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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

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

DEED OF CONVEYANCE

6 MAY 2011

1. Date: 5th day of May 2011

2. Place : Kolkata

3. Parties :

3.1 SUMAN AGARWAL [PAN NO. ACTPA5225E...], wife of Arun Kumar Agarwal, by faith -

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Visit...



Hindu, by occupation - House wife, by nationality - Indian, residing at 24/25, Dobson Road, Howrah.

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 her heirs, administrators, executors, legal representatives, nominees and assigns) of the FIRST PART.

AND

- 3.2 ADARSH COMMDEAL PVT. LTD. [PAN NO. AAICA7421JI], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 13, Rowland Road, Elgin Road, Kolkata - 700 020, represented by its Director, SANTANU CHATTOPADHYAY, son of Rabindra Nath Chattopadhyay.

Hereinafter called and referred to as the "PURCHASER" (which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean, imply and include their respective successors in office, office bearers, executors, administrators, legal, representatives, nominees and assigns) of the SECOND PART.

AND

- 3.3 M/S. MOONSTONE ENTERPRISE PVT. LTD. (PAN NO. AADCM4928R), a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 5, Kabir Road, P.S. Tollygunge, Kolkata - 700 026, represented by its Director, SANJAY SARAF, son of Late Radheshyam Saraf.

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

a Private Limited Company, incorporated under Indian Companies Act, 1956, having its Registered Office at 45, Seakespear Sarani, Kolkata, represented by its Authorised Signatory, Ravi Khatan, son of Late Laksh Nath Khatan

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

In these presents, for the sake of brevity the Vendor, Purchaser and Confirming Parties collectively referred to as Parties and individually as Party.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Conveyance :**

- 4.1 **Said Property :** Shall mean imply and include ALL THAT piece and parcel of total aggregated Sali land measuring 5 (Five) Cottahs 9 (Nine) Chittacks 28 (Twenty 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. 1642, 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

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

5. Background, Representations, 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 & 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.

5.1.3 Gift by Avanti Paul @ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul to Biswapati Paul & Shyamal Kumar Paul : The said Avanti Paul

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@ Avanti Nath Paul & Jibanti Paul @ Jibanti Nath Paul as donors and one Charusila Paul, Kali Krishna Paul, Radha Charan Paul & Golak Paul, all the heirs & successors of Late Jiten Paul as confirming parties, gifted, transferred and conveyed Plot No. 18, consisting 4 (Four) Cottahs 8 (Eight) Chittacks 43 (Forty Three) sq.ft. more or less of land together with proportionate share of passage measuring 1 (One) Cottah 0 (Zero) Chittack 30 (Thirty) sq.ft. more or less in total land measuring 5 (Five) Cottahs 9 (Nine) Chittacks 28 (Twenty Eight) sq.ft. more or less, and also Plot No. 19, consisting 5 (Five) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. more or less together with proportionate share of passage measuring 1 (One) Cottah 3 (Three) Chittacks 11 (Eleven) sq.ft. more or less in total land measuring 6 (Six) Cottahs 7 (Seven) Chittacks 11 (Eleven) 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, to one Biswapati Paul & Shyamal Kumar Paul, by the strength of a Registered Deed of Gift, registered on 09.03.1966, in the office of the D.R. North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 26, Pages 279 to 283, being Deed No. 1013 for the year 1966.

- 5.1.4 **Joint Sale by Biswapati Paul & Shyamal Kumar Paul to the present owner, Suman Agarwal** : The said Biswapati Paul & Shyamal Kumar Paul jointly sold, transferred and conveyed the aforesaid plot, being Plot No. 18, consisting 4 (Four) Cottahs 8 (Eight) Chittacks 43 (Forty Three) sq.ft. more or less of land together with proportionate share of passage measuring 1 (One) Cottah 0 (Zero) Chittack 30 (Thirty) sq.ft. more or less in total land measuring 5 (Five) Cottahs 9 (Nine) Chittacks 28 (Twenty Eight) 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, to the present owner, Suman Agarwal, by the strength of a Registered Deed of Conveyance, registered on 30.06.2003, in the office of the A.D.S.R. Bidhannagar,

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Salt Lake City, and recorded in Book No. I, Volume No. 463, Pages 177 to 196, being Deed No. 08216 for the year 2003.

