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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

4-15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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28.01.15

R-615/15

M.V.

V. No. ... 73 ... 28.01.15
 अंश ... 250 ...
 J (2) ... 2.50 ...
 Total ... 5.00 ...
 Received on 28.01.15 B.K.S.
 Signature

Certified that the document is admitted
 to registration. The signature sheet/s and
 the endorsement sheet/s attached with this
 document are the part of the document

District Sub-Registrar
 District Court 24 Parganas

29 JAN 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 28th day of
 January, Two Thousand Fifteen (2015) A. D. BETWEEN (1) SRI
 PABAN KUMAR SEAL (PAN AKUPS5338K), son of Late
 Biswanath Seal, (2) SRI SALIL KUMAR SEAL, (PAN
 AKUPS5337G), son of Late Biswanath Seal, both by faith Hindu,

KA
 VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Baheti
 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

no. 11318 Date 27/01/2015
 Sold to M/S Moon dust Tracom Pvt Ltd
 of 6 Banga Prasad Mukherjee Rd
 Rupees 100

Saimran Das
 Stamp Vendor
 Allpore Police Court
 South 24 Pgs., KOL-74

10-25

198
 28/1/15

M/S MOONDUST TRACOM

Lotus Director

199

FCB MOONDUST TRACOM PRIVATE LIMITED

Registrar
 Director

200

Registrar

201

Saimran Das

Indrajit Pal
 S/o Late Wagerachak Pal
 24c Peary Mohon Roy Road
 KOL-700027
 P.S. Chetta



H

District Sub-Registrar-I
 Allpore South 24 Parganas


28 JAN 2015
 28/1/2015

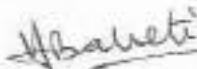
by occupation Property-holder, both residing at of 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, hereinafter jointly called and referred to as the 'VENDORS' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and/or assigns) in ONE PART

AND

M/S. MOONDUST TRACOM PRIVATE LIMITED (PAN AAJCM0395C), a Company incorporated under the Indian Companies Act, 1956, having its present Registered Office at 6, Ganga Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025 represented by its Directors (a) SRI RAJESH KUMAR PANDEY (PAN AHYPP3847R) and (b) SRI RITESH PANDEY (PAN AILPP8855D) both sons of Sri Amar Nath Pandey, by faith Hindu, by occupation Business, by Nationality Indian, residing at 6, Ganga Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata 700 025, hereinafter called and referred to as the PURCHASER / SECOND PARTY (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, successors-in-office, administrators and / or assigns) on the OTHER PART.


WHEREAS ALL THAT old dilapidated Ground plus four storied brick build dwelling house together with land thereunto belonging wherein or on part whereof the same is erected or built containing


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an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Kolkata Municipal Corporation Ward No. 87, which have been described as schedule "A" belonged to one Pannalal Seal. During his life time said Pannalal Seal as sole and absolute owner executed an indenture deed on 08.07.46, wherein he established the idol of Thakur Sri Sri Iswar Narayan Sila, Sri Sri Iswar Laxmimata Thakurani, Sr Sri Iswar Gopal Gew and dedicated the suit property along with other properties in favour of the idol. In the said deed of indenture Pannalal Seal appointed himself as first trustee/sebait and after his death his three sons, viz. Biswanath Seal, Gopinath Seal and Bholanath Seal shall be joint trustees/sebait and after the death of said Biswanath, Gopinath and Bholanath, the senior male members of his line shall jointly with the remaining trustees be a joint trustees/sebait of the properties. Pannalal Seal died intestate on 29.08.72 leaving behind his three sons Viz. Biswanath Seal, Gopinath Seal and Bholanath Seal as his legal heirs and successors. Biswanath Seal died on 26.05.84 leaving behind his three sons viz., Paban Kumar Seal, Tapan Kumar Seal and Salil Kumar Seal.

AND WHEREAS Gopinath Seal also died intestate on 18.11.1999 leaving behind his two sons viz., Ashim Seal and Probir Kumar Seal as his legal heirs and successors. Tapan Kumar Seal died intestate on 20.02.2014 leaving behind his son Shankar Seal as his legal heir and successor.


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AND WHEREAS said Bholanath Seal died intestate on 17.01.02 leaving behind his two sons viz., Sri Subrata Seal and Sri Sumit Seal as his only legal heirs and successors, none else.

AND WHEREAS the present legal heirs of said Pannalal Seal being the male members/sebait of the said deity as per indenture made on 08.07.46 by their predecessor in interest of said Pannalal Seal, since deceased became the sebait/owners of the properties. Including the premise no.41, Parasar Road. The major portion of the building erected on the Premises No. 41, Parasar Road, Police Station Tollygunge, Kolata 700 029 more fully described in the Schedule A hereunder written has been occupied by several tenants.

AND WHEREAS the said legal heirs of Late Panna Lal Seal, approached the Learned District Judge at Alipore seeking permission for development and/or sell of the Schedule 'A' property and the said suit has been numbered as Misc. Case No. 325 of 2014 Sri Paban Kumar Seal and others petitioner filed a petition Under Section 34 of Indian Trust Act.

AND WHEREAS the major structure of the building of both premises have become old and dilapidated. The applicants including the two Vendors herein had submitted before the court of District Judge at Alipore that the rental income from the tenancy is very meager i.e, say Rs. 2520/- per month which is absolutely insufficient for the purpose of maintenance of the said property, taking into consideration of the present municipal taxes

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and other statutory due payable to the respective statutory authorities. Moreover, all the tenants of the said property have been living for long and at present they are not agreeable to vacate their respective tenancy or to enhance the rent. Applicants have stated that they have no sufficient fund to maintain the schedule properties and as such they approached Moondust Tracom Private Limited having its registered office at premises No. 6, Ganga Prasad Mukherjee Road Kolkata 700 025 for development or Sale of the said premises.

AND WHEREAS upon hearing and on perusal of the Deeds, documents and material facts the Learned Judge by his Order No. 2, dated 27.11.2014 was pleased to dispose of the case. And it is order that they "the applicants shall have every right to sell or develop the property after mutating their names in the record of the Kolkata Municipal Corporation".

AND WHEREAS thus in the said Premises said Sri Paban Kumar Seal, the Vendor No. 1 herein is entitled to undivided 1/9th share and Sri Sahil Kumar Seal the Vendor No. 2 herein is entitled to undivided 1/9th share of the said Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029 by mutation of their names and/or due payment of taxes and other out going charges therefor and are seized and possessed of the said Premises uninterruptedly and the said Premises is more fully described in the Schedule 'A' hereunder written and hereinafter called and referred to as the said Entire Premises.

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AND WHEREAS being urgent need of liquid cash the Vendor herein approach the purchaser herein to sell their respect undivided 1/9th share aggregating to undivided 2/9th share in the said Schedule 'A' property which is more fully described in the Schedule 'B' hereunder written to the Purchasers herein at and for the lump sum of Rs. 72,00,000.00 (Rupees Seventy Two Lakh) only.

AND WHEREAS the Purchasers have obtained concurrence of the other Co-Sharers regarding aforesaid sale and who have no objection in this regards.

AND WHEREAS thus the Vendors herein jointly become entitled to undivided 2/9th share of the said Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, which is more fully described in the Schedule 'A' hereunder written and hereinafter called referred to as the said Premises.

AND WHEREAS for want of urgent liquid Cash the Vendors herein have jointly and severally expressed their intention to sell and the Purchasers herein have jointly agreed to purchase ALL THAT undivided 2/9th share in the schedule 'A' property being land measuring 800 Square Feet and structure measuring 2378 Square Feet a little more or less, more fully described in the Schedule 'B' hereunder written comprising the Schedule 'A' hereunder written at and for the consolidated price of Rs. 72,00,000.00 (Rupees Seventy Two Lakh) only free from


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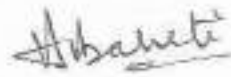
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all encumbrances, attachments, liens, lispendence etc., of whatsoever nature.

AND WHEREAS the Vendors have now agreed to sell and transfer to the Purchasers ALL their undivided 2/9th share in the piece and parcel of land measuring 5 (Five) Cottahs, a little more or less and the structure measuring 10700 Square Feet, a little more or less being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, together with all easement and quasi-easement rights attached thereto including right of user of the common passage, leading to the Premises, hereby conveyed from the main Road (hereinafter for the sake of brevity referred to as the "said Premises") unto and to the use of the Purchasers herein, which is more fully described in the Schedule 'B' hereunder written and hereinafter called and referred to as the said Schedule 'B' premises, for the consideration of Rs. 72,00,000.00 (Rupees Seventy Two Lakh) only in lump free from all encumbrances, charges, liens, lispendens trusts whatsoever or howsoever, on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 72,00,000.00 (Rupees Seventy Two Lakh) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors as per Memo of Consideration hereunder written (the receipt whereof the Vendors do hereby as


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also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, forever acquit, release and discharge the Purchasers and the said Schedule B Premises; the Vendors do hereby grant, convey, transfer, assign and assure unto and in favour of the Purchasers ALL THAT undivided 2/9th share in the piece and parcel land measuring 5 (Five) Cottahs a little more or less and the structure measuring 10700 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, which is more fully and particularly described in the Schedule "B" hereunder written and hereinafter referred to as the said Schedule 'B' Premises or howsoever otherwise the said property or any part or portion thereof now is or are or heretofore was or were situated, tenanted, butted, bounded, called, known, numbered, described or distinguished together with all sewer, water, water courses, structures, constructions, lights, liberties, privileges, easements and appurtenances whatsoever of the said Premises belonging or anywise appertaining or usually held or enjoyed therewith or reputed belong or be appurtenant thereto AND ALL THE estate, right, title, interest, claim and demand whatsoever of the Vendors together with all deeds or pattas and muniments of title whatsoever exclusively relating to or convening the said Schedule 'B' Premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit

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TO HAVE AND TO HOLD the said Schedule 'B' Premises hereby granted or expressed so to be unto and to the use of the Purchasers forever and the Vendors do hereby for themselves, their heirs, executors, administrators, successors and representatives covenant with the Purchasers shall notwithstanding any act, deed or thing by the Vendors done or executed or knowingly suffered to the contrary, the Vendors is lawfully and absolutely entitled to the said Schedule 'B' Premises hereby granted, conveyed and transferred and confirmed or expressed so to be and every part thereof without any manner or condition use, trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors have good right, full and absolute power and authority to grant, convey and confirm the said Schedule 'B' Premises hereby granted, conveyed and confirmed or expressed to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and receive the rent, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming and that free from all encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said property or any of them or any part thereof from under or in trust for them, the Vendors or from or under any of their ancestors and/or predecessors-in-title shall and will from,

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time to time and at all times hereafter at the request and cost of the Purchasers do execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Schedule 'B' property and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required and at the cost of the Purchasers.

