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पश्चिम बंगाल WEST BENGAL

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

**DEED OF CONVEYANCE**

*[Signature]*  
Addl. District Sub-Registrar  
Bishnagar, (Salt Lake City)

- 1 NOV 2011

4485/2011

1. Date : 31st day of October 2011
2. Place : Kolkata
3. Parties :
  - 3.1 ESTATE OF RADHESHYAM SARAF  
IPAN NO. A.P.A.T.E. 1545J

Contd.....2

... SARAF, SON OF LATE RAHESHYAM SARAF.

by its Director, SANJAY SARAF, son of Late Radheshyam Saraf, Kabir Road, P.S. Tollygunge, Kolkata - 700 026, West Bengal, represented Provisions of the Companies Act, 1956, having its Registered Office at 5, AADCM4928RI, a Private Limited Company, incorporated under the M/S. MOONSTONE ENTERPRISE PVT. LTD. PAN NO.

3.3

AND

and assigns) of the SECOND PART 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/their respective successors in office, office bearers, executors, administrators, legal, representatives, nominees

GAURAV SINGH, son of Ashwini Kumar Singh, 1st Floor, Kolkata - 700 072, West Bengal, represented by its Director, Companies Act, 1956, having its Registered Office at 4, Sooter Kin Street, Private Limited Company, incorporated under the Provisions of the ABHINAV DISTRIBUTORS PVT. LTD. PAN NO. AAIKA7264RI, a

3.2

AND

executors, representatives and assigns) of the FIRST PART 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 the executor as also legatees and / or beneficiaries of the estate of the said deceased and their respective heirs, administrators,

represented by its Executor, Sanjay Saraf, son of Late Radheshyam Saraf, by faith - Hindu, by nationality - Indian, residing at 5, Kabir Road, Kolkata - 700 026, West Bengal.

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 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 Sali land measuring 0 (Zero) Cottah 2 (Two) Chittacks 12 (Twelve) sq.ft. be the same a little more or less being undivided part of the land as described in the First & Second 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. 1641, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 (Old) 9 (New), in the District North 24 Parganas. The total land is described in the First Schedule and Said Property/Sold Property is morefully described in the Third 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/have made the following representations and given the following warranties to the Purchaser regarding title.

5.1.1 Absolute Ownership of Avant! Paul @ Avant! Nath Paul & Jibanti Paul @ Jibanti Nath Paul : One Avant! Paul @ Avant! 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 - Arghara, J.L. No. 10, P.S. Rajarhat, in R.S. Dag No. 10, under C.S. Khatian No. 120, R.S. Khatian No. 90, in the District North 24 Parganas.

5.1.2 Plotting by Avant! Paul @ Avant! Nath Paul & Jibanti Paul @ Jibanti Nath Paul : The said Avant! Paul @ Avant! Nath Paul & Jibanti Paul @ Jibanti Nath Paul plotted 10 Bighas more or less of land into 26 separate and independent plots & 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 passage was also shown in the Plan 'X' annexed thereto. The total land is morefully described in the First Schedule hereunder written.

5.1.3 Gift by Avant! Paul @ Avant! Nath Paul to Biswapati Paul & Shyamni Kumar Paul : The said Avant! Paul @ Avant! Nath Paul as donor and one Charusila Paul, Kali Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as confirming parties, gifted, transferred and conveyed Plot No. 21, consisting land measuring 5 (Five) Cottahs more or less together with proportionate share of passage measuring 1 (One) Cottah 2 (Two) Chittacks 12 (Twelve) sq. ft. more or less, in total land measuring 6 (Six) Cottahs 2 (Two) Chittacks 12 (Twelve) sq. ft. more or less, comprised in portion of R.S. Dag No. 140, under R.S. Khatian No. 90, in Mouza - Arghara, J.L. No. 10, P.S. Rajarhat, in the District North 24 Parganas, to one Biswapati Paul & Shyamni Kumar Paul, by the strength of a Registered Deed of Gift, registered on 23.05.1984, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 211, Pages 177 to 182, being Deed No. 2620 for the year 1984.

