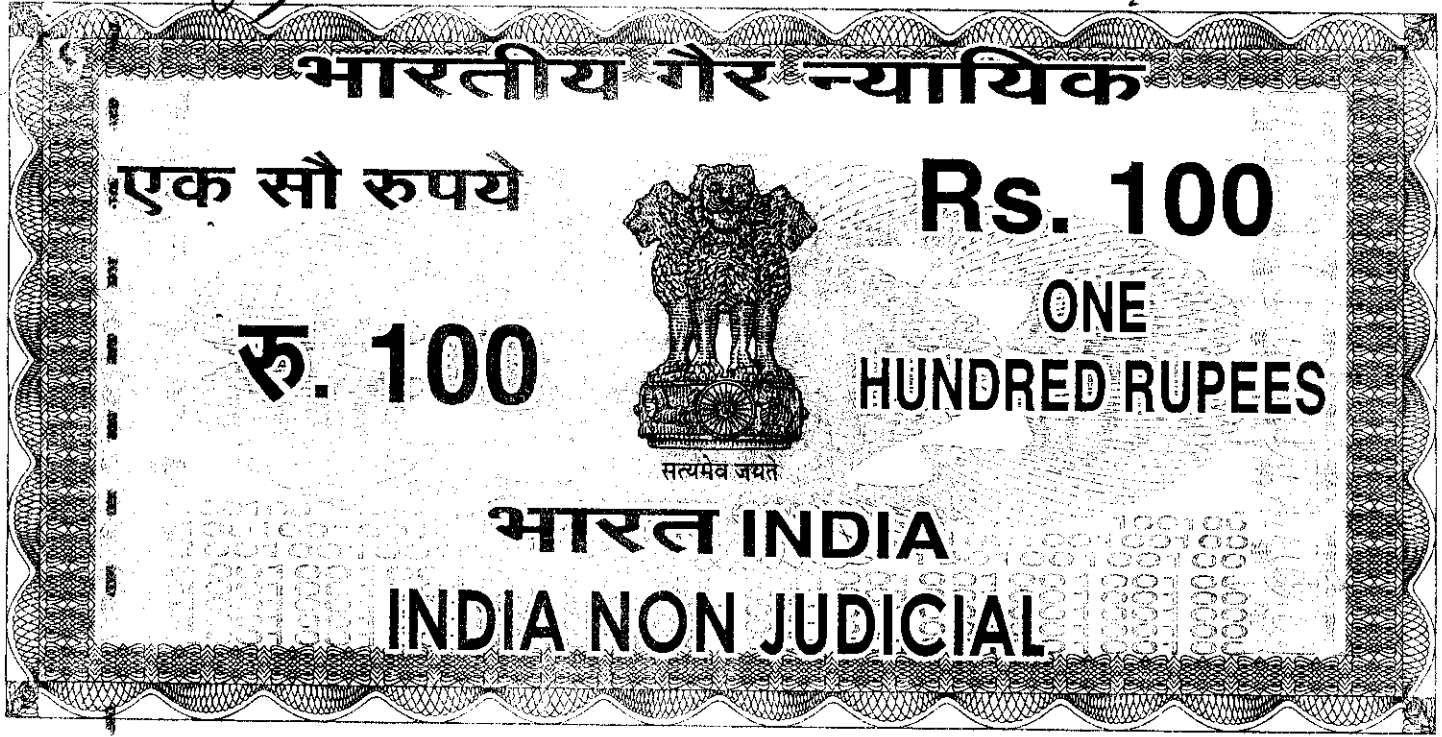


03214

1 = 02862



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 014197

Handwritten signature and date: 23/03/10

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.

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

24 MAR 2010

DEED OF CONVEYANCE

1. Date : 23-03-2010
2. Place : Kolkata
3. Parties :
  - 3.1 MALLIKA DUTTA, wife of Late Harendra Nath Dutta, daughter-in-law of Late

734

100f *one hundred*  
~~seventy~~

60000f

01 270 339

Krishna Das



v.l

1851

Krishna Das



v.l

1852

Mallika Dutta.