The Vendors do hereby covenant with the Purchasers as follows :

1. That the Vendors have good right, title, lawful power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and the Schedule 'B' Premises hereby granted, conveyed, sold, transferred and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.
2. AND that the Purchasers will and may now and/or at any time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and the Premises hereby granted, sold, conveyed and received and take the rents, issues and profits thereof and every part thereof with heritable and transferable right without any lawful, act, suit, hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any other person or persons lawfully or equitably claiming from under or in trust for them.


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3. AND the Vendors up to the date of sale has made and kept the Schedule 'B' property free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or released at the costs and expenses of the Vendors and also well and sufficiently saved, defended, kept harmless and indemnified and from and against all manner or estate, mortgage, charges, liens, lispendens, claims, demands, attachments, debts, liabilities and encumbrances whatsoever including payment of up to date taxes and other outgoing charges for the said Schedule "B" Property.

4. AND further the Vendors and all other persons having lawfully equitably claiming any estate, right, title, interest, property, claim or demand whatsoever into or upon the said land and Premises hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or any part thereof from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly and satisfactorily assuring the title to the said Premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

6. That the Vendors have handed over the peaceful and khas possession of the said Schedule "B" Premises to the Purchasers. The Purchasers will be entitled to mutate their names in the Office records of the Kolkata Municipal Corporation and in any other


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Government department in place of the Vendors herein without obtaining any further consent from the Vendors herein or other co-sharers.

FIRST SCHEDULE "A" ABOVE REFERRED TO
(Description of the entire Property)

ALL THAT old dilapidated Ground plus Four storied brick build dwelling house measuring 10700 square feet more or less, together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029 Ward No. 87, of the Kolkata Municipal Corporation under Assesseess No. 11-087-18-0035-2 and marked with RED border on the Map or Plan annexed herewith which will be treated as part of this Deed of Conveyance and butted and bounded as follows :-

- ON THE NORTH : By Plot No. 117, Present Premises No. 39, Parasar Road, House of Babu Haripada Basu.
- ON THE EAST : By Premises No. 20B, Lake Place, House of Ajit Ganguly
- ON THE SOUTH : By Premises No. 43, Parasar Road, House of Dr. R. Chandra.
- ON THE WEST : By 40 Feet wide Parasar Road.

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SCHEDULE 'B' ABOVE REFERED TO

(Description of the Property hereby conveyed)

ALL THAT undivided 2/9th share in the Schedule 'A' property being the land area measuring 800 Square Feet, a little more or less and the building measuring 2378 Square Feet with cemented floor (Ground Floor 697, First Floor 652, Second Floor 546, Third Floor 378 and Fourth Floor 105 Square Feet) at Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, comprising the Schedule 'A' above referred to.

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

SIGNED, SEALED AND DELIVERED

by the Vendors in Kolkata in presence of :

1. Gopnath Ghosh
Durga Nagar South
PO. Rabindranagar
RS. Kolkata - 700089
Bun Duan
2. Indrajit Pal
24C Pearey Mohon
Roy Road
KOL - 700027

1. Jagan Kumar Seal
2. Sandeep Kumar Seal

(SIGNATURE OF THE VENDORS)












FOR MOONDUST TRACOM PRIVATE LIMITED
Rajesh Kumar Panting
Director

FOR MOONDUST TRACOM PRIVATE LIMITED
Harshit Baheti
Director












(SIGNATURE OF THE PURCHASERS)

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BAHETI
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HARSHIT BAHETI
As Constituted Attorney
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		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Paban Kumar Seal</i>	left hand					
	right hand					












Name PABAN KUMAR SEAL
Signature Paban Kumar Seal

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Sallit Kumar Seal</i>	left hand					
	right hand					

Name SALLIT KUMAR SEAL
Signature Sallit Kumar Seal

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Rajesh Kumar Pandey</i>	left hand					
	right hand					

Name RAJESH KUMAR PANDEY
Signature Rajesh Kumar Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Ritesh Pandey</i>	left hand					
	right hand					

Name RITESH PANDEY
Signature Ritesh Pandey

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**ED PLAN AT PREMISES NO . 41, PARASAR ROAD, P. S. TOLLYGUNGE,
WARD NO. 87, KOLKATA 700 029 UNDER BOROUGH VIII [K. M C.]**

AREA OF LAND : 05 KATHA - 00 CHATTAK - 00 SQ.FT. i.e. 334,448 SQ.M. i.e. 3600 SQ.FT.
TOTAL EXISTING STRUCTURE : 10,700 SQ.FT.
AREA SOLD : UNDIVIDED 2 / 9 TH SHARE [LAND MEASURING: 800 SQ.FT.]
BUILDING MEASURING : 2378 SQ.FT. APPROX.

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Salil Kumar Seal

SIGNATURE OF VENDOR'S

PRE. NO. 43, PARASAR ROAD (G+IV) FOR MOONDUST TRACOM PRIVATE

FOR MOONDUST TRACOM PRIVATE LIM

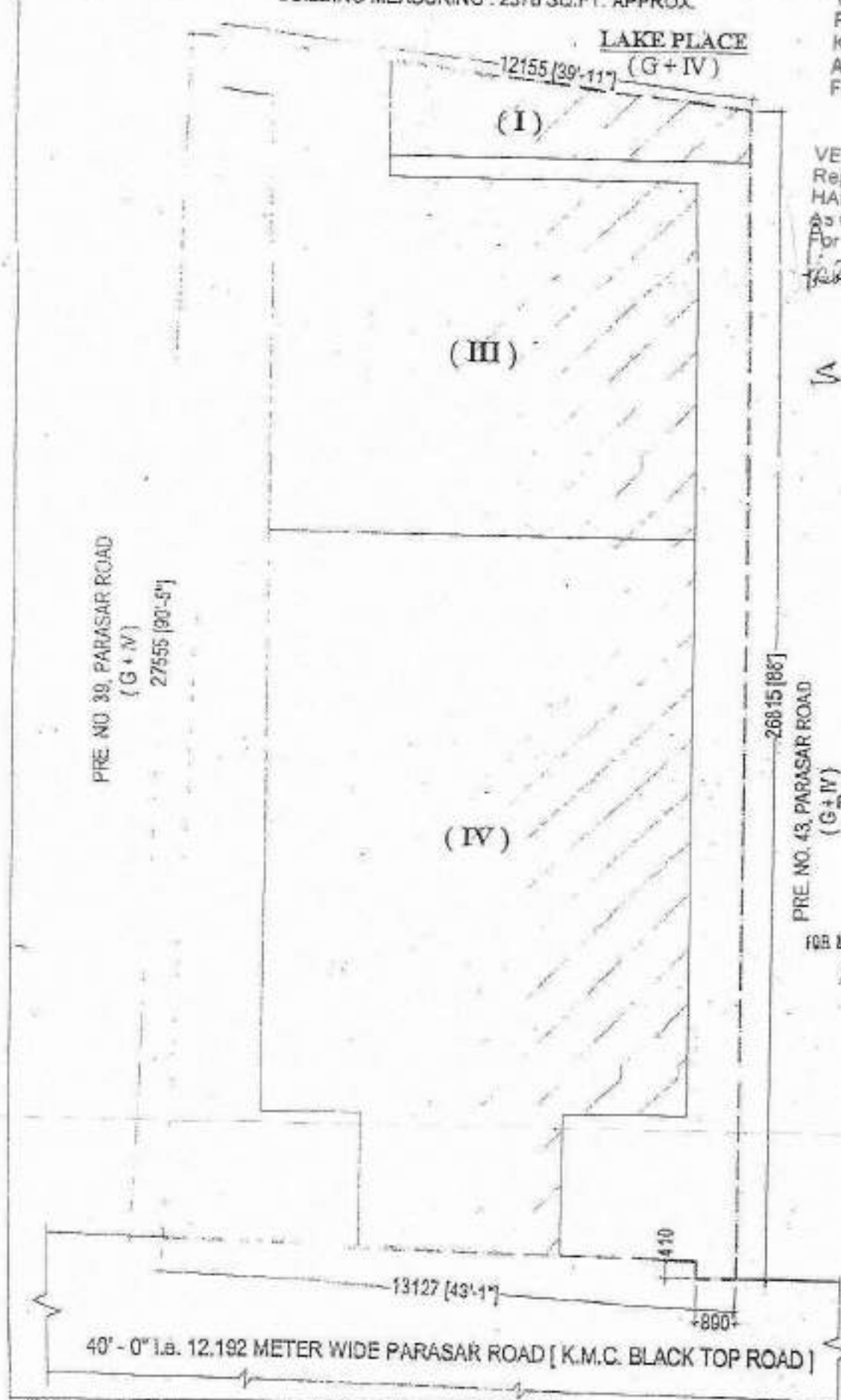
Rajesh Kumar Pandey

Dir

SIGNATURE OF PURCHASER



SCALE : 1 : 125
ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
DATE : 29.01.2015



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-2014 15-001049083-2

GRN Date: 21/01/2015 17:12:39

BRN: 240115090009579

Payment Mode: Counter Payment

Bank: State Bank of India

BRN Date: 24/01/2015 12:14:26

DEPOSITOR'S DETAILS

Name: RAJESH KUMAR PANDEY Id No.: 1601L000000615/1/2015
(Query No./Query Year)

Contact No.:

E-mail:

Address:

Mobile No.: +91 9830033454

Applicant Name:

Office Name:

Office Address:

Status of Depositor:

8/1, RAMESH MITRA ROAD, KOLKATA-700025

Samiran Banerjee

D.S.R. - I SOUTH 24-PARGANAS, South 24-Parganas

Buyer/Claimants

Purpose of payment / Remarks:

Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification NO.	Head of A/C Description	Head of A/C	Amount [₹]
1	1601L000000615/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	505699
2	1601L000000615/1/2015	Property Registration- Registration Fee	0030-03-104-001-18	79499
Total				585198

In Words: Rupees Five Lakh Eighty Five Thousand One Hundred Ninety Eight only

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Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00274 of 2015
(Serial No. 00379 of 2015 and Query No. 1601L000000615 of 2015)

On 28/01/2015

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 79,499/- paid online on 23/01/2015 10:44PM with Govt. Ref. No. 192014150016496832 on 21/01/2015 3:42AM, Bank: State Bank of India, Bank Ref. No. 240115090009579 on 23/01/2015 10:44PM, Head of Account: 0030-03-104-001-16, Query No:1601L000000615/2015

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.-74,86,776/-

Certified that the required stamp duty of this document is Rs.- 524095/- and the Stamp duty paid as: Impressive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 5,05,699/- paid online on 23/01/2015 10:44PM with Govt. Ref. No. 192014150016496832 on 21/01/2015 3:42AM, Bank: State Bank of India, Bank Ref. No. 240115090009579 on 23/01/2015 10:44PM, Head of Account: 0030-02-103-003-02, Query No:1601L000000615/2015

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

Presented for registration at 17.22 hrs on :28/01/2015, at the Private residence by Ritesh Pandey, one of the Claimants.