5.1.5 **Record in L.R. Settlement :** After purchasing the same, the said Suman Agarwal recorded her name in the record of the L.R. Settlement in L.R. Khatian No. 1642 in respect of 09 decimals of land (having share 0.0273 out of 339 decimals of land in R.S./L.R. Dag No. 140).

5.1.6 **Absolute Ownership of Suman Agarwal :** Thus the said Suman Agarwal 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 9 (Nine) Chittacks 28 (Twenty 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. 1642, 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 described in the First Schedule hereinafter written [**SAID PROPERTY**].

5.1.7 **Desire of Sale by Suman Agarwal to the present Purchaser :** The said Suman Agarwal decides to sell the **SAID PROPERTY** to the present Purchaser, at a total consideration of Rs. 72,81,806.00 (Rupees Seventy Two Lakhs Eighty One Thousand Eight Hundred Six) only. Out of which Rs. 41,01,389.00 (Rupees Forty One Lakhs One Thousand Three Hundred Eighty Nine) only will be paid to the owner, Suman Agarwal and Rs. 16,80,417.00 (Rupees Sixteen Lakhs Eighty Thousand Four Hundred Seventeen) only will be paid to the Confirming Party, Moonstone Enterprise Pvt. Ltd., and Rs. 15,00,000.00 (Rupees Fifteen Lakhs) only will be paid to the Confirming Party, Moonstone Enterprise Pvt. Ltd.

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- 5.1.8 **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. 72,81,806.00 (Rupees Seventy Two Lakhs Eighty One Thousand Eight Hundred Six) only.
- 5.1.9 **Title of the Vendor** : Thus in the abovementioned circumstances and on the basis of the aforesaid deed, the vendor has become the absolute owner of the Said Property.
- 5.1.10 **True and Correct Representations** : The Vendor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations and Covenants regarding Encumbrances** : The Vendor represents and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition** : The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 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.

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- 5.2.4 **Right, Power and Authority to Sell :** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendor.
- 5.2.6 **No Right of Preemption :** No person or persons whatsoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage :** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.



5.2.10 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase** : The Purchaser has/have approached the Vendor and offered to buy the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above and upon satisfaction of the right, title and interest of the said vendor (collectively Representations), has/have agreed to purchase the Said Property from the Vendor.

6.2 **Confirming Parties** : The Confirming Parties being the Developer of the entire project comprising and consisting of First Schedule land incurred financial expenses by dint of which, it had a charge on the Second Schedule land (which is a Part of First Schedule Land) and due to such charge on the Property the Purchaser paid an amount of Rs. 16,80,417.00 (Rupees Sixteen Lakhs Eighty Thousand Four Hundred Seventeen) only to the Confirming Party, M/s. Moonstone Enterprise Pvt. Ltd. and Rs. 15,00,000.00 (Rupees Fifteen Lakhs) only to the Confirming Party, M/s. Mridul Commodities Pvt. Ltd., and in lieu of such, the Confirming Parties unqualifiedly surrender, relinquish, discharge all its right, title, interest and privileges over, on and in respect of the Second Schedule Land.

7. **Transfer :**

7.1 **Hereby Made** : The Vendor and the Confirming Parties hereby sell, convey and transfer to the Purchaser the entirety of their right, title, privileges and interest of whatsoever or howsoever nature in the SAID

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PROPERTY morefully described in the Second Schedule hereinafter written, free from all encumbrances, mortgages, charges, liens, attachments, lispensens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory, prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities.

7.2 **Consideration** : The aforesaid transfer is being made in consideration of a sum of Rs. 72,81,806.00 (Rupees Seventy Two Lakhs Eighty One Thousand Eight Hundred Six) only paid by the Purchaser to the Vendor and the Confirming Parties, receipt of which the Vendor and the Confirming Parties hereby and by the Memo and Receipt hereunder written unqualifiedly admits and acknowledges.

8. **Terms of Transfer** :

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

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

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

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

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



- 8.2.1 **Indemnification** : Indemnification by the Vendor and the Confirming Parties about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser being satisfied about the title, right and interest of the vendor and further on such express indemnification by the vendor about the correctness of the vendor's title and the representations and authority to sell.
- 8.2.2 **Transfer of Property Act** : All obligations and duties of Vendor and Purchaser and Confirming Parties as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession** : Physical (Khas), vacant and peaceful possession of the Said Property has been handed over by the vendor to the purchaser, which the purchaser admit, acknowledge and accept.
- 8.4 **Outgoings** : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the vendor hereby agrees to keep the purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession** : The Vendor and the Confirming Parties hereby covenant that the purchaser and its director, executors, administrators, nominees, successors in office, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed,



transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendor.