Gouranga GHOSH  
SIBSWER GHOSH  
Nutan Teli Home; Hattehola  
D.S. - Chandernagore.  
S.P.S  
S.P. - Hooghly  
Service

✓  
Addl. District Sub-Registrar  
Bidhan Nagar (Salt Lake City)  
23 MAR 2010

Mahendra Nath Dutta & Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 2, Kanailal Colony, 19, Chandan Nagar, Hooghly - 712 136.

Hereinafter called and referred to as the "OWNER / VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrators, executors, representatives and assigns).

AND

3.2 M/S. KOHINOOR RELATORS PVT. LTD., a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 45, Shakespear Sarani, Kolkata - 700 017, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

M/S. ACTIVE HIGHRISE PVT. LTD., a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 5, Kabir Road, P.S. Tollygunge, Kolkata 700 026, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

M/S. AYUSH ENTERPRISE PVT. LTD., a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 5, Kabir Road, P.S. Tollygunge, Kolkata 700 026, represented by its Authorised Signatory, KRISHNA DAS, son of Haro Mohan Das.

All hereinafter jointly called and referred to as the "PURCHASERS" (which terms and expression shall unless excluded by or repugnant to

Fakher Kumar Agarwal



Faruk Ahmed  
S/o - A. R. Ahmed  
Narayanpur  
P.O - R. Gopalpur  
P.S - A. V. Post  
Dist - 24 P.O.  
Kot - 136, W.B. Business.

h  
Addl. District Sub-Registrar  
Bikaner Nagar (Salt Lake City)  
23 MAR 2010

the context be deemed to mean and include its director in office, office bearers, executors, administrators, representatives and assigns).

- 3.3 **M/S. MOONSTONE ENTERPRISE PVT. LTD.**, a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 5, Kabir Road, Kolkata 700 026, represented by its Authorised Signatory, MAHESH KUMAR AGARWAL, son of Late R.S. Agarwal.

Hereinafter called and referred to as the "**CONFIRMING PARTY**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its director in office, office bearers, executors, administrators, representatives and assigns).

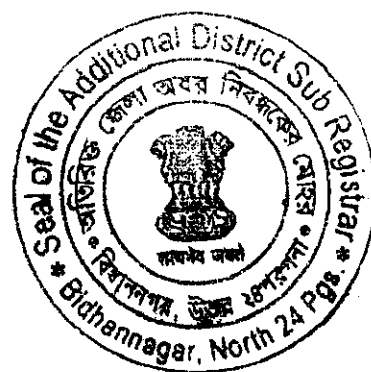
Vendor, Purchasers and Confirming Party collectively Parties and individually Party.

**NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-**

4. **Subject Matter of Conveyance :**

- 4.1 **Said Property :** ALL THAT piece and parcel of 1/11th undivided share on the total Sali land measuring 30.50 decimals more or less, i.e. **2.80 Decimals be the same a little more or less**, lying and situated at **Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, A.D.S.R.O. Bidhannagar, Salt Lake City**, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas. The total land is demarcated in the Plan is attached herewith and morefully described in the First Schedule below and the Sold/Said Property is morefully described in the Second Schedule hereunder written (**Said Property**).

*Contd.....A*



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

23 MAR 2010

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 Purchasers regarding title.

5.1.1 **Absolute Ownership of Radha Rani Dutta :** One Radha Rani Dutta, wife of Mahendra Nath Dutta was the absolute recorded owner of 50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.2 **Demise of Radha Rani Dutta :** The said Radha Rani Dutta died intestate on 31.05.1982, leaving behind her husband namely Mahendra Nath Dutta, seven sons namely Bankim Chandra Dutta, Nilratan Dutta, Harendra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta & Ganesh Chandra Dutta and four married daughters namely Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das as her heirs and successors in interest in respect of the aforesaid property left by the said Radha Rani Dutta, since deceased.

5.1.3 **Demise of Mahendra Nath Dutta :** The said Mahendra Nath Dutta died intestate on 27.04.1994, leaving behind his aforesaid seven sons namely Bankim Chandra Dutta, Nilratan Dutta, Harendra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta & Ganesh Chandra Dutta and four married daughters namely Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das as his heirs and successors in interest.