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

Execution is admitted on 28/01/2015 by

1. Paban Kumar Seal, son of Late Biswanath Seal, 41, Parasar Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Others
2. Saill Kumar Seal, son of Late Biswanath Seal, 41, Parasar Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Others
3. Rajesh Kumar Pandey
Director, M/s Moondust Tracom Private Limited, 6, Ganga Prasad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Profession : Business

VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt Ltd

VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt Ltd

(Kalidas Mandal)

DISTRICT SUB-REGISTRAR-I

Endorsement Page No. 2

29/01/2015 16:43:00



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00274 of 2015
(Serial No. 00379 of 2015 and Query No. 1601L000000615 of 2015)

4. Ritosh Pandey
Director, M/s Moondust Tracom Private Limited, 6, Ganga Prasad Mukherjee Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025,
By Profession : Business

Identified By Indrajit Pal, son of Late Nagendra Ch Pal, 24 C, Peary Mohan Roy Road, Kolkata,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession:
Business.

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

On 29/01/2015

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 2893.00/-, on 29/01/2015

(Under Article : A(1) = 2893/- on 29/01/2015)

Deficit stamp duty

Deficit stamp duty Rs. 18400/- is paid, by the draft number 561658, Draft Date 29/01/2015, Bank :
State Bank of India, BHOWANIPORE, received on 29/01/2015

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

KA

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Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

H Baheti

VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

[Signature]

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I


29/01/2015 16:43:00


Endorsement Paper No. 2

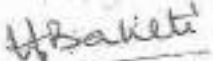
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 906 to 929
being No 00274 for the year 2015.




(Kalidas Mandal) 03-February-2015
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal


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MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 72,00,000.00 (Rupees Seventy Two Lakh) only as total consideration payable by these presents in the following manner :

Name	Date	A/C Payee Cheque	Bank/Branch	Rs.
Pabab Kumar Seal	28.01.2015	901601	Canara Bank, Bhowanipore	25,00,000.00
Do	Do	901602	Do	11,00,000.00
Salil Kumar Seal	Do	901603	Do	25,00,000.00
Do	Do	901604	Do	11,00,000.00
TOTAL				72,00,000.00

(Rupees Seventy Two Lakh) only

WITNESSES

1. *Gopinath Ghosh*

2. *Indrajit Pal*

1. *Pankaj Kumar Seal*

2. *Salil Kumar Seal*

(SIGNATURE OF THE VENDORS)

Drafted by me:

Suman Banerjee
Advocate,

Judges' Court, Alipore,
Kolkata - 700 027.

Typed by

Sudhakar Mandal

NEW VIJAYA
10, Old Post Office Street,
Kolkata- 700 001.

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714/2015-11 d 2 200675/2015
भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

3-25
23.02.15

1399/15
M.V. 3655560/-

S 813801 B 813901
P.C. No. 186 Dt. 25.02.15
J.H. 250
J.H. No. 500
Total Rs. 750
Registered on 25.02.15
Sd/-
Sub-Registrar

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-1
Alipore South 24 Parganas

24 FEB 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 23rd day of February, Two Thousand Fifteen (2015) A. D. BETWEEN SRI SHANKAR SEAL (PAN ALSPS6849N), son of Late Tapan Kumar Seal, by faith Hindu, by occupation Property-holder, residing at of 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, hereinafter called and referred to as the 'VENDOR' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of

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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

8134 Date 17/02/2015
Sole to 1 Rajesh Kumar Pandey & another
of 6 Ganga prasad mukherjee Rd
Purges 52201 PS Bhananipura 10/25

Das
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Kolk.

8134 ps 52201 (ps fine transferred only)

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23/2/15
Lika

Lika

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shankardev

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FOR MOONOUST TRACOM PRIVATE LIMITED
Rajesh Kumar Pandey
Director



H
District Sub-Registrar-I
Alipore South 24 Parganas
23 FEB 2015

Identified by me
[Signature]
Advocate
Kolkata

his heirs, executors, administrators, legal representatives and/or assigns) in ONE PART

AND

M/S. MOONDUST TRACOM PRIVATE LIMITED (PAN AAJCM0395C), a Company incorporated under the Indian Companies Act, 1956, having its present Registered Office at 6, Ganga Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025 represented by its Directors (a) SRI RAJESH KUMAR PANDEY (PAN AHYPP3847R) and (b) SRI RITESH PANDEY (PAN AILPP8855D) both sons of Sri Amar Nath Pandey, by faith Hindu, by occupation Business, by Nationality Indian, residing at 6, Ganga Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata 700 025, hereinafter called and referred to as the **PURCHASERS / SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, successors-in-office, administrators and / or assigns) on the **OTHER PART**.

WHEREAS ALL THAT old dilapidated Ground plus four storied brick build dwelling house together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Kolkata Municipal Corporation Ward No. 87, which have been described in Schedule "A" hereunder written belonged to one Pannalal Seal.

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During his life time said Pannalal Seal as sole and absolute owner executed an Indenture on 08.07.1946, wherein he established the Idol or Thakur Sri Sri Iswar Narayan Sila, Sri Sri Iswar Laxmimata Thakurani, Sri Sri Iswar Gopal Jew and dedicated the suit property along with other properties in favour of the Idol. In the said deed of indenture Pannalal Seal appointed himself as first trustee/sebait and after his death his three sons, viz. Biswanath Seal, Gopinath Seal and Bholanath Seal shall be joint trustees/sebait and after the death of said Biswanath, Gopinath and Bholanath, the senior male members of his line shall jointly with the remaining trustees be a joint trustees/sebait of the properties. Pannalal Seal died intestate on 29.08.1972 leaving behind his three sons viz. Biswanath Seal, Gopinath Seal and Bholanath Seal as his legal heirs and successors. Biswanath Seal died on 26.05.84 leaving behind his three sons viz., Paban Kumar Seal, Tapan Kumar Seal and Salil Kumar Seal.

AND WHEREAS Gopinath Seal also died intestate on 18.11.1999 leaving behind his two sons viz., Ashim Seal and Probir Kumar Seal as his legal heirs and successors. Tapan Kumar Seal died intestate on 20.02.2014 leaving behind his son Shankar Seal as his legal heir and successor, as per the said Trust Deed.

AND WHEREAS said Bholanath Seal died intestate on 17.01.2002 leaving behind his two sons viz., Sri Subrata Seal and Sri Sumit Seal as his only legal heirs and successors, none else, as per the said Trust Deed.

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AND WHEREAS the present legal heirs of said Pannalal Seal being the male members/sebait of the said deity as per indenture made on 08.07.1946 by their predecessor in interest of said Pannalal Seal, since deceased became the sebait/owners of the properties including the Premise No. 41, Parasar Road. The major portion of the building erected on the Premises No. 41, Parasar Road, Police Station Tollygunge, Kolata- 700 029 more fully described in the Schedule "A" hereunder written has been occupied by several tenants.

AND WHEREAS the said legal heirs of Late Panna Lal Seal, approached the Learned District Judge at Alipore seeking permission for development and/or sell of the Schedule 'A' property and the said suit has been numbered as Misc. Case No. 325 of 2014 Sri Paban Kumar Seal and others petitioner filed a petition Under Section 34 of Indian Trust Act.

AND WHEREAS the major structure of the building of both premises have become old and dilapidated. The applicants including the Vendor herein had submitted before the court of the District Judge at Alipore that the rental income from the tenancy is very meager i.e, say Rs. 2520/- per month which is absolutely insufficient for the purpose of maintenance of the said property, taking into consideration of the present municipal taxes and other statutory due payable to the respective statutory authorities. Moreover, all the tenants of the said property have been living for long and at present they are not agreeable to vacate

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their respective tenancy or to enhance the rent. The applicants have stated that they have no sufficient fund to maintain the schedule properties and as such they approached Moondust Tracom Private Limited having its registered office at premises No. 6, Ganga Prasad Mukherjee Road Kolkata 700 025 for development or Sale of the said premises.

AND WHEREAS upon hearing and on perusal of the Deeds, documents and material facts the Learned Judge by his Order No. 2, dated 27.11.2014 was pleased to dispose of the case. And it is order that they "the applicants shall have every right to sell or develop the property after mutating their names in the record of the Kolkata Municipal Corporation".

AND WHEREAS by inheritance from said Biswanath Seal in the said Premises said Tapan Kumar Seal since deceased, became entitled to undivided 1/9th share Praban Kumar Seal undivided 1/9th share and Salil Kumar Seal undivided 1/9th share.

AND WHEREAS said Tapan Kumar Seal died intestate on 20.02.2014 leaving behind Sri Sankar Seal as his only legal heir and successors according to the said Trust Deed.

AND WHEREAS thus the Vendor herein become entitle to ALL THAT undivided 1/9th share of the said Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029 by mutation of their names and/or due payment of taxes and other outgoing charges therefor and are seized and possessed of the said Premises uninterruptedly and the said Premises is more fully

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described in the Schedule 'A' hereunder written and hereinafter called and referred to as the said Entire Premises.

