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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 854963

15/5/10
S. M.

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

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

19 MAY 2010

DEED OF CONVEYANCE

1. Date : 18th day of May 2010
2. Place : Kolkata
3. Parties :
 - 3.1 KALYANI ROY, wife of Jagobandhu Roy, daughter of Late Mahendra Nath Dutta &

15/5/10
31-25
31-25

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19 MAR 2010

760

PINAKI CHATTOPADHYAY
Advocate
Judge's Court, Barisal.

100 of one hdm.

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100000/-

10 MAR 2010



Krishna Das

U/L

3271



Krishna Das

U/L

3273

শ্রীমতী কুমারী



U/L

3274



Hemesh Kumar Das

Partha Das

S/o. - Late Debiyoti Das
R.N. Tagore Road, High Street,
P.O. - Krishnagar, P.S. - Katwali,
Dist - Nadia.

Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
18 MAY 2010

Late Radha Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Krishnapur, Ghosh Para, P.S Baguiati, Kolkata - 700 059, District North 24 Parganas.

Hereinafter called and referred to as the "OWNER / VENDOR" (which hexpression 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, P.O. & P.S. 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 the context be deemed to mean and include its director in office, office bearers, executors, administrators, representatives and assigns).

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

18 MAY 2010

AND

- 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**).

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

18 MAY 2010

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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.
- 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 &

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Bidhan Nagar (Salt Lake City)

18 MAY 2010

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.

5.1.7 **Absolute Ownership of Kalyani Roy** : Thus the said Kalyani Roy 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.

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18 MAY 2010

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].

- 5.1.8 **Desire of Sale by Kalyani Roy to the present Purchasers :** The said Kalyani Roy decides to sell the SAID PROPERTY to the present Purchasers, at a total consideration of Rs. 11,00,000.00 (Rupees Eleven Lakhs) only.
- 5.1.9 **Acceptance by Purchasers :** The Purchasers herein 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.
- 5.1.10 **Title of the Vendor :** Thus in the abovementioned circumstances, the vendor has 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, 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.

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

18 MAY 2010

- 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 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 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, lispensens, 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

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

18 MAY 2010

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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 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

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

18 MAY 2010

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 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, lispensens, 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.

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18 MAY 2010

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 Purchasers on such express indemnification by the vendor about the correctness of the vendor's 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 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 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 covenant 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

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Addl District Sub-Registrar
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18 MAY 2010

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properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchasers, 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 **Indemnity** : The Vendor and the Confirming Party hereby covenant 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 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 cooperate with the purchasers 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 her, 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.

रिनाकी ल. नटपाणय



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

18 MAY 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. Partha Das.
R. N. Tagore Road, High Street,
Krishnagar, Nadia,

2. Dibyendu Ray
P.O. Krishnagar
KOL-102

কাল্যানী রায়

Kalyani Roy
Owner / Vendor

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

Drafted by :

Pinaki Chattopadhyay

For Pinaki Chattopadhyay & Associates,
Solicitor & Advocates,

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 059.
Ph. : 2570 8471.

Mahesh Kumar Agarwal

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

Confirming Party

Composed by :

Paresh Swarnakar

Paresh Swarnakar,
14/B, Jessore Road,
Kolkata - 700 028.



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

18 MAY 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. Partha Das.

2. Dilipendu Roy.
P.O. Kishinapur
Kad. 102

কাল্যানী রায়

Kalyani Roy

Owner / Vendor



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

18 MAY 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 hereinafter written, from the above named purchasers.

Witnesses :-

1. Partha Das.

2. *Rajyan Su Roy*
Pro. Krishnapur
Kant. 62

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)

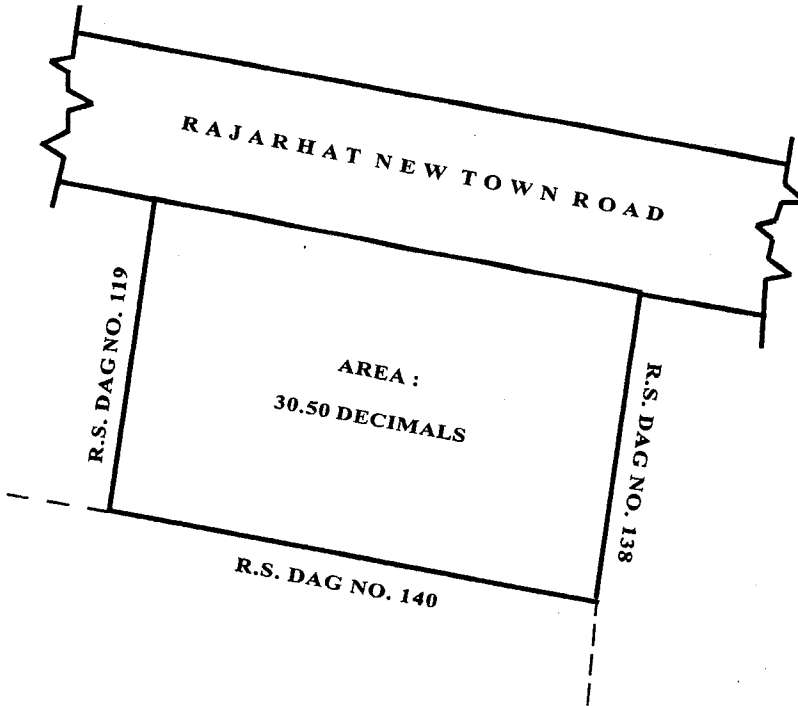
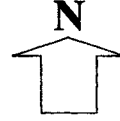
18 MAY 2010