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

23 MAR 2010



- 5.1.4 **Absolute Joint Ownership of Bankim Chandra Dutta & Others :** Thus the said Bankim Chandra Dutta, Nilratan Dutta, Harendra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta, Ganesh Chandra Dutta, Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das became the absolute joint owners of 50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.5 **Acquisition by Government West Bengal :** The Government of West Bengal, through the Land Acquisition Department, North 24 Parganas, acquired a portion of the aforesaid land measuring 19.50 decimals from the northern side of the aforesaid land measuring 50 decimals of land, under Act-I of 1894 under Section 12 (2) by Notice No. LA/4/19/1999-2000 for the purpose of erecting Rajarhat New Township Road at Rajarhat New Township Project, and the compensations for 19.50 decimals of land were awarded to the said Bankim Chandra Dutta & Ten others equally.
- 5.1.6 **Absolute Joint Ownership after Acquisition :** Thus after acquisition, the said Bankim Chandra Dutta, Nilratan Dutta, Harendra Nath Dutta, Kamal Krishna Dutta, Ranjit Kumar Dutta, Ajit Kumar Dutta, Ganesh Chandra Dutta, Binapani Karmakar, Kalyani Roy, Kalpana Das & Sandhya Das became the absolute joint owners of 30.50 decimals more or less of land in R.S. Dag No. 139, under R.S. Khatian No. 365, L.R. Khatian No. 707, in Mouza - Atghara, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, each having 1/11th undivided share on the aforesaid 3050 decimals of land, morefully described in the First Schedule hereunder written.



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

23 MAR 2010

- 5.1.7 **Absolute Ownership of Harendra Nath Dutta :** Thus the said Harendra Nath Dutta became the absolute owner of 1/11th undivided share on the total land measuring 30.50 decimals i.e. **2.80 Decimals be the same a little more or less**, lying and situated at **Mouza - Atghara**, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 139**, under **R.S. Khatian No. 365**, **L.R. Khatian No. 707**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas.
- 5.1.8 **Demise of Harendra Nath Dutta :** The said Harendra Nath Dutta died intestate on 19.01.2009, leaving behind his only wife namely Mallika Dutta as his heirs and successors in interest.
- 5.1.9 **Absolute Ownership of Mallika Dutta :** Thus the said Mallika Dutta became the absolute owner of 1/11th undivided share left by the said Harendra Nath Dutta, since deceased, on the total land measuring 30.50 decimals i.e. **2.80 Decimals be the same a little more or less**, lying and situated at **Mouza - Atghara**, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 139**, under **R.S. Khatian No. 365**, **L.R. Khatian No. 707**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas, morefully described in the Second Schedule hereunder written [**SAID PROPERTY**].
- 5.1.10 **Desire of Sale by Mallika Dutta, to the present Purchasers :** The said Mallika Dutta decides to sell the **SAID PROPERTY** to the present Purchasers, at a total consideration of **Rs. 11,00,000.00 (Rupees Eleven Lakhs) only**.



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

23 MAR 2010

- 5.1.11 **Acceptance by Purchasers** : The Purchasers herein has/have accepted the aforesaid proposal and agreed to purchase the **SAID PROPERTY** at an agreed consideration of **Rs. 11,00,000.00 (Rupees Eleven Lakhs) only**.
- 5.1.12 **Title of the Vendor** : Thus in the abovementioned circumstances, the Vendor has become the absolute owners of the Said Property.
- 5.1.13 **True and Correct Representations** : The Vendor is the absolute and undisputed owners 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, Warranties and Covenants regarding Encumbrances** : The Vendor represents, warrants 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.



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

23 MAR 2010

- 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 Purchasers.
- 5.2.5 **No Dues** : No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 5.2.6 **No Right of Preemption** : No person or persons whatsoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage** : No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendors' 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.

०१



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

23 MAR 2010



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 Vendor has approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), have agreed to purchase the Said Property from the Vendor.

6.2 **Confirming Party** : The Owner / Vendor has entered previously into an Agreement for Sale with the present Confirming Party. Due to some unavoidable circumstances the Confirming Party did not be able to purchase the land and took return the amount invested by them and nominated the present Purchasers to the Vendor. And the confirming party also executed the present deed in confirmation.

7. **Transfer :**

7.1 **Hereby Made** : The Vendor and the Confirming Party hereby sell, convey and transfer to the Purchasers the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** morefully describeed in the Second Schedule hereinafter written, free from all encumbrances.

