965.

5.1.4 **Again Sale by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul to Kuntala Manna & Others :** 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 27 (Twenty Seven) Cottahs 25 (Twenty Five) sq.ft. more or less comprised in portion of R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Atghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas being plot marked as Plot Nos. 13 & 29 in the plan annexed thereto Together With proportionate ownership right, title or interest in respect of the aforesaid private passage, to one Satish Chandra Sarkar, Shubhra Mitra, Kuntala Manna, Jugal Kishore Mondal, Kanika Majumder, Renuka Rani Ghosh, Shubendu Manna, Niiharendu Manna, Nilima Mondal, Kalyan Mallick, Haripada Chakraborty, Baniballav Biswas, Hari Narayan Paul, Saraswati Das, Remendra Kumar Bhattacharjee, Kanika Banerjee & Sasanka Sekhar Mitra, by the strength of a Registered Deed of Conveyance, registered on 13th August, 1965, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 107, Pages 96 to 105, being Deed No. 7430 for the year 1965.

5.1.5 **Share of Kuntala Manna in Plot No. 13 & 29 Together with undivided share in Passage :** Referencing the abovenoted sale, under Deed No. 7430 for the year 1965, the said Kuntala Manna became the owner of 2 (Two) Cottahs 14 (Fourteen) Chittacks 15 (Fifteen) sq.ft. more or less of land being undivided share in Plot No. 13 & 29, and also 0 (Zero) Cottah 10 (Ten) Chittacks 22 (Twenty Two) sq.ft. more or less



being undivided share of the said private passage, in total land measuring 3 (Three) Cottahs 8 (Eight) Chittacks 37 (Thirty Seven) sq.ft. more or less.

5.1.6 **Absolute Ownership of Kuntala Manna** : Thus the said Kuntala Manna on the basis of the aforesaid Deeds bearing Deed No. 7422 for the year 1965 and Deed No. 7430 for the year 1965, became the absolute owner of Northern portion of Plot No. 4, consisting 6 (Six) Cottahs 10 (Ten) Chittacks 30 (Thirty) sq.ft. more or less together with proportionate undivided share of private passage, and also 3 (Three) Cottahs 8 (Eight) Chittacks 37 (Thirty Seven) sq.ft. more or less of land being undivided share in Plot No. 13 & 29, together with undivided share of the said private passage, comprised in 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.

5.1.7 **Sale by Kuntala Manna to the present owner, Shanti Lal Jain** : The said Kuntala Manna sold, transferred and conveyed Northern portion of Plot No. 4, consisting 4 (Four) Cottahs 1 (One) Chittack 20 (Twenty) sq.ft. more or less together with proportionate undivided share of private passage, and also 1 (One) Cottah 12 (Twelve) Chittacks 18 (Eighteen) sq.ft. more or less of land being undivided share in Plot No. 13 & 29 together with being undivided share of the said private passage, in total land measuring 5 (Five) Cottahs 13 (Thirteen) Chittacks 38 (Thirty Eight) sq.ft. more or less comprised in R.S. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, in Mouza - Atghara, to the present owner, Shanti Lal Jain, by the strength of a Registered Deed of Conveyance, registered on 04.06.2002, in the office of the D.S.R.-II, North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 61, Pages 137 to 158, being Deed No. 01747 for the year 2004.



5.1.8 **Record in L.R. Settlement by Shanti Lal Jain :** After purchasing the same, the said Shanti Lal Jain recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 1640 in respect of 10 decimals of land (having share 0.0286 out of 339 decimals of land in R.S./L.R. Dag No. 140).

5.1.9 **Absolute Ownership of Shanti Lal Jain :** Thus the said Shanti Lal Jain on the basis of the aforesaid deed, became the absolute owner of **ALL THAT** piece and parcel of total aggregated Sali land measuring **5 (Five) Cottahs 13 (Thirteen) Chittacks 38 (Thirty Eight) sq.ft.** be the same a little more or less, lying and situated at Mouza - Aighara. J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 140, under C.S. Khatian No. 120, R.S. Khatian No. 90, L.R. Khatian No. 1640, 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**] being part of the land 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.