AND WHEREAS being urgent need of liquid cash the Vendor herein approach the Purchasers herein to sell his undivided 1/9th in the said Schedule 'A' property which is more fully described in the Schedule 'B' hereunder written to the Purchasers herein at and for the lump sum of Rs. 36,00,000.00 (Rupees Thirty Six Lakh) only.

AND WHEREAS the Purchasers have obtained concurrence of the other Co-Sharers regarding aforesaid sale and who have no objection in this regards.

AND WHEREAS for want of urgent liquid Cash the Vendor herein has expressed his intention to sell and the Purchasers herein have jointly agreed to purchase ALL THAT undivided 1/9th share in the schedule 'A' property being land measuring 400 Square Feet be the same and little more or less and structure measuring 1189 Square Feet a little more or less, more fully described in the Schedule 'B' hereunder written comprising the Schedule 'A' hereunder written at and for the consolidated price of Rs. 36,00,000.00 (Rupees Thirty Six Lakh) only free from all encumbrances, attachments, liens, lispendence etc., of whatsoever nature.

AND WHEREAS the Vendor has now agreed to sell and transfer to the Purchasers ALL THAT undivided 1/9th share in

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7

the schedule 'A' property being land measuring 400 Square Feet be the same and little more or less and structure measuring 1189 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, together with all easement and quasi-easement rights attached thereto including right of user of the common passage, leading to the Premises, hereby conveyed from the main Road (hereinafter for the sake of brevity referred to as the "said Premises") unto and to the use of the Purchasers herein, which is more fully described in the Schedule 'B' hereunder written and hereinafter called and referred to as the said Schedule 'B' premises, for the consideration of Rs. 36,00,000.00 (Rupees Thirty Six Lakh) only in lump free from all encumbrances, charges, liens, lispendens trusts whatsoever or howsoever, on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 36,00,000.00 (Rupees Thirty Six Lakh) only of the lawful moneys of the Union of India well and truly paid by the Purchasers to the Vendor as per Memo of Consideration hereunder written (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, forever acquit, release and discharge the Purchasers and the said Schedule B Premises) the Vendor doth hereby grant, convey, transfer, assign

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and assure unto and in favour of the Purchasers **ALL THAT** undivided 1/9th share in the schedule 'A' property being land measuring 400 Square Feet be the same and little more or less and structure measuring 1189 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, which is more fully and particularly described in the Schedule "B" hereunder written and hereinafter referred to as the said Schedule 'B' Premises or howsoever otherwise the said property or any part or portion thereof now is or are or heretofore was or were situated, tenanted, butted, bounded, called, known, numbered, described or distinguished together with all sewer, water, water courses, structures, constructions, lights, liberties, privileges, easements and appurtenances whatsoever of the said Premises belonging or anywise appertaining or usually held or enjoyed therewith or reputed belong or be appurtenant thereto **AND ALL THE** estate, right, title, interest, claim and demand whatsoever of the Vendor together with all deeds or pattas and muniments of title whatsoever exclusively relating to or convening the said Schedule 'B' Premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said Schedule 'B' Premises hereby granted or expressed so to be unto and to the use of the Purchasers forever and the Vendor doth hereby for himself, his heirs, executors, administrators, successors and representatives

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covenant with the Purchasers shall notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor is lawfully and absolutely entitled to the said Schedule 'B' Premises hereby granted, conveyed and transferred and confirmed or expressed so to be and every part thereof without any manner or condition use, trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor has good right, full and absolute power and authority to grant, convey and confirm the said Schedule 'B' Premises hereby granted, conveyed and confirmed or expressed to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and receive the rent, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming and that free from all encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said property or any of them or any part thereof from under or in trust for them, the Vendor or from or under any of his ancestors and/or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Schedule 'B' property and every part thereof unto and to

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the use of the Purchasers in the manner aforesaid as shall or may be reasonably required and at the cost of the Purchasers.

The Vendor doth hereby covenants with the Purchasers as follows :-

1. That the Vendor has good right, title, lawful power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and the Schedule 'B' Premises hereby granted, conveyed, sold, transferred and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.
2. AND that the Purchasers will and may now and/or at any time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and the Premises hereby granted, sold, conveyed and received and take the rents, issues and profits thereof and every part thereof with heritable and transferable right without any lawful, act, suit, hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming from under or in trust for him.
3. AND the Vendor up to the date of sale has made and kept the Schedule 'B' property free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or released at the costs and expenses of the Vendor and also well and sufficiently

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saved, defended, kept harmless and indemnified ~~and from and~~ against all manner or estate, mortgage, charges, liens, lispendens, claims, demands, attachments, debts, liabilities and encumbrances whatsoever including payment of up to date taxes and other outgoing charges for the said Schedule "B" Property.

4. AND further the Vendor and all other persons having lawfully equitably claiming any estate, right, title, interest, property, claim or demand whatsoever into or upon the said land and Premises hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or any part thereof from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly and satisfactorily assuring the title to the said Premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

6. That the Vendor has handed over the peaceful and khas possession of the said Schedule "B" Premises to the Purchasers. The Purchasers will be entitled to mutate their names in the Office records of the Kolkata Municipal Corporation and in any other Government department in place of the Vendor herein without obtaining any further consent from the Vendor herein or other co-sharers

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As Constituted Attorney
For Moondust Telecom Pvt. Ltd.

FIRST SCHEDULE "A" ABOVE REFERRED TO
(Description of the entire Property)

ALL THAT old dilapidated Ground plus Four storied brick build dwelling house measuring 10700 square feet more or less, together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Ward No. 87 of the Kolkata Municipal Corporation under Assesseess No. 11-087-18-0035-2 and marked with RED border on the Map or Plan annexed herewith which will be treated as part of this Deed of Conveyance and butted and bounded as follows :-

- ON THE NORTH : By Plot No. 117, Present Premises No. 39, Parasar Road, House of Babu Haripada Basu.
- ON THE EAST : By Premises No. 20B, Lake Place, House of Ajit Ganguly
- ON THE SOUTH : By Premises No. 43, Parasar Road, House of Dr. R. Chandra.
- ON THE WEST : By 40 Feet wide Parasar Road.

SCHEDULE 'B' ABOVE REFERED TO
(Description of the Property hereby conveyed)

ALL THAT ALL THAT undivided 1/9th share in the Schedule 'A' property being land measuring 400 Square Feet be the

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same, a little more or less and the structure measuring 1189 Square Feet a little more or less, with cemented floor (Ground Floor 348.50, First Floor 326, Second Floor 273, Third Floor 189 and Fourth Floor 52.50 Square Feet) at Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, District South 24 Parganas, Sub Registration Office Alipore, within the Kolkata Municipal Corporation Ward No. 87, comprising the Schedule 'A' above referred to. *Ground, 1st & 2nd floors are 33 years old and 3rd and 4th floors are 35 years old.*

Mankandee

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

SIGNED, SEALED AND DELIVERED

by the Vendor in Kolkata in presence of :

1. *Gopinath Ghosh*
Santa Durga Nagar
Kolkata - 700069

2. *Shankar Nath*
Advocate
13/10/10 Post Office Street
Kolkata 700001

Shankar Nath
 (SIGNATURE OF THE VENDOR)
 SHANKAR SEAL

FOR MOONDUST TRACOM PRIVATE LIMITED
Rajesh Kumar Prasad
 Director

FOR MOONDUST TRACOM PRIVATE LIMITED
Karan Agarwala
 Director

(SIGNATURE OF THE PURCHASERS)

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 Represented by
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 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

FOR MOONDUST TRACOM PVT. LTD. LIMITED
Karan Agarwala
 Director

M

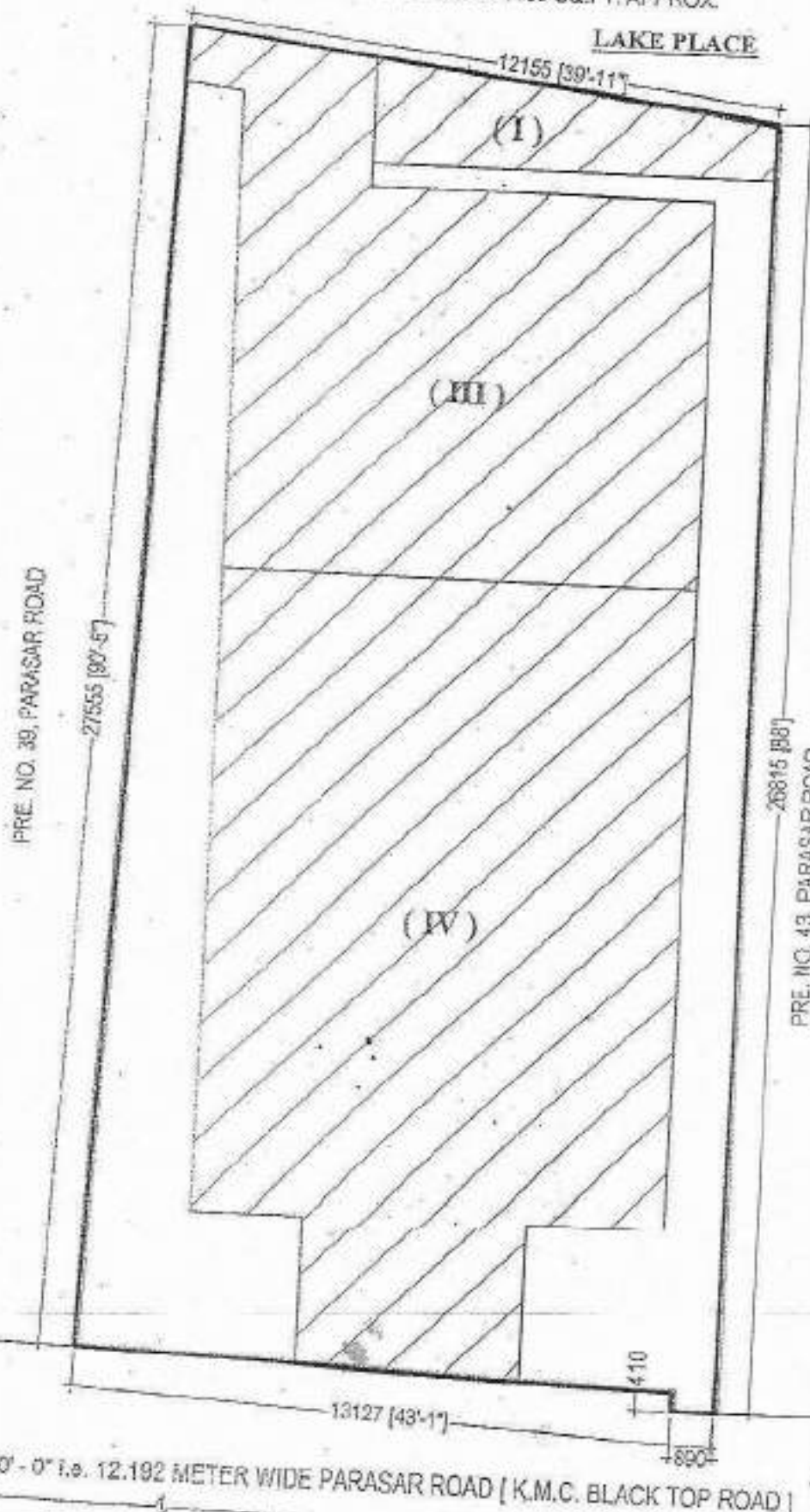
**DEED PLAN AT PREMISES NO . 41, PARASAR ROAD, P. S. TOLLYGUNGE,
WARD NO. 87, KOLKATA 700 029 UNDER BOROUGH VIII [K. M.C.]**