7.2 **Consideration** : The aforesaid transfer is being made in consideration of a sum of **Rs. 11,00,000.00 (Rupees Eleven Lakhs) only** paid by the Purchasers to the Vendor and the Confirming Party, receipt of which

07.



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

23 MAR 2010

# 10

the Vendor and the Confirming Party hereby and by the Memo and Receipt hereunder written 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 **Free from Encumbrances** : Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.

8.1.4 **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 inherited 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 her title and authority to sell and this

*Contd.....11*



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

23 MAR 2010

Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor about the correctness of the vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at her own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.

- 8.2.2 **Transfer of Property Act** : All obligations and duties of Vendor and Purchasers and Confirming Party as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor and confirming party to the purchasers, which the purchasers 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 indemnifies and agrees to keep the purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession** : The Vendor and the Confirming Party hereby covenants that the purchasers and its director, executors, administrators, 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 purchasers, without any



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

23 MAR 2010

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 **Indemnity** : The Vendor and the Confirming Party hereby covenants that the Vendor and the Confirming Party or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchasers and its director, executors, administrators, representatives and assigns and / or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the purchasers and its director, executors, administrators, representatives and assigns and / or its successors-in-interest by reason of any defect in title of the Vendor and the Confirming Party or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation** : The Vendor and the Confirming Party declare that the purchasers can fully be entitled to mutate its name in all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in its own name. The Vendor and the Confirming Party undertake to cooperate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchasers and in this regard shall sign all documents and papers as required by the purchasers.
- 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, upon every request and cost of the purchasers and / or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.



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

23 MAR 2010



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

**ALL THAT** piece and parcel of Sali land measuring 30.50 decimals be the same a little more or less, lying and situated at **Mouza - Atghara**, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S. Dag No. 139**, under **R.S. Khatian No. 365, L.R. Khatian No. 707**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas. The total land is demarcated and a Plan of which is attached herewith. The land is butted and bounded as follows :-

ON THE NORTH : Rajarhat New Town Road.  
 ON THE SOUTH : R.S. Dag No. 140.  
 ON THE EAST : R.S. Dag No. 138.  
 ON THE WEST : R.S. Dag No. 119.

**THE SECOND SCHEDULE ABOVE REFERRED TO****[Subject Matter of Sale / Said Property]**

**ALL THAT** piece and parcel of 1/11th undivided share on the aforesaid total Sali land measuring 30.50 decimals more or less, i.e. **2.80 Decimals be the same a little more or less**, lying and situated at **Mouza - Atghara**, J.L. No. 10, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, comprised in **R.S./L.R. Dag No. 139**, under **R.S. Khatian No. 365, L.R. Khatian No. 707**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 at present 9, in the District North 24 Parganas.

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



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

23 MAR 2010

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

at Kolkata in presence of :

1. Gayatri Bhowmik  
 Co - Sushovan Ghosh  
 H. T. Lane, Hatkhola  
 P.O - Chanderbagan  
 Dist - Hooghly

2. Madam Ghosh  
 Hatkhola Chanderbagan  
 Dist. Hooghly.

Mallika Dutta.  
 Mallika Dutta  
**Owner / Vendor**

**Drafted by :**

*Mahesh Kumar Agarwal*  
**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.**

*Krishna Das*  
 Krishna Das

Authorised Signatory of  
 M/s. Kohinoor Relators Pvt. Ltd.  
 M/s. Active Highrise Pvt. Ltd.  
 M/s. Ayush Enterprise Pvt. Ltd.

**Purchasers**

*Mahesh Kumar Agarwal*

Mahesh Kumar Agarwal  
 Authorised Signatory of  
 M/s. Moonstone Enterprise Pvt. Ltd.

**Confirming Party**



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

23 MAR 2010

**MEMO OF CONSIDERATION**

Received Rs. 4,34,546.00 (Rupees Four Lakhs Thirty Four Thousand Five Hundred Forty Six) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchasers.

**Witnesses :-**

1. Gayatri Ghosh

2. Madan Ghosh

Mallika Dutta.