5.1.10 **Desire of Sale by Shanti Lal Jain to the present Purchaser :** The said Shanti Lal Jain decides to sell the **SAID PROPERTY**, to the present Purchaser, at a total consideration of Rs. 76,24,816.00 (Rupees Seventy Six Lakhs Twenty Four Thousand Eight Hundred Sixteen) only. Out of which Rs. 58,65,278.00 (Rupees Fifty Eight Lakhs Sixty Five Thousand Two Hundred Seventy Eight) only will be paid to the owner, Shanti Lal Jain, and Rs. 17,59,538.00 (Rupees Seventeen Lakhs Fifty Nine Thousand Five Hundred Thirty Eight) only will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd.



5.1.11 **Acceptance by Purchaser** : The Purchaser herein has/have accepted the aforesaid proposal and agreed to purchase the SAID PROPERTY at an agreed consideration of Rs. 76,24,816.00 (Rupees Seventy Six Lakhs Twenty Four Thousand Eight Hundred Sixteen) only.

5.1.12 **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.

5.1.13 **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 whosoever 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, the purchaser} 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. 17,59,538.00 (Rupees Seventeen Lakhs Fifty Nine Thousand Five Hundred Thirty Eight) 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 described in the Second Schedule hereinafter written, free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters,

Srijay Kumar Basha



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. 76,24,816.00 (Rupees Seventy Six Lakhs Twenty Four Thousand Eight Hundred Sixteen) only paid by the Purchaser to the Vendor and the Confirming Party, receipt of which the Vendor and the Confirming Party hereby and by the Memo and Receipt hereunder written unqualifiedly admits and acknowledges.

8. **Terms of Transfer :**

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

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

8.1.2 **Absolute** : Absolute, irreversible and perpetual.

8.1.3 **Together with All Other Appurtenances** : Together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/ non-mutated lands purchased by the Vendor as mentioned in the various sub-clauses of Clause 5 above.

8.2 **Subject to** : The transfer being effected by this Conveyance is subject to :

8.2.1 **Indemnification** : Indemnification by the Vendor and the Confirming Party about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser being satisfied about



the right, title and interest of the vendor and further on such express indemnification by the vendor about the correctness of the vendor's title and the representations and authority to sell.

8.2.2 **Transfer of Property Act :** All obligations and duties of Vendor and Purchaser and Confirming 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 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 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 party undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

8.8 **Further Acts :** The vendor and the confirming party hereby covenant that the vendor or any person claiming under them, shall and will from time to time and at all times hereafter at cost of the purchaser, upon every request of the Purchaser and / or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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

ALL THAT piece and parcel of total-aggregated Sali land measuring 203 Cottahs 12 Chittacks be the same a little more or less, lying and situated at Mouza - 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 :	21.1 Bus Route.