AREA OF LAND : 06 KATHA - 00 CHATTAK - 00 SQ.FT. i.e. 334.448 SQ.M. i.e. 3600 SQ.FT.

TOTAL EXISTING STRUCTURE - 10,700 SQ.FT.

AREA SOLD : UNDIVIDED 1 / 9 TH SHARE [LAND MEASURING : 400 SQ.FT.]

BUILDING MEASURING : 1189 SQ.FT. APPROX.



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Harshit

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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Shankar

SIGNATURE OF VENDOR

PRE. NO. 43, PARASAR ROAD

FOR MOONDUST TRACOM PRIVATE LIMITED
Rajendra Prasad
Ritesh Director

SIGNATURE OF PURCHASER



SCALE : 1 : 125
ALL DIMENSIONS ARE IN
MM UNLESS OTHERWISE
MENTIONED.
DATE : 14.02.2015

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 36,00,000.00 (Rupees Thirty Six Lakh) only as total consideration payable by these presents in the following manner :

Date	A/C Payee Cheque	Bank/Branch	Amount (Rs.)
23 rd February 2015	901605	Canara Bank A N Beach Branch	36,00,000/-
		TOTAL	36,00,000.00

(Rupees Thirty Six Lakh) only

WITNESSES

1. Gopinath Ghosh.

2. ~~Sandeep~~ Sandeep Kumar
Advocate

Shankar
(SIGNATURE OF THE VENDOR)

Drafted by me:







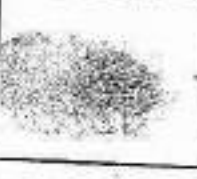




Saminan Banerjee
Advocate,
Judges' Court, Alipore,
Kolkata - 700 027.

Typed by












Arum Kumar Maity
10, Old Post Office Street,
Kolkata- 700 001.

KA
VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.












H Baheti
VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Shankar Seal</i>	left hand					
	right hand					


Name SHANKAR SEAL
 Signature Shankar Seal

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Rajesh Kumar Pandey</i>	left hand					
	right hand					

Name RAJESH KUMAR PANDEY
 Signature Rajesh Kumar Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Ritesh Pandey</i>	left hand					
	right hand					

Name RITESH PANDEY
 Signature Ritesh Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moon dust Tracom Pvt. Ltd.

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 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moon dust Tracom Pvt. Ltd.

H Baheti

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Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00675 of 2015
(Serial No. 00914 of 2015 and Query No. 1601L000001399 of 2015)

On 23/02/2015

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

Presented for registration at 15,25 hrs on :23/02/2015, at the Private residence by Ritesh Pandey, one of the Claimants.

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

Execution is admitted on 23/02/2015 by

1. Shankar Seal, son of Late Tapan Kumar Seal, 41, Parasar Road, Kolkata, Thana:-Tollygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Others
2. Rajesh Kumar Pandey
Director, M/s. Moondust Tracom Private Limited, 6, Ganga Prasad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Profession : Business
3. Ritesh Pandey
Director, M/s. Moondust Tracom Private Limited, 6, Ganga Prasad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Profession : Business

Identified By S N Pyne, son of . . . , 1 B, Old Post Office Street, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

On 24/02/2015

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 40251/- is paid, by the draft number 210564, Draft Date 19/02/2015, Bank Name State Bank of India, HARISH MUKHERJEE ROAD, received on 24/02/2015

(Under Article : A(1) = 40205/- , E = 14/- , H = 28/- , M(b) = 4/- on 24/02/2015)

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. 36,55,560/-

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(Kalidas Mandal)

DISTRICT SUB-REGISTRAR-I

24/02/2015 11:59:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00675 of 2015
(Serial No. 00914 of 2015 and Query No. 1601L000001399 of 2015)

Certified that the required stamp duty of this document is Rs.- 255910/- and the Stamp duty paid as:
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 562108, Draft Date 19/02/2015, Bank : State Bank of India, Bhowanipore, received on 24/02/2015
2. Rs. 49000/- is paid , by the draft number 562107, Draft Date 19/02/2015, Bank : State Bank of India, Bhowanipore, received on 24/02/2015
3. Rs. 5930/- is paid , by the draft number 210563, Draft Date 19/02/2015, Bank : State Bank of India, HARISH MUKHERJEE ROAD, received on 24/02/2015
4. Rs. 49000/- is paid , by the draft number 562120, Draft Date 20/02/2015, Bank : State Bank of India, Bhowanipore, received on 24/02/2015
5. Rs. 49000/- is paid , by the draft number 562121, Draft Date 20/02/2015, Bank : State Bank of India, Bhowanipore, received on 24/02/2015
6. Rs. 49000/- is paid , by the draft number 562122, Draft Date 20/02/2015, Bank : State Bank of India, Bhowanipore, received on 24/02/2015

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

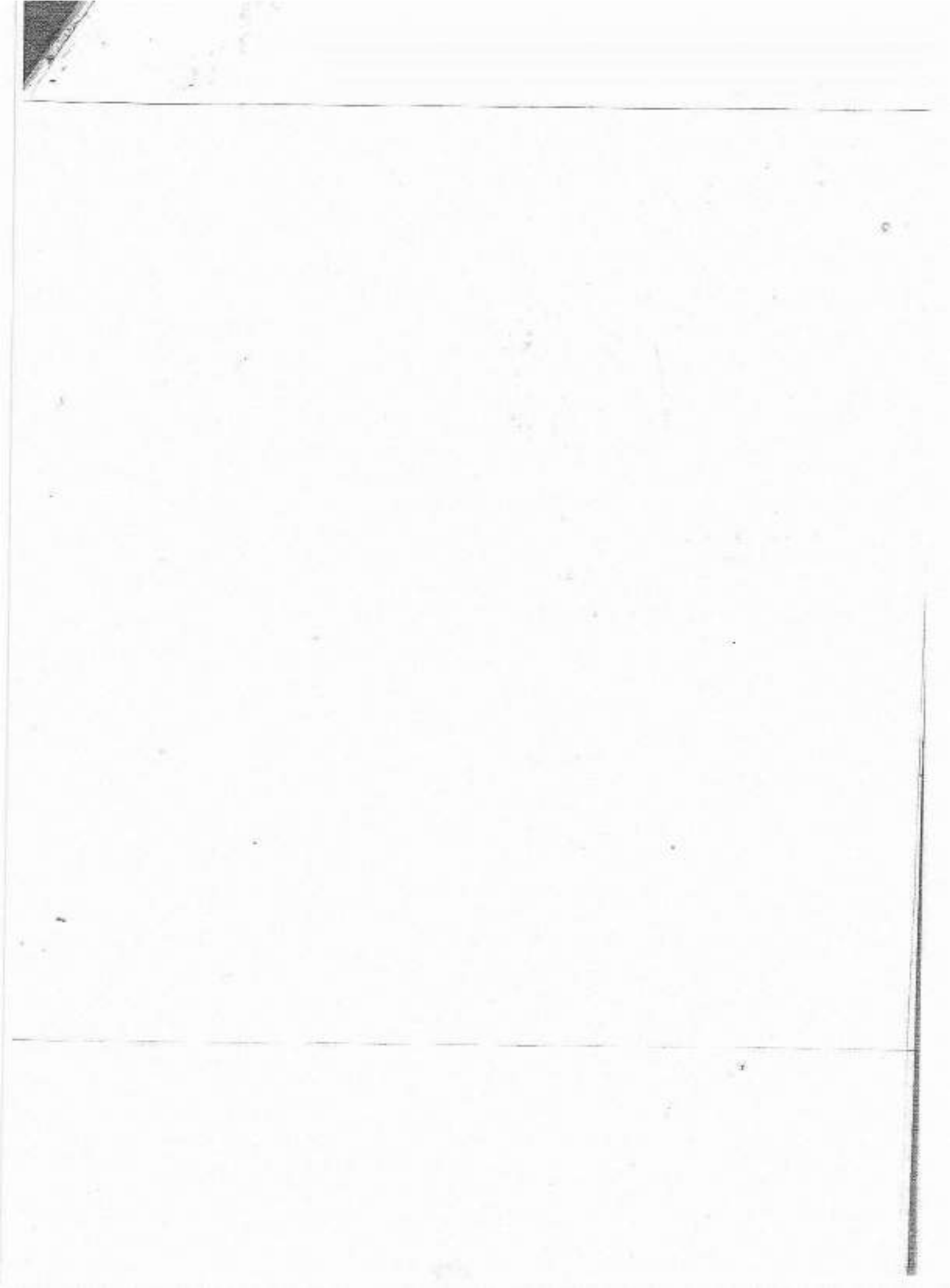
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(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I



BACK PAGE

SANKARSIAR

DEED

Certificate of Registration under section 60 and Rule-69.