- 5.1.4 **Absolute Joint Ownership of Biswapati Paul & Shyamal Kumar Paul :** Thus on the basis of the aforesaid deed, the said Biswapati Paul & Shyamal Kumar Paul became the absolute owners of 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. 21, and proportionate undivided share of passage, 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 the District North 24 Parganas.
- 5.1.5 **Sale by Biswapati Paul & Shyamal Kumar Paul to the present owner, Estate of Radheshyam Saraf :** The said Biswapati Paul & Shyamal Kumar Paul jointly 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. 21, and proportionate undivided share of passage, 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 the District North 24 Parganas, to the present owner, Estate of Radheshyam Saraf, by the strength of a Registered Deed of Conveyance, registered on 30.06.2003, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No.1, Volume No. 463, Pages 266 to 283, being Deed No. 08220 for the year 2003.
- 5.1.6 **Record in L.R. Settlement :** After purchasing the same, the said Estate of Radheshyam Saraf recorded its/their names in the record of the L.R. Settlement in L.R. Khatian No. 1641 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).
- 5.1.7 **Absolute Ownership of Estate of Radheshyam Saraf :** Thus on the basis of the aforesaid deed, the said Estate of Radheshyam Saraf 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. 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. 1641, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 9, in the District North 24 Parganas morefully described in the Second Schedule hereunder written, being part of the land morefully described in the First Schedule hereinafter written.

5.1.8 Desire of Sale by Estate of Radheshyam Saraf to the present Purchaser : The said Estate of Radheshyam Saraf decides to sell ALL THAT piece and parcel of Sali land measuring 0 (Zero) Cottah 2 (Two) Chittacks 12 (Twelve) sq.ft. be the same a little more or less out of his/their possession, 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. 1641, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 (Old) 9 (New), in the District North 24 Parganas [SAID PROPERTY], morefully described in the Third Schedule hereunder written, being part of the total land as described in the First Schedule and Second Schedule hereunder written, to the present Purchaser, at a total consideration of Rs. 1,84,167.00 (Rupees One Lakh Eighty Four Thousand and One Hundred Sixty Seven) only. Out of which Rs. 1,24,888.00 (Rupees One Lakhs Twenty Four Thousand Eight Hundred Eighty Eight) only will be paid to the owner, Estate of Radheshyam Saraf, and Rs. 59,279.00 (Rupees Fifty Nine Thousand Two Hundred Seventy Nine) only will be paid to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd.

The total land is morefully described in the First Schedule hereunder written and total land of Sanjay Saraf is morefully described in the Second Schedule hereunder written, and Said Property/Sold Property is morefully described in the Third Schedule hereunder written. A Plan of the total First Schedule land is attached herewith and will be treated as part and parcel of this present Deed.

- 5.1.9. **Acceptance by Purchaser :** The Purchaser herein has/have accepted the aforesaid proposal and agreed to purchase the SAID PROPERTY morefully described in the Third Schedule hereunder written, at an agreed consideration of Rs. 1,84,167.00 (Rupees One Lakh Eighty Four Thousand One Hundred Sixty Seven) only.
- 5.1.10 **Title of the Vendor :** Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the vendor has/have become the absolute owner of the Said Property.
- 5.1.11 **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/have 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/have not at any time done or executed or knowingly suffered or been party or privy to any 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/have 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 Rajasth Gopalpur Municipality and / or any other authority or authorities and 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/ have 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 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, liens, demands, uses, debentures, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargainers 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 Vendor and offered to buy the Said Property to the Purchaser and 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 Party :** The Confirming Party 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 & Third Schedule land (which is a Part of First Schedule Land) and it is due to such charge the Property and amount of Rs. 59,279.00 (Rupees Fifty Nine Thousand Two Hundred Seventy Nine) 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, and in respect of the Second & Third Schedule Land.

clauses of Clause 5 above.

8.1.3 Together with All Other Appurtenances : Together with all other rights the Vendor has/have 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-

8.1.2 Absolute : Absolute, irreversible and perpetual.

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

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

8. Terms of Transfer :

and acknowledges.

hereby and by the Memo and Receipt hereunder written unqualifiedly and

Confirming Party, receipt of which the Vendor and the Confirming

Hundred Sixty Seven) only paid by the Purchaser to the Vendor and the

four sum of Rs. 1,84,167.00 (Rupees One Lakh Eighty Four Thousand One

7.2 Consideration : The aforesaid transfer is being made in consideration of a

and liabilities.

charges, statutory, prohibitions, acquisitions, requisitions, vestings, bargains

debtors, trusts, prohibitions, Income Tax Attachment, Financial Institution

encumbrances, mortgages, charges, liens, attachments, dispendens, etc.

morefully described in the Third Schedule hereinafter written, free from all

7.1 and transfer to the Purchaser the entirety of their right, title, privilege and

Hereby Made : The Vendor and the Confirming Party hereby sell, convey

7. Transfer :

- 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 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 Party as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession :** Physical (Khas), vacant and peaceful possession of the Said Property has been handed over by the vendor to the purchaser, which the purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the vendor hereby agrees to keep the purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession :** The Vendor and the Confirming Party hereby covenant that the purchaser and its/their 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