- 8.6 **Covenant against Encumbrances :** The Vendor and the Confirming Parties indemnify the purchaser and the purchaser is well and sufficiently saved defended and kept harmless and indemnified of, from and against all former and other estates, titles charges and encumbrances whatsoever had made, executed, occasioned or suffered by the vendor or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for him, them or any of them and also against any latent and / or patent defect in title.
- 8.7 **No Objection to Mutation :** The vendor and the Confirming Parties declare that the purchaser can fully be entitled to mutate its names in all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in its own names. The vendor and the Confirming Parties undertake to cooperate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchaser and in this regard shall sign all documents and papers as required by the purchaser.
- 8.8 **Further Acts :** The vendor and the Confirming Parties hereby covenant that the vendors 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 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 Passage.
 ON THE WEST : 211 Bus Route.

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THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY)

[SUBJECT MATTER OF SALE]

ALL THAT piece and parcel of total aggregated Sali land measuring 5 (Five) Cottahs 9 (Nine) Chittacks 28 (Twenty 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. 1642, 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 and also with the benefit of the sanctioned plan.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Shri Mohiuddin Ahmed.*
of - *Bishnupur*

2. *P. U. R. A. T.*
R.D.21 RAGHUNATHPUR
KOLLS9

Suman Agarwal
Suman Agarwal
Owner / Vendor

Santanu Chattopadhyay

Santanu Chattopadhyay
Director of
M/s. Adarsh Commodeal Pvt. Ltd.
Purchaser

Drafted by :

Pinaki Chattopadhyay
For Pinaki Chattopadhyay & Associates,
Solicitor & Advocates,
Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 059.
Ph. : 2570 8471.

Sanjay Saraf
Sanjay Saraf
Director of

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

Composed by :

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

Rishi Khaitan
Rishi Khaitan

Director of
M/s. Mridul Commodities Pvt. Ltd.
Confirming Party



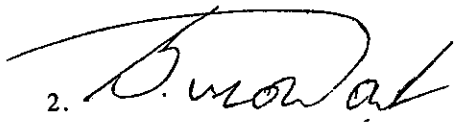
MEMO OF CONSIDERATION

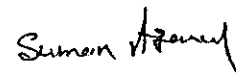
Received Rs. 41,01,389.00 (Rupees Forty One Lakhs One Thousand Three Hundred Eighty Nine) only as full and final consideration money of the schedule land morefully mentioned in the Second Schedule hereinabove written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
421101	04.05.11	Punjab National Bank, Shakes peate Saranj.	41,01,389/-

Witnesses :-

1. SK Mohinddin Ahmed.

2. 


Suman Agarwal
Owner / Vendor



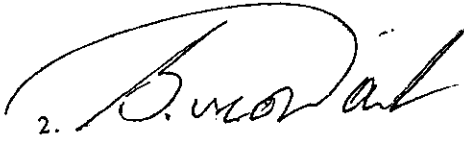
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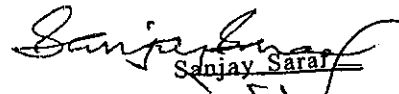
Received Rs. 16,80,417.00 (Rupees Sixteen Lakhs Eighty Thousand Four Hundred Seventeen) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinafter written, from the above named purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
421102	04.05.11	Punjab National Bank, Shakespears Sarani.	16,80,417/-

Witnesses :-

1. SK Mohindan Ahmed.
8f - Bistinnpur

2. 


Sanjay Sarai

represented by Director of
M/s. Moonstone Enterprise Pvt. Ltd.

Confirming Party

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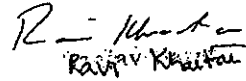
Received Rs. 15,00,000.00 (Rupees Fifteen Lakhs) only as full and final consideration money of the schedule land morefully mentioned in the Schedule hereinafter written, from the above named Purchaser.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
421103	04.05.11	Punjab National Bank, Shakespear Sarani	15,00,000/-

Witnesses :-

1. SK Mohiaddin Ahmed.

2. 