Registered in Book - I
CD Volume number 3
Page from 3298 to 3317
being No 00675 for the year 2015.



Kalidas Mandal

(Kalidas Mandal) 25-February-2015
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal



12-5 पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

06.04.15

दि 27 89/15

M.U. 56 15 757/-

1030 20

B 830200

Certified that the document is admitted to registration, The signature sheet/s and the endorsement sheets attached with this document are the part of this document


District Sub Registrar-I
Wipore South 24 Parganas

06 APR 2015 **DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this the 30th day of March, Two Thousand Fifteen (2015) A. D. BETWEEN SRI SUBRATA SEAL (PAN EARPS7753B), son of Late Bholanath Seal, by faith Hindu, by occupation Property-holder, by Nationality Indian, residing at 37/4, Sarat Ghosh Garden Road, Flat No. B-8, Police Station Kasba, Kolkata 700 031, hereinafter called and referred to as the 'VENDOR' (which term or



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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.



59218

13 MAR 2015

SL. NO. DATE

AME

ADD

AMT

Moondust Telecom Pvt Ltd
Ganga Prasad Mukherjee
Kolkata - 700025



Shakti
MOUSUMI GHOSH
LICENS
KOLKATA REGISTRATION OFFICE



Savitri Devi
Rote Bholarate Seal
374 Savitri Devi Garden
Road 460/31
Kasba P.S.
Baruani

H
District Sub-Registrar-I
Alipore South 24 Parganas
06 APR 2015

expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) in **ONE PART**

A N D

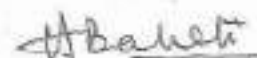
M/S. MOONDUST TRACOM PRIVATE LIMITED (PAN AAJCM0395C), a Company incorporated under the Indian Companies Act, 1956, having its present Registered Office at 6, Ganga Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025 represented by its Directors (a) **SRI RAJESH KUMAR PANDEY (PAN AHYPP3847R)** and (b) **SRI RITESH PANDEY (PAN AILPP8855D)** both sons of Sri Amar Nath Pandey, by faith Hindu, by occupation Business, by Nationality Indian, residing at 6, Ganga Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata 700 025, hereinafter called and referred to as the **PURCHASERS / SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, successors-in-office, administrators and / or assigns) on the **OTHER PART**.

WHEREAS ALL THAT old dilapidated Ground plus four storied brick build dwelling house together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Kolkata Municipal Corporation Ward No. 87, which have been described



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in Schedule "A" hereunder written belonged to one Pannalal Seal. During his life time said Pannalal Seal as sole and absolute owner executed an Indenture on 08.07.1946, wherein he established the Idol or Thakur Sri Sri Iswar Narayan Sila, Sri Sri Iswar Laxmimata Thakurani, Sri Sri Iswar Gopal Jew and dedicated the suit property along with other properties in favour of the Idol. In the said deed of indenture Pannalal Seal appointed himself as first trustee/sebait and after his death his three sons, viz. Biswanath Seal, Gopinath Seal and Bholanath Seal shall be joint trustees/sebait and after the death of said Biswanath, Gopinath and Bholanath, the senior male members of his line shall jointly with the remaining trustees be a joint trustees/sebait of the properties. Pannalal Seal died intestate on 29.08.1972 leaving behind his three sons viz. Biswanath Seal, Gopinath Seal and Bholanath Seal as his legal heirs and successors. Biswanath Seal died on 26.05.84 leaving behind his three sons viz., Paban Kumar Seal, Tapan Kumar Seal and Salil Kumar Seal.

AND WHEREAS Gopinath Seal also died intestate on 18.11.1999 leaving behind his two sons viz., Ashim Seal and Probir Kumar Seal as his legal heirs and successors.

AND WHEREAS said Tapan Kumar Seal died intestate on 20.02.2014 leaving behind his son Shankar Seal as his legal heir and successor, as per the said Trust Deed.

AND WHEREAS said Bholanath Seal died intestate on 17.01.2002 leaving behind his two sons viz., Sri Subrata Seal and

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Sri Sumit Seal as his only legal heirs and successors, none else, as per the said Trust Deed.

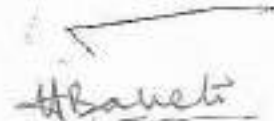
AND WHEREAS the present legal heirs of said Pannalal Seal being the male members/sebait of the said deity as per indenture made on 08.07.1946 by their predecessor in interest of said Pannalal Seal, since deceased became the sebait/owners of the properties including the Premise No. 41, Parasar Road. The major portion of the building erected on the Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata- 700 029 more fully described in the Schedule "A" hereunder written has been occupied by several tenants.

AND WHEREAS the said legal heirs of Late Panna Lal Seal, approached the Learned District Judge at Alipore seeking permission for development and/or sell of the Schedule 'A' property and the said suit has been numbered as Misc. Case No. 325 of 2014 Sri Paban Kumar Seal and others petitioner filed a petition Under Section 34 of Indian Trust Act.

AND WHEREAS the major structure of the building of both premises have become old and dilapidated. The applicants including the Vendor herein had submitted before the court of the District Judge at Alipore that the rental income from the tenancy is very meager i.e, say Rs. 2520/- per month which is absolutely insufficient for the purpose of maintenance of the said property, taking into consideration of the present municipal taxes and other statutory due payable to the respective statutory



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authorities. Moreover, all the tenants of the said property have been living for long and at present they are not agreeable to vacate their respective tenancy or to enhance the rent. The applicants have stated that they have no sufficient fund to maintain the schedule properties and as such they approached Moondust Tracom Private Limited having its registered office at premises No. 6, Ganga Prasad Mukherjee Road, Kolkata 700 025 for development or Sale of the said premises.

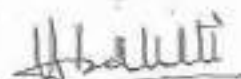
AND WHEREAS upon hearing and on perusal of the Deeds, documents and material facts the Learned Judge by his Order No. 2, dated 27.11.2014 was pleased to dispose of the case and it is order that they "the applicants shall have every right to sell or develop the property after mutating their names in the record of the Kolkata Municipal Corporation".

AND WHEREAS said Bholanath Seal died intestate on 17.01.2002 leaving behind his two sons viz., Sri Subrata Seal and Sri Sunil Seal as his only legal heirs and successors, none else, as per the said Trust Deed.

AND WHEREAS thus the Vendor herein become entitle to ALL THAT undivided 1/6th share of the said Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029 by mutation of their names and/or due payment of taxes and other out




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going charges therefor and are seized and possessed of the said Premises uninterruptedly and the said Premises is more fully described in the Schedule 'A' hereunder written and hereinafter called and referred to as the said Entire Premises.

AND WHEREAS being urgent need of liquid cash the Vendor herein approach the Purchasers herein to sell his undivided 1/6th share or part in the said Schedule 'A' property which is more fully described in the Schedule 'B' hereunder written to the Purchasers herein at and for the lump sum of Rs. 30,00,000.00 (Rupees Thirty Lakh) only.

AND WHEREAS the Purchasers have obtained concurrence of the other Co-Sharers regarding aforesaid sale and who have no objection in this regards.

AND WHEREAS for want of urgent liquid Cash the Vendor herein has expressed his intention to sell and the Purchasers herein have jointly agreed to purchase ALL THAT undivided 1/6th share in the schedule 'A' property being land measuring 600 Square Feet be the same and little more or less and structure measuring 1783.50 Square Feet a little more or less, more fully described in the Schedule 'B' hereunder written comprising the Schedule 'A' hereunder written at and for the consolidated price of Rs. 30,00,000.00 (Rupees Thirty Lakh) only free from all encumbrances, attachments, liens, lispence etc., of whatsoever nature.

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AND WHEREAS the Vendor has now agreed to sell and transfer to the Purchasers ALL THAT undivided 1/6th share or part in the schedule 'A' property being land measuring 600 Square Feet be the same and little more or less and structure measuring 1783.50 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, together with all easement and quasi-easement rights attached thereto including right of user of the common passage, leading to the Premises, hereby conveyed from the main Road (hereinafter for the sake of brevity referred to as the "said Premises") unto and to the use of the Purchasers herein, which is more fully described in the Schedule 'B' hereunder written and hereinafter called and referred to as the said Schedule 'B' premises, for the consideration of Rs. 30,00,000.00 (Rupees Thirty Lakh) only in lump free from all encumbrances, charges, liens, lispensens trusts whatsoever or howsoever, on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 30,00,000.00 (Rupees Thirty Lakh) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor as per Memo of Consideration hereunder written (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, forever acquit,

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release and discharge the Purchasers and the said Schedule B Premises the Vendor doth hereby grant, convey, transfer, assign and assure unto and in favour of the Purchasers ALL THAT undivided 1/6th share in the schedule 'A' property being land measuring 600 Square Feet be the same and little more or less and structure measuring 1783.50 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, which is more fully and particularly described in the Schedule "B" hereunder written and hereinafter referred to as the said Schedule 'B' Premises or howsoever otherwise the said property or any part or portion thereof now is or are or heretofore was or were situated, tenanted, butted, bounded, called, known, numbered, described or distinguished together with all sewer, water, water courses, structures, constructions, lights, liberties, privileges, easements and appurtenances whatsoever of the said Premises belonging or anywise appertaining or usually held or enjoyed therewith or reputed belong or be appurtenant thereto AND ALL THE estate, right, title, interest, claim and demand whatsoever of the Vendor together with all deeds or pattas and muniments of title whatsoever exclusively relating to or convening the said Schedule 'B' Premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said Schedule 'B' Premises hereby granted or

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expressed so to be unto and to the use of the Purchasers forever and the Vendor doth hereby for himself, his heirs, executors, administrators, successors and representatives covenant with the Purchasers shall notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor is lawfully and absolutely entitled to the said Schedule 'B' Premises hereby granted, conveyed and transferred and confirmed or expressed so to be and every part thereof without any manner or condition use, trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor has good right, full and absolute power and authority to grant, convey and confirm the said Schedule 'B' Premises hereby granted, conveyed and confirmed or expressed to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and receive the rent, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming and that free from all encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said property or any of them or any part thereof from under or in trust for them, the Vendor or from or under any of his ancestors and/or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do

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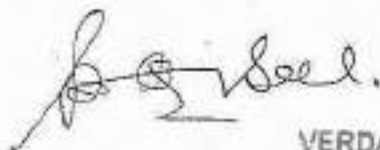
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execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Schedule 'B' property and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required and at the cost of the Purchasers.