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/their 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.

purchaser.

and in this regard shall sign all documents and papers as required by the respect to cause mutation of the Said Property in the name of the purchaser and the Confirming Party undertake to co-operate with the purchaser in all pay tax or taxes and all other impositions in its/their own names. The vendor of the concerned authority including Rajarhat Gopalpur Municipality and so that the purchaser can fully be entitled to mutate its/their names in all records No Objection to Mutation : The vendor and the Confirming Party declare

8.7

them or any of them and also against any latent and / or patent defect in title lawfully or equitably claiming or to claim by, from/ under or in trust for him/ executed, occasioned or suffered by the vendor or by any person or persons and other estates, titles charges and encumbrances whatsoever had made; defended and kept harmless and indemnified of, from and against all former indemnify the purchaser and the purchaser as well and sufficiently saved Covenant against Encumbrances : The Vendor and the Confirming Party

8.6

any right or estate therein from under or in trust from the vendor. from or by the vendor or any person or persons lawfully or equitably claim; eviction, hindrance, interruption, disturbance, claim or demand whatsoever expressed or intended so to be unto and to the purchaser, without any lawful hereby granted, sold, conveyed, transferred, assigned and assured of rents, issues and profits thereof and all other benefits, rights and properties

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 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 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.

ALL THAT piece and parcel of Salt land measuring 0 (Zero) Cottah 2 (Two) Chittacks 12 (Twelve) sq. ft. be the same a little more or less out of the aforesaid land more fully described in the Second Schedule hereinabove written, lying and situated at Alouza - Atghara, J.L. No. 10, Re. Sa. No. 133, Touzi No. 172, Pargana - Kalikata, P.S. Rajarhat, 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. 1641, A.D.S.R.O. Bidhanagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 (Old) 9 (New), in the District North 24 Parganas. The Sold Property/Said Property being undivided share/part of the total land as described in the First & Second Schedule hereinabove written.

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

ISOLD PROPERTY/ SAID PROPERTY

THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of total aggregated Salt land measuring 6 (Six) Cottahs 2 (Two) Chittacks 12 (Twelve) sq. ft. be the same a little more or less being part of the land described in the First Schedule hereinabove written, lying and situated at Alouza - 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. 1641, A.D.S.R.O. Bidhanagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 6 (Old) 9 (New), in the District North 24 Parganas.

Land of Estate of Radheshyam Sarai

THE SECOND SCHEDULE ABOVE REFERRED TO

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. *SM Mehiddin Ahmed.*  
*8/0 SM Md-Ali*  
*H - Bishnupur, Rajadut*  
*167-135*

2. *Buonad*  
*Buonad*  
*RD BIRAGHUNATHPUR*  
*KOL 59*

*[Signature]*  
 ... Sanjay Saraf  
 Representative of  
 Estate of Radheshyam Saraf  
Owner / Vendor

*[Signature]*

Drafted By :

*[Signature]*  
 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.

Gaurav Singh  
 Director of  
 Abhinav Distributors Pvt. Ltd.  
Purchaser

*[Signature]*  
 Sanjay Saraf  
 Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

Sanjay Sara  
Representative of  
Estate of Radheshyam Sara  
Owner / Vendor

2. Sivaram

1. Sri. M. S. Krishna Rao  
Witnesses :-

Amount -  
Rs. 1,24,888.00  
31.10.2011

Cn. NO. 421418 & Punjab National Bank  
13  
Bank of Baroda  
Saran Pz.

Received Rs: 1,24,888.00 (Rupees One Lakh Twenty Four Thousand Eight Hundred Eighty Eight) only as full and final consideration money of the schedule land more fully mentioned in the Third Schedule hereinabove written, from the above named purchaser.

MEMO OF CONSIDERATION



Received Rs. 59,279.00 (Rupees Fifty Nine Thousand Two Hundred Seventy Nine) only as full and final consideration money of the schedule land morefully mentioned in the Third Schedule hereinabove written, from the above named purchaser.