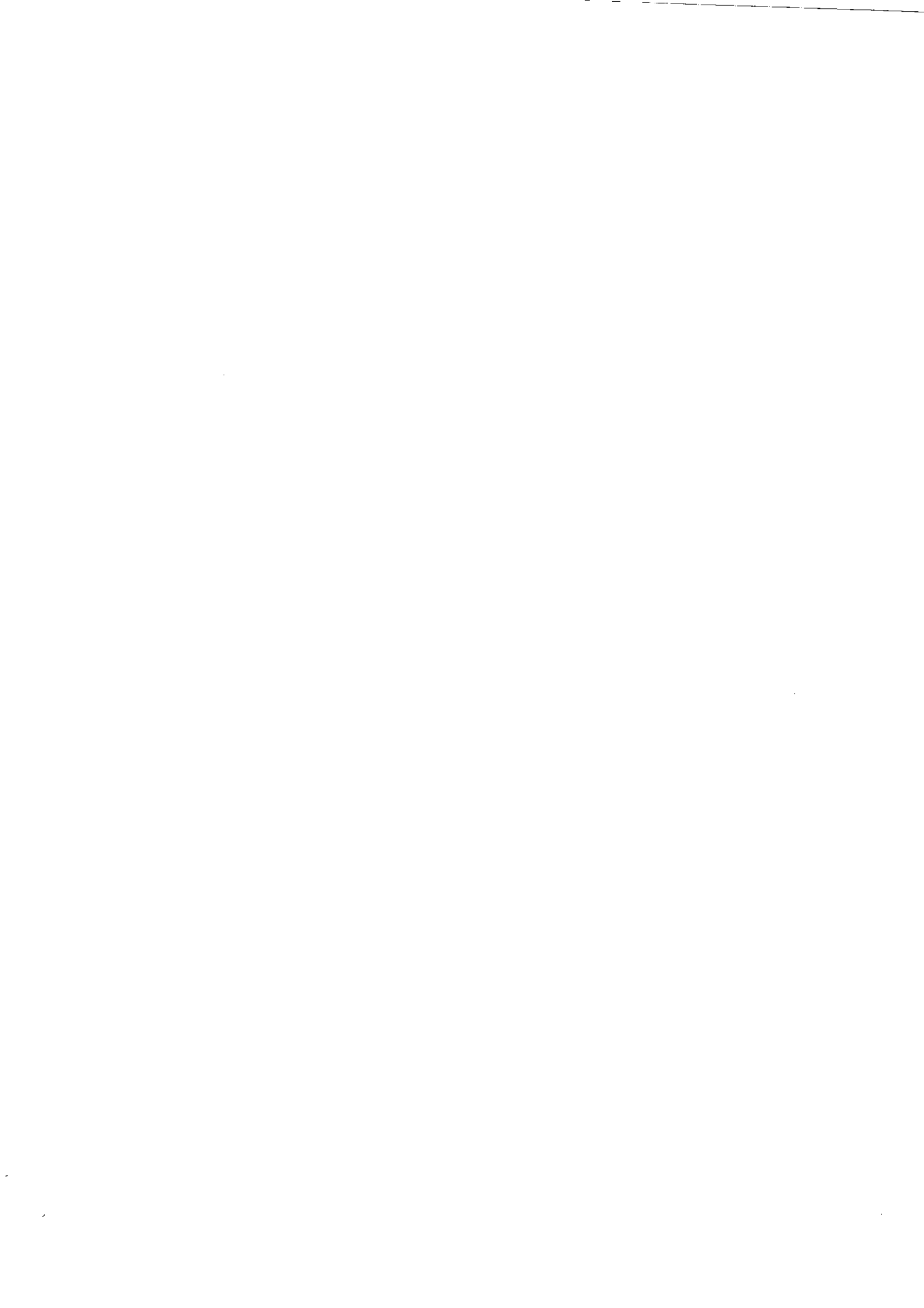
THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY)

ISUBJECT MATTER OF SALE

ALL THAT piece and parcel of total aggregated Sali land measuring 5 (Five) Cottahs 13 (Thirteen) Chittacks 38 (Thirty Eight) 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. 1640, 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 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 Mohindran Ahmed,*
of *Bishnupur.*

2. *[Signature]*
RD-21 RAGHULATHPURA

[Signature]
Shanti Lal Jain
Owner / Vendor

Drafted By :

[Signature]
Advocate

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Composed By :

[Signature]

Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

[Signature]
Sanjay Kumar Parekh
Director of
M/s. Tiptop Sales Pvt. Ltd.
Purchaser

[Signature]
Sanjay Sarai
Director of
M/s. Moonstone Enterprise Pvt. Ltd.
Confirming Party



MEMO OF CONSIDERATION

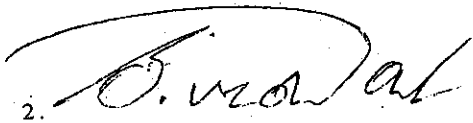
Received Rs. 58,65,278.00 (Rupees Fifty Eight Lakhs Sixty Five Thousand Two Hundred Seventy Eight) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named Purchaser.

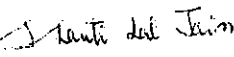
Draft No. 469773 drawn on Punjab National Bank dated - 24-08-2010 Rs. 58,65,278/-
Sharada Surani Branch.

Sangita Kumar

Witnesses :-

1. Sh. Mohiuddin Ahmed

2. 