The Vendor doth hereby covenants with the Purchasers as follows:

1. That the Vendor has good right, title, lawful power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and the Schedule 'B' Premises hereby granted, conveyed, sold, transferred and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.

2. AND that the Purchasers will and may now and/or at any time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and the Premises hereby granted, sold, conveyed and received and take the rents, issues and profits thereof and every part thereof with heritable and transferable right without any lawful, act, suit, hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming from under or in trust for him.



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3. AND the Vendor up to the date of sale has made and kept the Schedule 'B' property free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or released at the costs and expenses of the Vendor and also well and sufficiently saved, defended, kept harmless and indemnified and from and against all manner or estate, mortgage, charges, liens, dispendens, claims, demands, attachments, debts, liabilities and encumbrances whatsoever including payment of up to date taxes and other outgoing charges for the said Schedule "B" Property.

4. AND further the Vendor and all other persons having lawfully equitably claiming any estate, right, title, interest, property, claim or demand whatsoever into or upon the said land and Premises hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or any part thereof from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly and satisfactorily assuring the title to the said Premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

6. That the Vendor has handed over the peaceful and khas possession of the said Schedule "B" Premises to the Purchasers. The Purchasers will be entitled to mutate their names in the Office records of the Kolkata Municipal Corporation and in any other



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Government department in place of the Vendor herein without obtaining any further consent from the Vendor herein or other co-sharers

FIRST SCHEDULE "A" ABOVE REFERRED TO
(Description of the entire Property)

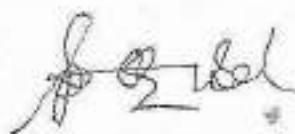
ALL THAT 74 years old dilapidated Ground plus Four storied brick build dwelling house measuring 10700 square feet more or less, together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs be the same, a little more or less, situate, lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Ward No. 87 of the Kolkata Municipal Corporation under Assesseess No. 11-087-18-0035-2 and marked with RED border on the Map or Plan annexed herewith which will be treated as part of this Deed of Conveyance and butted and bounded as follows :-


ON THE NORTH : By Plot No. 117, Present Premises No. 39, Parasar Road, House of Babu Haripada Basu.


ON THE EAST : By Premises No. 20B, Lake Place, House of Ajit Ganguly

ON THE SOUTH : By Premises No. 43, Parasar Road, House of Dr. R. Chandra.

ON THE WEST : By 40 Feet wide Parasar Road.




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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

SCHEDULE 'B' ABOVE REFERED TO
(Description of the Property hereby conveyed)

ALL THAT undivided 1/6th share or part in the Schedule 'A' property being land measuring 600 Square Feet be the same, a little more or less and the structure measuring 1783.50 Square Feet, a little more or less, with cemented floor (74 years old Ground Floor measuring 522.75 Square Feet, 74 years old First Floor measuring 489 Square Feet, 74 years old Second Floor measuring about 409.50 Square Feet, 68 years old Third Floor measuring 283.50 Square Feet and 68 years old Fourth Floor measuring 78.75 Square Feet) at Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, District South 24 Parganas, Sub Registration Office Alipore, within the Kolkata Municipal Corporation Ward No. 87, comprising the Schedule 'A' above referred to.

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

SIGNED, SEALED AND DELIVERED

by the Vendor in Kolkata in presence of :

1. Sunita Seal
37/4 Sweet Garden Road
Kol- 31

Sunita Seal

(SIGNATURE OF THE VENDOR)

FOR MOONDUST TRACOM PRIVATE LIMITED

Rajesh Kumar Pandey
 Director

FOR VERDANT TRACOM PRIVATE LIMITED

Ritika Pandey
 Director

(SIGNATURE OF THE PURCHASERS)

2. Mangalika
37/4 Sweet Garden Road
Kol- 31

VERDANT CONSTRUCTIONS LLP
 Represented by
 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 30,00,000.00 (Rupees Thirty Lakh) only as total consideration payable by these presents in the following manner :

Date	A/C Payee Cheque	Bank/Branch	Amount (Rs.)
6-4-15	901619	Canara Bank	2,00,000
6-4-15	901620	Canara Bank	3,00,000
6-4-15	901621	Canara Bank	15,00,000
6-4-15	901622	Canara Bank	10,00,000
		TOTAL	30,00,000.00

(Rupees Thirty Lakh) only

WITNESSES

1. *Subrat Seal*

2. *Manoj Sinha*

Subrat Seal

(SIGNATURE OF THE VENDOR)

Drafted by me:

Saminan Banerjee

Advocate,

Judges' Court, Alipore,
Kolkata - 700 027.

Typed by

B. Mondal

10, Old Post Office Street,
Kolkata- 700 001.

KA
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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

H. Baheti
VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

**PLAN AT PREMISES NO . 41, PARASAR ROAD, P. S. TOLLYGUNGE,
WARD NO. 87, KOLKATA 700 029 UNDER BOROUGH VIII [K. M C.]**

AREA OF LAND : 05 KATHA - 00 CHATTAK - 00 SQ.FT. i.e. 334.448 SQ.M. i.e. 3600 SQ.FT.

TOTAL EXISTING STRUCTURE : 10,700 SQ.FT.

AREA SOLD : UNDIVIDED 1 / 6 TH SHARE [LAND MEASURING: 600 SQ.FT.]

BUILDING MEASURING : 1783.50 SQ.FT. APPROX.

LAKE PLACE

12153 [39'-11"]

(I)

(III)

(IV)

PRE. NO. 39, PARASAR ROAD

27555 [90'-5"]

26815 [88']

PRE. NO. 43, PARASAR ROAD

FOR MOONDUST TRACOM PRIVATE LIMITED

Rajesh Kumar Pandey

Director

FOR MOONDUST TRACOM PRIVATE LIMITED

Rohit Singh

Director

SIGNATURE OF PURCHASER



SCALE : 1 : 125

ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.

DATE : 16.03.2015

40' - 0" i.e. 12.192 METER WIDE PARASAR ROAD [K.M.C. BLACK TOP ROAD]

13127 [43'-1"]

410

4890

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H Baheti
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HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Subrata Seal

SIGNATURE OF VENDOR



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01238 of 2015
(Serial No. 01666 of 2015 and Query No. 1601L000002989 of 2015)

On 06/04/2015

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 51811/- is paid , by the draft number 562894, Draft Date 30/03/2015, Bank Name State Bank of India, Bhowanipore, received on 06/04/2015

(Under Article : A(1) = 61765/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 06/04/2015)

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.-56,15,757/-

Certified that the required stamp duty of this document is Rs.- 393123 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 388150/- is paid , by the draft number 562895, Draft Date 30/03/2015, Bank : State Bank of India, Bhowanipore, received on 06/04/2015

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

Presented for registration at 13.00 hrs : on :06/04/2015, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Ritesh Pandey , one of the Claimants.

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

Execution is admitted on 06/04/2015 by

1. Subrata Seal, son of Late Bholanath Seal , Flat No:B-8, 37/4,, Serat Ghosh Garden Road, Kolkata, Thana:-Kasbe, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031, By Caste Hindu, By Profession : Others
2. Rajesh Kumar Pandey
Director, M/s. Moondust Tracom Private Limited, 6, Ganga Prasad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business
3. Ritesh Pandey
Director, M/s. Moondust Tracom Private Limited, 6, Ganga Prasad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business

(Kalidas Mandal)


DISTRICT SUB-REGISTRAR-I

EndorsementPage 1 of 2

06/04/2015 13:31:00

VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.


Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01238 of 2015
(Serial No. 01666 of 2015 and Query No. 1601L000002989 of 2015)

Identified By Sumit Seal, son of Bholanath Seal, 37/4, Sarat Ghosh Garden Road, Kolkata,
Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031, By Caste: Hindu, By
Profession: Business.

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I



VERDANT CONSTRUCTIONS LLP
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KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.



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HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas

Signature / LTI Sheet of Serial No. 01666 / 2015, Deed No. (Book - I , 01238/2015)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ritesh Pandey 6, Ganga Prasad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	 06/04/2015	 LTI 06/04/2015	 2.4.15

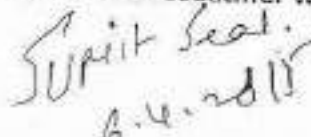
II. Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Subrata Seal Address - Flat No: B-0, 37/4, Sarat Ghosh Garden Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031	Self	 06/04/2015	 LTI 06/04/2015	 Subrata Seal
2	Rajesh Kumar Pandey Address -6, Ganga Prasad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 06/04/2015	 LTI 06/04/2015	 FOR MOONDUST TRACOM PRIVATE LIMITED Rajesh Kumar Pandey Director
3	Ritesh Pandey Address -6, Ganga Prasad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 06/04/2015	 LTI 06/04/2015	 FOR MOONDUST TRACOM PRIVATE LIMITED Ritesh Pandey Director


Name of Identifier of above Person(s)

Sumit Seal
37/4, Sarat Ghosh Garden Road, Kolkata,
Thana:-Kasba, District:-South 24-Parganas, WEST
BENGAL, India, Pin :-700031

Signature of Identifier with Date


Sumit Seal
6.4.2015


VERDANT CONSTRUCTIONS LLP
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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.


VERDANT CONSTRUCTIONS LLP
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HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.


(Kalidas Mandal)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 4334 to 4354
being No 01238 for the year 2015.



[Handwritten Signature]





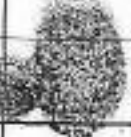






(Kalidas Mandal) 07 April 2015
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal

KA












VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

H. Baheti












VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
for Moondust Tracom Pvt. Ltd

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SUBRATA SEAL
 Signature Subrata Seal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RAJESH KUMAR PANDEY
 Signature Rajesh Kumar Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RITIKA PANDEY
 Signature Ritika Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

100/1080/2015/21

201086/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
2073/15
M.V. 11230614/-

V.C. Case No. 3000 Dt. 17/03/2015
J (I) Rs. 250
J (II) Rs. 250
Total Rs. 500
Received on 17.03.15 D.R. 84
Amount in Rs.