Ravi Khaitan

represented by Director of
M/s. Mridul Commodities Pvt. Ltd.

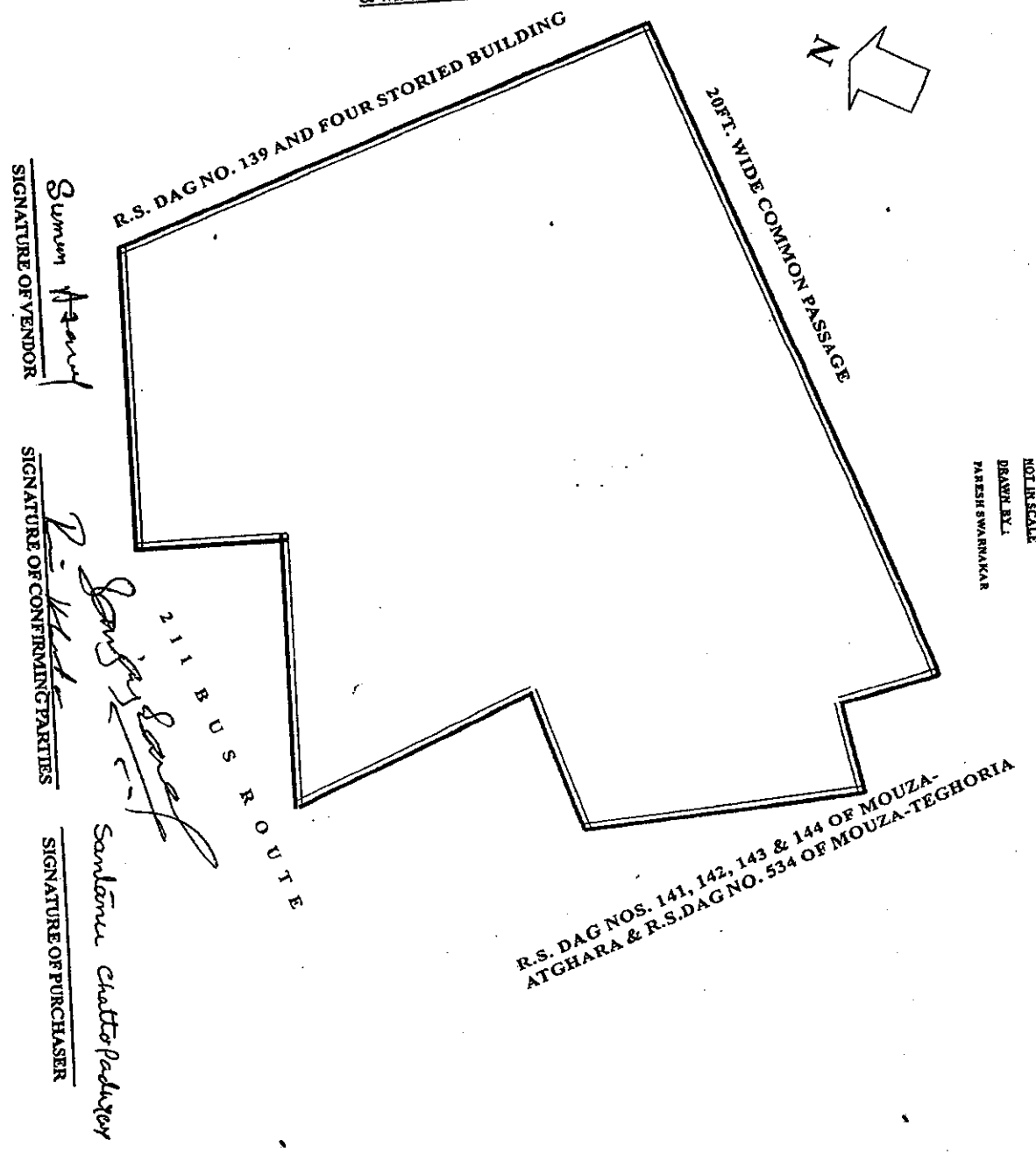
Confirming Party



SITE PLAN OF SALI LAND MEASURING 203 COTTAHS MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER C.S. KHATIAN NO. 120, R.S. KHATIAN NO. 90, L.R. KHATIAN NOS. 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1674, 1675, 1676, 1763, 1764, 1765, 1766, LYING AND SITUATED AT MOUZA-ATGHARA, J.L. NO. 10, RE. SA. NO. 133, TOUZI NO. 172 AND ALSO SALI LAND MEASURING 3 COTTAHS 8 CHITTACKS MORE OR LESS COMPRISED IN R.S. DAG NO. 534, UNDER R.S. KHATIAN NO. 53, LYING AND SITUATED AT MOUZA - TEGHORIA, J.L. NO. 9, P.S. RAJARHAT PRESENTLY BAGUIATI, 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.