Shanti Lal Jain

Owner / Vendor



Received Rs. 17,59,538.00 (Rupees Seventeen Lakhs Fifty Nine Thousand Five Hundred Thirty Eight) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named Purchaser.

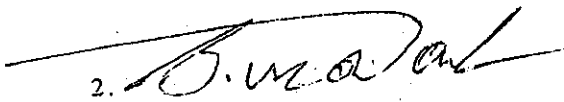
Draft No. 469775 drawn on Punjab National Bank dated - 24-08-2012
Shri Ram Sirmur branch.

Rs. 17,59,538/-

Sanjay Kumar Puri

Witnesses :-

1. Sh. Mohiuddin Ahmed

2. 


Sanjay Saraf

Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party



SITE PLAN OF SALT LAND MEASURING 203 COTTAHS 12 CHITTACKS
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, TOUZA NO. 172 AND ALSO SALT 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 BAGUATELA, 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.

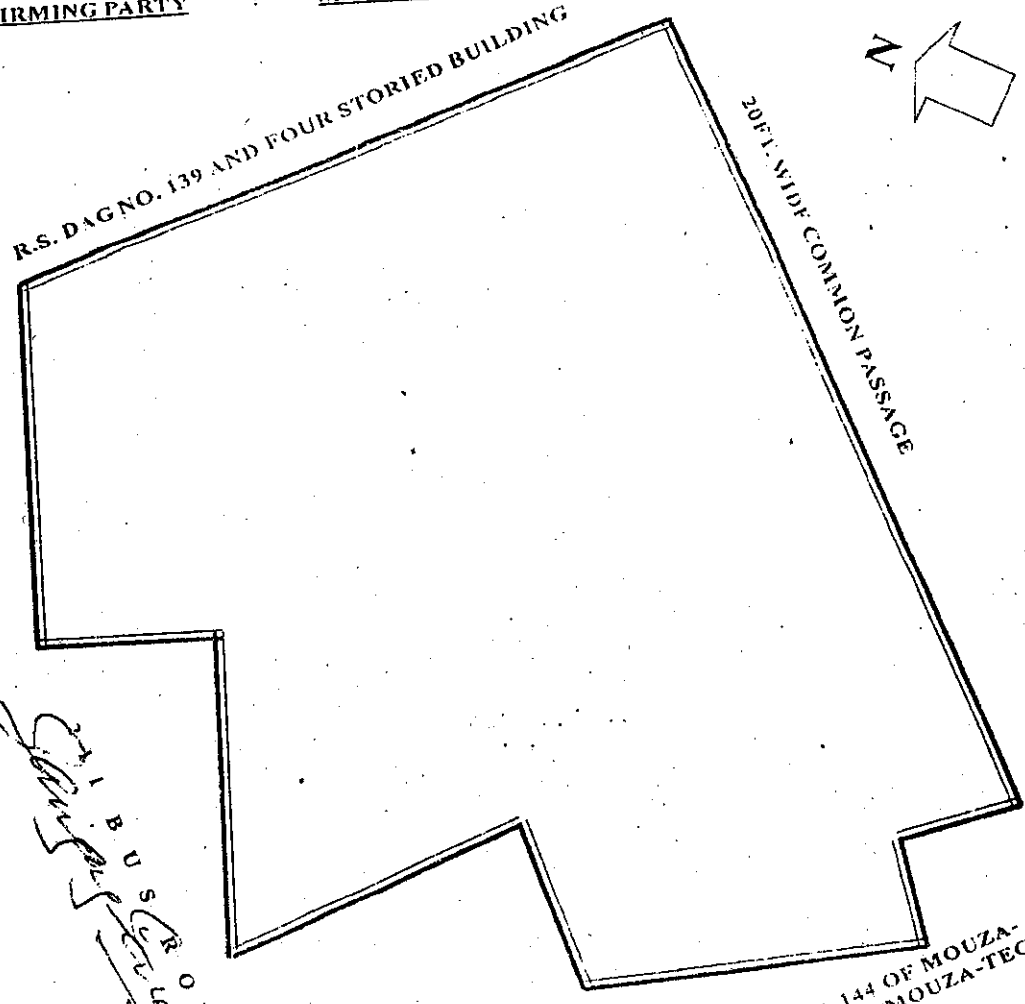
SOLD AREA : 5 COTTAHS 13 CHITTACKS 38 SQ. FT. MORE OR LESS COMPRISED IN R.S. DAG NO.
140 UNDER L.R. KHATIAN NO. 1640 LYING AND SITUATED AT MOUZA-ATGHARA,
BEING PART OF THE AFORESAID TOTAL LAND.