<u>Ch. No.</u>	<u>Bank</u>	<u>Amount-</u>	<u>Date</u>
421-414	Punjab National Bank, Shakespeare Sarani Br.	Rs. 59,279.00	31.10.20

Witnesses :-

1. *Mohiddin Ahmed*

2. *Burawal*

Sanjay Saraf  
Director of

M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

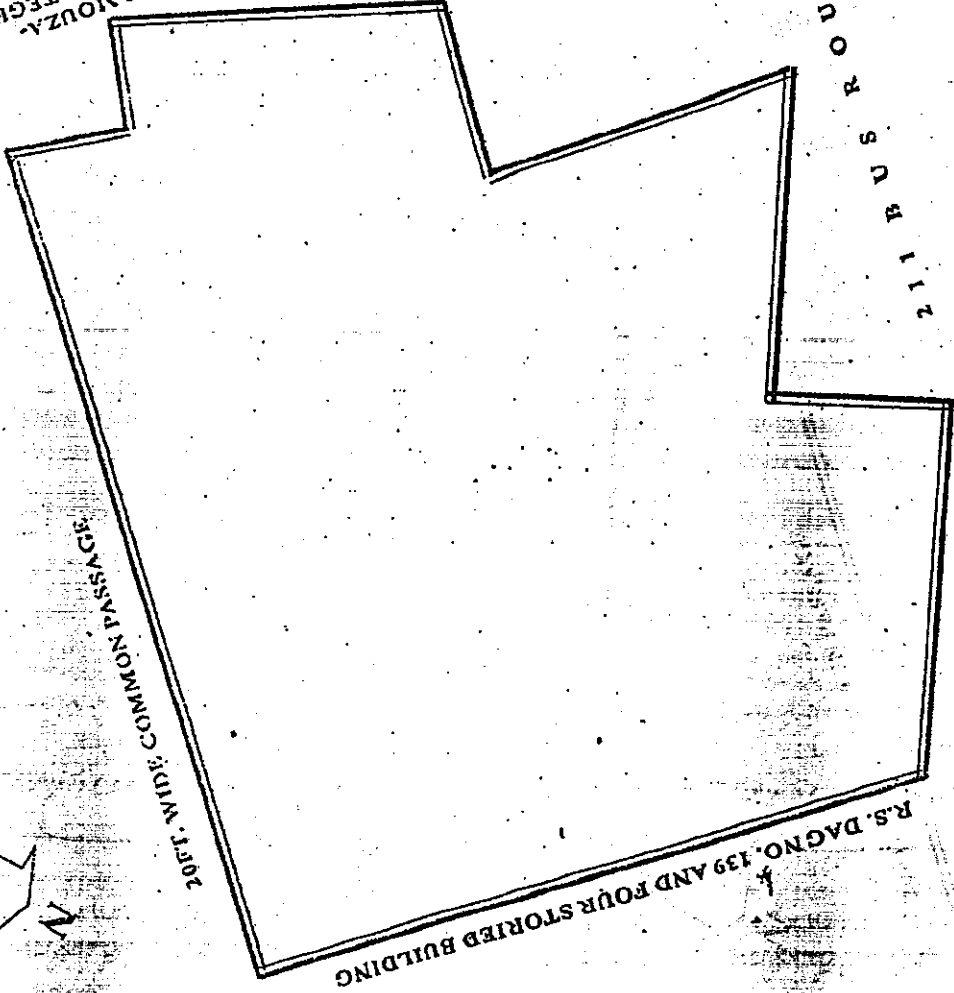
NOT IN SCALE

PARISHI RWANAKAR

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

*[Handwritten Signature]*

211 BUS ROUTE



SIGNATURE OF VENDOR

SIGNATURE OF CONFIRMING PARTY

SIGNATURE OF PURCHASER



ESTATE OF RADHESHYAM SARAF  
ABHINAV DISTRIBUTORS PVT. LTD.  
M/S. MOONSTONE ENTERPRISE PVT. LTD.

VENDOR  
PURCHASER  
CONFIRMING PARTY

SITE PLAN OF SALLI LAND MEASURING 203 COTTAS MORE OR LESS COMPRISED IN R.S. DAGNO. 140 UNDER C.S. KHATTIAN NO. 120, R.S. KHATTIAN NO. 90, L.R. KHATTIAN 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, 1677, 1678, 1764, 1765, 1766, LYING AND SITUATED AT MOUZA AT GHARA, J.L. NO. 10, RE. SA. NO. 133, TOUZI NO. 172 AND ALSO SALLI LAND MEASURING 3 COTTAS & CHITACKS MORE OR LESS COMPRISED IN R.S. DAGNO. 534, UNDER R.S. KHATTIAN NO. 53, LYING AND SITUATED AT MOUZA-TEGHORIA, J.L. NO. 9, R.S. RAJARHAT PRESENTLY BAGUATI, A.D.S.R.O. BIDHANNAGAR, SALLI LAKE CITY WITHIN THE LOCAL LIMIT OF RAJARHAT GOPALPUR MUNICIPALITY IN WARD NO. 9, IN THE DISTRICT NORTH 2 PARGANAS.