SITE PLAN OF SALLAND 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 : KALYANI ROY

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



Prakash Kumar Dasgupta

NOT IN SCALE

DRAWN BY:

GOPA DASGUPTA

Kalyani Roy

SIGNATURE OF OWNER

Koishma Dasg

SIGNATURE OF PURCHASERS



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

18 MAY 2010

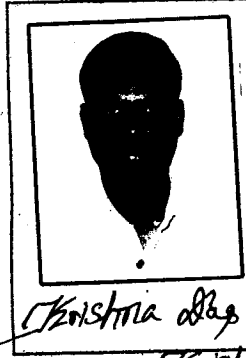
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT

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



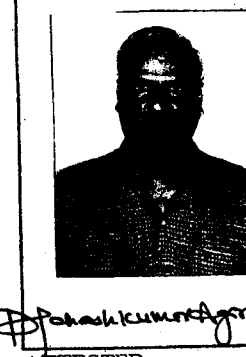
LH.					
RH.					

ATTESTED :- કલ્યાણી રાય



LH.					
RH.					

ATTESTED :- ક્રિષ્ના ઢાણ



LH.					
RH.					

ATTESTED :- પ્રહાશકુમાર ઢાણ

LH.					
RH.					

ATTESTED :-

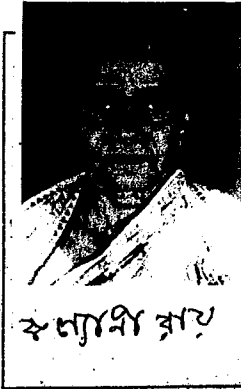


Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

18 MAY 2010

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

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.					

ATTESTED :- शंभुजी शंभु



LH.					
RH.					

ATTESTED :- Krishna Das

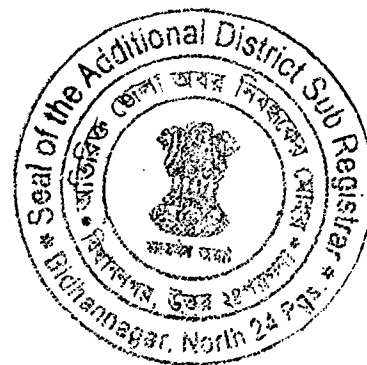


LH.					
RH.					

ATTESTED :- Prakash Kumar Agrewal

LH.					
RH.					

ATTESTED :-



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

18 MAY 2010



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

Endorsement For Deed Number : I - 05112 of 2010
(Serial No. 05180 of 2010)

On 18/05/2010

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

Presented for registration at 17.25 hrs on :18/05/2010, at the Private residence by Krishna Das ,Claimant.

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

Execution is admitted on 18/05/2010 by

1. Kalyani Roy, wife of Jagobandhu Roy , Krishnapur , Ghosh Para, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700059 , By Caste Hindu, By Profession : House wife
2. Mahesh Kumar Agarwal
Authorised Signatory, M/s Moonstone Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 .
, By Profession : Business
3. Krishna Das
Authorised Signatory, M/s Kohinoor Relators Pvt Ltd, 45 Shakespeare Sarani, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :-Shakespeare Sarani Pin :-700017 .

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

Authorised Signatory, M/s Ayush Enterprise Pvt Ltd, 5 Kabir Rd, Kolkata, Thana:-Tollygunge, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700026 .
, By Profession : ----

Identified By Partha Das, son of Lt Debyoti Das, R N Tagore Rd , High St, Thana:-Kotowali, District:-Nadia, WEST BENGAL, India, P.O. :-Krishnanagar , By Caste: Hindu, By Profession: Business.

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 19/05/2010

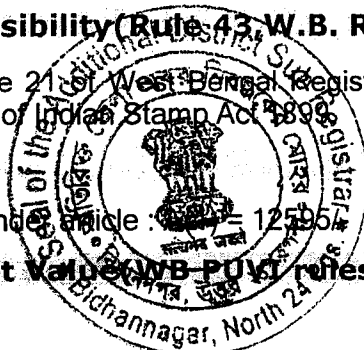
Certificate of Admissibility(Rule 43 W.B. Registration Rules 1962)

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 : 12595, E = 14/- on 19/05/2010

Certificate of Market Value(WB-PUM rules of 2001)



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

(Rajendra Prasad Upadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 05112 of 2010
(Serial No. 05180 of 2010)

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 of this document is Rs.- 68747 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid 62031125/03/2010 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 19/05/2010
2. Rs. 19647/- is paid 62031225/03/2010 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 19/05/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



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

(Rajendra Prasad Upadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR


Endorsement Page 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 7884 to 7904
being No 05112 for the year 2010.




(Rajendra Prasad Leadhyay) 19-May-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

Kalyani Roy
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