Mallika Dutta

**Owner / Vendor**



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

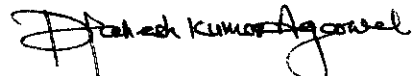
23 MAR 2010

Received Rs. 6,65,454.00 (Rupees Six Lakhs Sixty Five Thousand Four Hundred Fifty Four) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchasers.

**Witnesses :-**

1. Gayatri Ghosh

2. Pradeep Ghosh

  
Mahesh Kumar Agarwal

Authorised Signatory of

M/s. Moonstone Enterprise Pvt. Ltd.

**Confirming Party**

07.



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

23 MAR 2010



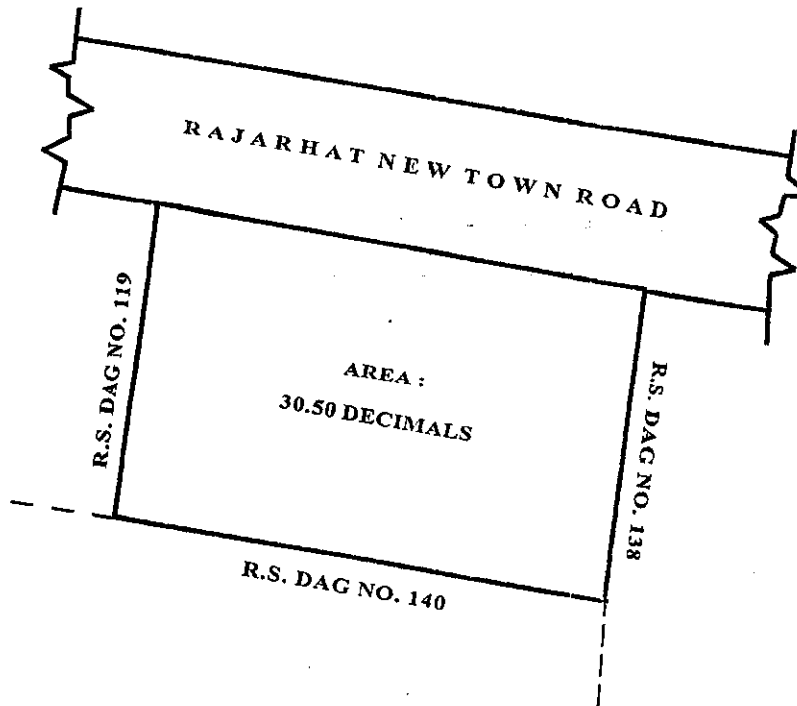
SITE PLAN OF SALI LAND MEASURING 30.50 DECIMALS MORE OR LESS AT MOUZA  
- ATGHARA, J.L. NO. 10, P.S. RAJARHAT, R.S./L.R. DAG NO. 139, R.S. KHATIAN NO.  
365, L.R. KHATIAN NO. 707, RAJARHAT GOPALPUR MUNICIPALITY, WARD NO. 6  
AT PRESENT 9, DISTRICT NORTH 24 PARGANAS.

SOLD PROPERTT : 1/11TH UNDIVIDED SHARE  
i.e. 2.80 DECIMALS MORE OR LESS



VENDOR : MALLIKADUTTA

PURCHASERS : M/S. KOHINOOR RELATORS PVT. LTD.,  
M/S. ACTIVE HIGHRISE PVT. LTD. &  
M/S. AYUSH ENTERPRISE PVT. LTD.



NOT IN SCALE

DRAWN BY:

GOPA DASGUPTA

*Mallikadutta*

SIGNATURE OF OWNER

*Krishna Das*

SIGNATURE OF PURCHASERS














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




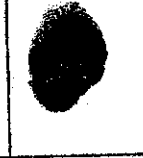

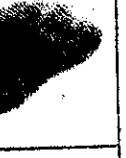

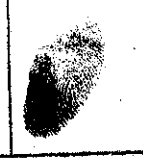



23 MAR 2010

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





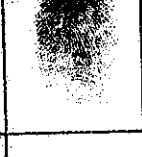
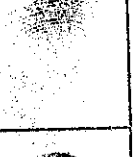
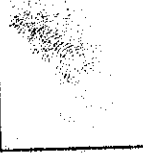


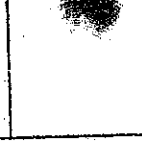

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B.- L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

*Krishna Das*  
ATTESTED :- *Krishna Das*

	LH.					
	RH.					