SOLD AREA: 9 COTTAS & CHITACKS 12 CHITACKS MORE OR LESS COMPRISED IN R.S. DAGNO. 140 UNDER L.R. KHATTIAN NO. 1641, LYING AND SITUATED AT MOUZA AT GHARA.



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

Endorsement For Deed Number : J - 12400 of 2011  
(Serial No. 13253 of 2011)

On

Payment of Fees:

On 31/10/2011

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

Presented for registration at 20.50 hrs on :31/10/2011, at the Private residence by Gaurav Singh the Claimant.

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

Execution is admitted on 31/10/2011 by

1. Sanjay Saraf  
Executer, Estate Of Radheshyam Saraf, 5, Kabir Road, District:-Kolkata; WEST BENGAL, India, P.O. :- Pin :-700026  
By Profession : Business
2. Sanjay Saraf  
Director, Moonstone Enterprise Pvt. Ltd., 5, Kabir Road, Thana:-Tollygunge, District:-Kolkata WEST BENGAL, India, P.O. :- Pin :-700026.  
By Profession : Business
3. Gaurav Singh  
Director, Abhinav Distributors Pvt. Ltd., 4, Sooter Kin Street, 1st Floor, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072.  
By Profession : Business

Identified By Sk Mohiuddin Ahmed, son of Sk Md Ali, Bishnupur, Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135. By Caste: Muslim, By Profession: Business.

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/11/2011

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. 2687/-, on 01/11/2011

( Under Article : A(1) = 2673/- , E = 14/- )

Certificate of Market Value(WB P.U. Act, 1956) Rs. 2000



Adl. District Sub-Registrar  
Bidhanagar (Salt Lake City)  
Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

1 NOV 2011

1 NOV 2011

Add. Registrar Sub-Registrar  
Bidhan Nagar, North 24 Pgs.  
(Debasish Dhar)



(Debasish Dhar)  
ADDITIONAL DISTRICT SUB-REGISTRAR

Deficit stamp duty Rs. 1100/- is paid, by the draft number 207210, Draft Date 31/10/2011. Bank Name State Bank of India, PARK STREET, received on 01/11/2011

Deficit stamp duty

Impressive Rs.- 100/-

Certified that the required stamp duty of this document is Rs.-11071/- and the Stamp duty paid as

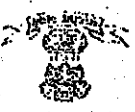
assessed at Rs.-184167/-

Certified that the market value of this property which is the subject matter of the deed has been

(Serial No. 13253 of 2011)

Endorsement For Deed Number : 1 - 12400 of 2011

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



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

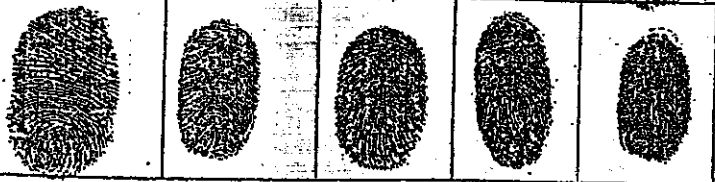
UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - L.H. BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS



L.H.



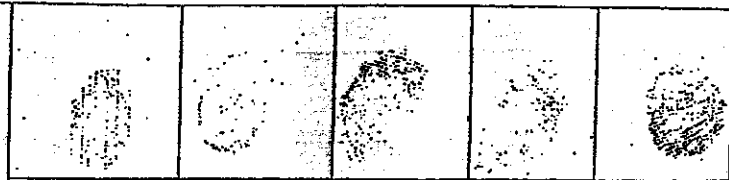
R.H.



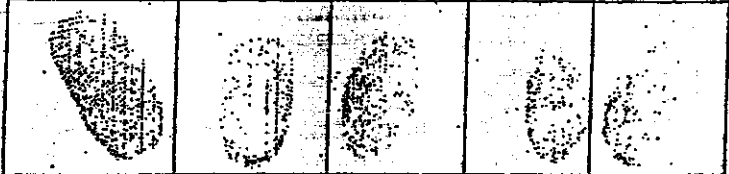
ATTESTED :-



L.H.



R.H.



ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

Carriage of Registration under section 60 and Rule 69.

Registered in Book - 1  
CD Volume number 20  
Page from 13968 to 13990  
Being No 12400 for the year 2011.



(Deposited Dhan) 01-November-2011  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

DATED THE DAY OF 2011

DEED OF CONVEYANCE

BETWEEN

Estate of Radheshyam Saraf  
Owner / Vendor

Abhinav Distributros Pvt. Ltd.  
Purchaser

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