VENDOR : SHANTILAL JAIN
PURCHASER : M/S. TIPTOP SALES PVT. LTD.
CONFIRMING PARTY : M/S. MOONSTONE ENTERPRISE PVT. LTD.

SIGNATURE OF VENDOR
Shantilal Jain

SIGNATURE OF CONFIRMING PARTY

SIGNATURE OF PURCHASER
Sanjay Kumar Panda



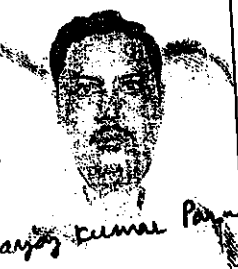









SCALE
DRAWN BY :
PARESH SWARNANAR

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




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>Sanjay Kumar Parashar</i>	LH.					
	RH.					

ATTESTED :- *Sanjay Kumar Parashar*

	LH.					
	RH.					

ATTESTER :- *Sanjay Kumar Parashar*


 <i>Shanti dal Jain</i>	LH.					
	RH.					

ATTESTED :- *Shanti dal Jain*

	LH.					
	RH.					

ATTESTED :-




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

Endorsement For Deed Number : I - 08988 of 2010
(Serial No. 08843 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 Sanjay Kumar Parekh ,Claimant.

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

Execution is admitted on 25/08/2010 by

1. Shanti Lal Jain, son of Madan Lal Saraogi , P-15 Kalakar St, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700007 , By Caste Hindu, By Profession : Business
 2. Sanjay 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. Sanjay Kumar Parekh
Director, M/s Tiptop Sales Pvt Ltd, 16 Bonefield Lane ,2nd Fl Room No-85, 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) = 83864/- , E = 14/- on 26/08/2010

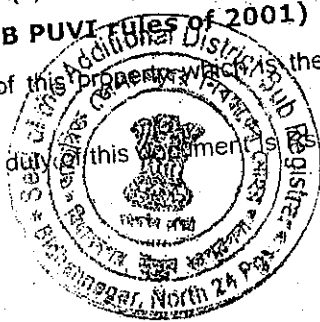
Certificate of Market Value(WB PUVT - files of 2001)


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7624816/-

Certified that the required stamp duty of this document is Rs.- 533757 /- and the Stamp duty paid as Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty




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

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

26 AUG 2010

26/08/2010 15:56:00





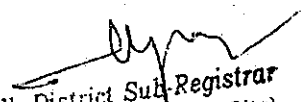
Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 08988 of 2010
(Serial No. 08843 of 2010)

1. Rs. 469440/- is paid 84596203/08/2010 State Bank of India, PARK STREET, received on 26/08/2010
2. Rs. 63700/- is paid 84596403/08/2010 State Bank of India, PARK STREET, received on 26/08/2010

(Rajendra Prasad. Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



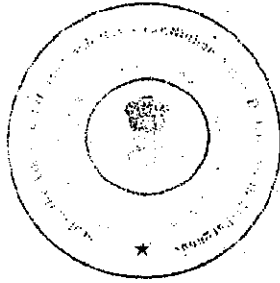

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Endorsement Page 2 of 2

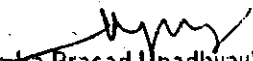
26 AUG 2010

3
7

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 3295 to 3318
being No 08988 for the year 2010.




(Rajendra Prasad Upadhyay) 27-August-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

Shanti Lal Jain
Owner / Vendor

M/s. Tiptop Sales Pvt. Ltd.
Purchaser

M/s. Moonstone Enterprise Pvt. Ltd.
Confirming Party

Drafted By
Pinaki Chatteropadhyay & Associates
Solicitor & Advocates
Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700 059
Ph : 2570 8471

Composed By
Paresli Swarnakar
14/B, Jessore Road
Kolkata - 700 028