*Mallika Dutta*  
ATTESTED :- *Mallika Dutta*

	LH.					
	RH.					

*Pankaj Kumar Aggarwal*  
ATTESTED :- *Pankaj Kumar Aggarwal*

	LH.					
	RH.					

ATTESTED :-



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

23 MAR 2010



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

Endorsement For Deed Number : I - 02962 of 2010  
(Serial No. 03214 of 2010)

On 23/03/2010

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

Presented for registration at 18.00 hrs on :23/03/2010, at the Private residence by Krishna Das  
Claimant.

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

Execution is admitted on 23/03/2010 by

1. Mallika Dutta, wife of Lt Harendra Nath Dutta , 2, Kanailal Colony , 19 Chandan Nagar,  
District:-Hooghly, WEST BENGAL, India, Pin :-712136 By Caste Hindu, By Profession: House wife

2. Krishna Das  
Authorised Signatory, M/s Kohinoor Relators Pvt Ltd, 45, Shakespear Sarani, Kolkata, District:-Kolkata,  
WEST BENGAL, India, Pin :-700017 .

Authorised Signatory, M/s Active Highrise Pvt Ltd, 5, Kabir Rd, Kolkata, District:-Kolkata, WEST  
BENGAL, India, Pin :-700026 .

Authorised Signatory, M/s Ayush Enterprise Pvt Ltd, 5, Kabir Rd, Kolkata, District:-Kolkata, WEST  
BENGAL, India, Pin :-700026 .

Identified By Jayanta Ghosh, son of Sidheswer Ghosh, Naton Teli Lane , Helabattala,  
Thana:-Chandannagar, District:-Hooghly, WEST BENGAL, India, P.O. :-Chandannagar , By Caste:  
Hindu, By Profession: Service.

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/03/2010

**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) = 12595/- ,E = 14/- on 24/03/2010

**Certificate of Market Value(WB PUVI rules of 2004)**

Certified that the market value of this property which is the subject matter of the deed has been  
assessed at Rs.-1145452/-

Certified that the required stamp duty on this document is Rs. - 68747 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 68747/- is deposited in the account of STATE BANK OF INDIA, Tegharia  
Raghunathpur, received on 24/03/2010



( Rajendra Prasad Upadhyay )

ADDITIONAL DISTRICT SUB-REGISTRAR

Bidhan Nagar, North 24 Parganas

24 MAR 2010





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

Endorsement For Deed Number : I - 02962 of 2010  
(Serial No. 03214 of 2010)

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

Execution is admitted on 24/03/2010 by

1. Mahesh Kumar Agarwal  
Authorised Signatory, M/s Moonstone Enterprise Pvt Ltd, 5, Kabir Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700026 .

Identified By Faruk Ahmed, son of A. R. Ahmed, Narayanpur, , Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136 , By Caste: Muslim, By Profession: Business.

( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Adtl. District Sub Registrar ( Rajendra Prasad Upadhyay )  
ADDITIONAL DISTRICT SUB-REGISTRAR

24 MAR 2010

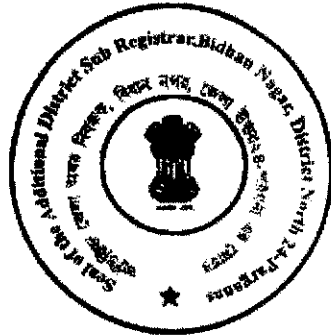







**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 5  
Page from 6063 to 6085  
being No 02962 for the year 2010.



  
(Rajendra Prasad Upadhyay) 25-March-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**

Mallika Dutta

**Owner / Vendor**

M/s. Kohinoor Relators Pvt. Ltd.

M/s. Active Highrise Pvt. Ltd.

M/s. Ayush Enterprise Pvt. Ltd.

**Purchasers**

M/s. Moonstone Enterprise Pvt. Ltd.

**Confirming Party**

**Drafted by**

**Pinaki Chattopadhyay & Associates**

Solicitor & Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 059

Ph : 2570 8471

**Composed By**

**Paresh Swarnakar**

14/B, Jessore Road

Kolkata - 700 028