SOLD AREA : 5 COTTAHS 9 CHITTACKS 28 SQ. FT. MORE OR LESS COMPRISED IN R.S. DAG NO. 140 UNDER L.R. KHATIAN NO. 1642 LYING AND SITUATED AT MOUZA-ATGHARA, BEING PART OF THE AFORESAID TOTAL LAND

VENDOR : SUMAN AGARWAL
PURCHASER : ADARSH COMMODEAL PVT. LTD.
CONFIRMING PARTIES : M/S. MOONSTONE ENTERPRISE PVT. LTD.
& M/S. MRIDUL COMMODITIES PVT. LTD.







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

Endorsement For Deed Number : I - 05208 of 2011
(Serial No. 05568 of 2011)

Payment of Fees
05/05/2011
Admission of Execution (Under Section 52 & Rule 22A(6) & 46(1) W.B. Registration Rules, 1962)

Presented for registration at 18.12 hrs on :05/05/2011, at the Private residence by Santanu Chattopadhyay, Claimant.

Admission of Execution (Under Section 58 W.B. Registration Rules, 1962)
Execution is admitted on 05/05/2011 by

1. Suman Agarwal, wife of Arun Kr Agarwal, 24/25 Dobson Rd, District:-Howrah, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
2. Sanjay Saraf
Director, M /s Moonstone Enterprise Pvt Ltd, 5, Kabir Road, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700026 .
, By Profession : Business
3. Ravi Kahitan
Authorised Signatory, M /s Mridul Commodities Pvt Ltd, 45 Seakespear Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- .
, By Profession : Business
4. Santanu Chattopadhyay
Director, Adarsh Commodeal Pvt Ltd, 13 Rwoland Rd Elgin Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700020 .
, By Profession : Others
Identified By Sk M Ahmed, son of Sk Md Ali, Bishnupur, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

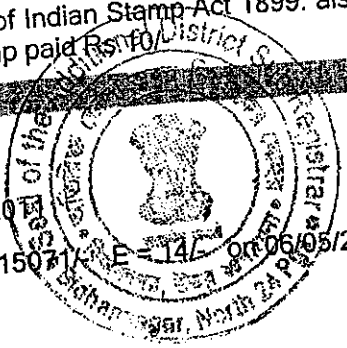
05/06/05/2011

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

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

Payment of Fees

Amount By Cash
Rs. 115085/-, on 06/05/2011
(Under Article : A(1) = 115071)
E = 14/ on 06/05/2011)



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

- 6 MAY 2011





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

Endorsement For Deed Number : I - 05208 of 2011
(Serial No. 05568 of 2011)

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7281806/-

Certified that the required stamp duty of this document is Rs.- 509747 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 505336/- is paid 70330403/05/2011 State Bank of India, PARK STREET, received on 06/05/2011
2. Rs. 4410/- is paid 10115704/05/2011 State Bank of India, TEGHORIA RAGHUNATHPUR, received on 06/05/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR














6 MAY 2011

6 MAY 2011
Addl District Sub-Registrar
Bidhan Nagar (Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR














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












N.B. - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Santanu Chattopadhyay</i>	LH.					
	RH.					












ATTESTED :- *Santanu Chattopadhyay*

 <i>Suman Agrawal</i>	LH.					
	RH.					

ATTESTED :- *Suman Agrawal*

	LH.					
	RH.					

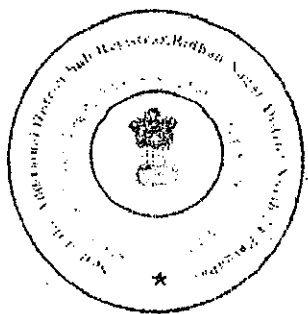
Santanu Chattopadhyay
ATTESTED :-

 <i>Raj Khanna</i> <i>Raj Khanna</i>	LH.					
	RH.					



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 926 to 949
being No 05208 for the year 2011.



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