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

District Sub-Registrar
Kolkata South 24 Parganas

DEED OF CONVEYANCE

18 MAR 2015
THIS DEED OF CONVEYANCE made this the 17th day of March, Two Thousand Fifteen (2015) A. D. BETWEEN (1) SRI ASHIM SEAL (PAN AKDPS7573B) and (2) SRI PROBIR KUMAR SEAL (PAN AKUPS1420N), both sons of Late Gopinath Seal, by faith Hindu, by occupation Property-holder, by Nationality Indian, residing at 18/1D, Ballygunge Place East, Police Station Gariahat, Kolkata 700 019, hereinafter jointly.

Ashim Seal
Probir Seal
H. Baheti

K.A.
VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

59217

SL. NO. DATE

13 MAR 2015

NAME

Moon dust Tracom Pvt Ltd

ADD

6, Ganga Road, Mukherjee Road, Kolkata - 700020

AMT



- Loken



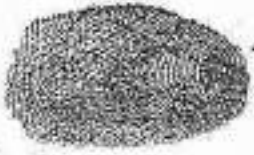
756
17/3/15

FOR MOONDUST TRACOM PRIVATE LIMITED

Loken

Director

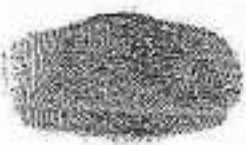
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



757

FOR MOONDUST TRACOM PRIVATE LIMITED

Rajesh Kumar Panigrahy
Director



758

Ashim Seal



759

Pradip Seal

H

Sriprakash Mallik
A/c Celli, Rabindra Vasti, Mallick
20/1/12, Iswar Ganguly Street
Kolkata - 700026
Self employed
P.S. Kalighat

District Sub-Registrar-1
Alipore South 24 Parganas

17/3/15

called and referred to as the 'VENDORS' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) in **ONE PART**

AND

M/S. MOONDUST TRACOM PRIVATE LIMITED (PAN AAJCM0395C), a Company incorporated under the Indian Companies Act, 1956, having its present Registered Office at 6, Ganga Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025 represented by its Directors (a) **SRI RAJESH KUMAR PANDEY** (PAN AHYPP3847R) and (b) **SRI RITESH PANDEY** (PAN AILPP8855D) both sons of Sri Amar Nath Pandey, by faith Hindu, by occupation Business, by Nationality Indian, residing at 6, Ganga Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata 700 025, hereinafter called and referred to as the **PURCHASERS / SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, successors-in-office, administrators and / or assigns) on the **OTHER PART**.

WHEREAS ALL THAT old dilapidated Ground plus four storied brick build dwelling house together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasur

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 As Constituted Attorney
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Johninseal
Harshit Baheti
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 Represented by
HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Road, Police Station Tollygunge, Kolkata 700 029, Kolkata Municipal Corporation Ward No. 87, which have been described in Schedule "A" hereunder written belonged to one Pannalal Seal. During his life time said Pannalal Seal as sole and absolute owner executed an Indenture on 08.07.1946, wherein he established the Idol of Thakur Sri Sri Iswar Narayan Sila, Sri Sri Iswar Laxmimata Thakurani, Sri Sri Iswar Gopal Jew and dedicated the suit property along with other properties in favour of the Idol. In the said deed of indenture Pannalal Seal appointed himself as first trustee/sebait and after his death his three sons, viz. Biswanath Seal, Gopinath Seal and Bholanath Seal shall be joint trustees/sebait and after the death of said Biswanath, Gopinath and Bholanath, the senior male members of his line shall jointly with the remaining trustees be a joint trustees/sebait of the properties. Pannalal Seal died intestate on 29.08.1972 leaving behind his three sons viz. Biswanath Seal, Gopinath Seal and Bholanath Seal as his legal heirs and successors. Biswanath Seal died on 26.05.84 leaving behind his three sons viz., Paban Kumar Seal, Tapan Kumar Seal and Salil Kumar Seal.

AND WHEREAS Gopinath Seal also died intestate on 18.11.1999 leaving behind his two sons viz., Ashim Seal and Probir Kumar Seal as his legal heirs and successors.

AND WHEREAS said Tapan Kumar Seal died intestate on 20.02.2014 leaving behind his son Shankar Seal as his legal heir and successor as per the said Trust Deed.

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Harshit Seal
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 Represented by
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 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

AND WHEREAS said Bholanath Seal died intestate on 17.01.2002 leaving behind his two sons viz., Sri Subrata Seal and Sri Sumit Seal as his only legal heirs and successors, none else, as per the said Trust Deed.

AND WHEREAS the present legal heirs of said Pannalal Seal being the male members/sebait of the said deity as per indenture made on 08.07.1946 by their predecessor in interest of said Pannalal Seal, since deceased became the sebait/owners of the properties including the Premise No. 41, Parasar Road. The major portion of the building erected on the Premises No. 41, Parasar Road, Police Station Tollygunge, Kolata- 700 029 more fully described in the Schedule "A" hereunder written has been occupied by several tenants.

AND WHEREAS the said legal heirs of Late Panna Lal Seal, approached the Learned District Judge at Alipore seeking permission for development and/or sell of the Schedule 'A' property and the said suit has been numbered as Misc. Case No. 325 of 2014 Sri Paban Kumar Seal and others petitioner filed a petition Under Section 34 of Indian Trust Act.

AND WHEREAS the major structure of the building of both premises have become old and dilapidated. The applicants including the Vendors herein had submitted before the court of the District Judge at Alipore that the rental income from the tenancy is very meager i.e, say Rs. 2520/- per month which is absolutely insufficient for the purpose of maintenance of the said

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Pratik Seal
Baheti
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 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

property, taking into consideration of the present municipal taxes and other statutory due payable to the respective statutory authorities. Moreover, all the tenants of the said property have been living for long and at present they are not agreeable to vacate their respective tenancy or to enhance the rent. The applicants have stated that they have no sufficient fund to maintain the schedule properties and as such they approached Moondust Tracom Private Limited having its registered office at premises No. 6, Ganga Prasad Mukherjee Road Kolkata 700 025 for development or Sale of the said premises.

AND WHEREAS upon hearing and on perusal of the Deeds, documents and material facts the Learned Judge by his Order No. 2, dated 27.11.2014 was pleased to dispose of the case. And it is order that they "the applicants shall have every right to sell or develop the property after mutating their names in the record of the Kolkata Municipal Corporation".

AND WHEREAS Gopinath Seal had died intestate on 18.11.1999 leaving behind his two sons viz., Ashim Seal and Probir Kumar Seal as his legal heirs and successors.

AND WHEREAS thus the Vendors herein become entitled to ALL THAT undivided 1/3rd part of share of the said Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029 by mutation of their names and/or due payment of taxes and other out going charges therefor and are seized and possessed of the said Premises uninterruptedly and the said Premises is more

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Ashim Seal
Probir Kumar Seal

H. Baheti

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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

fully described in the Schedule 'A' hereunder written and hereinafter called and referred to as the said Entire Premises.

AND WHEREAS being urgent need of liquid cash the Vendors herein approach the Purchasers herein to sell their undivided 1/3rd share or part in the said Schedule 'A' property which is more fully described in the Schedule 'B' hereunder written to the Purchasers herein at and for the lump sum of Rs. 1,08,00,000.00 (Rupees One Crore Eight Lakh) only.

AND WHEREAS the Purchasers have obtained concurrence of the other Co-Sharers regarding aforesaid sale and who have no objection in this regards.

AND WHEREAS for want of urgent liquid Cash the Vendors herein have expressed their intention to sell and the Purchasers herein have jointly agreed to purchase ALL THAT undivided 1/3rd share in the schedule 'A' property being land measuring 1200 Square Feet be the same and little more or less and structure measuring 3567 Square Feet a little more or less, more fully described in the Schedule 'B' hereunder written comprising the Schedule 'A' hereunder written at and for the consolidated price of Rs. 1,08,00,00.00 (Rupees One Crore Eight Lakh) only free from all encumbrances, attachments, liens, lispence etc., of whatsoever nature.

AND WHEREAS the Vendors have now agreed to sell and transfer to the Purchasers ALL THAT undivided 1/3rd share or

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Shimshil
Shimshil

H Baheti
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 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

part in the schedule 'A' property being land measuring 1200 Square Feet be the same and little more or less and structure measuring 3567 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, together with all easement and quasi-easement rights attached thereto including right of user of the common passage, leading to the Premises, hereby conveyed from the main Road (hereinafter for the sake of brevity referred to as the "said Premises") unto and to the use of the Purchasers herein, which is more fully described in the Schedule 'B' hereunder written and hereinafter called and referred to as the said Schedule 'B' premises, for the consideration of Rs. 1,08,00,000.00 (Rupees One Crore Eight Lakh) only in lump free from all encumbrances, charges, liens, dispendens trusts whatsoever or howsoever, on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,08,00,000.00 (Rupees One Crore Eight Lakh) only, of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors as per Memo of Consideration hereunder written (the receipt whereof the Vendors do hereby as also by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof, forever acquit, release and discharge the Purchasers and the said Schedule B Premises) the Vendors do hereby grant, convey,

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 Represented by
 HARSHIT BAHETI
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transfer, assign and assure unto and in favour of the Purchasers ALL THAT undivided 1/3rd share in the Schedule 'A' property being land measuring 1200 Square Feet be the same and little more or less and structure measuring 3567 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, which is more fully and particularly described in the Schedule "B" hereunder written and hereinafter referred to as the said Schedule 'B' Premises or howsoever otherwise the said property or any part or portion thereof now is or are or heretofore was or were situated, tenanted, butted, bounded, called, known, numbered, described or distinguished together with all sewer, water, water courses, structures, constructions, lights, liberties, privileges, easements and appurtenances whatsoever of the said Premises belonging or anywise appertaining or usually held or enjoyed therewith or reputed belong or be appurtenant thereto AND ALL THE estate, right, title, interest, claim and demand whatsoever of the Vendors together with all deeds or pattas and muniments of title whatsoever exclusively relating to or convening the said Schedule 'B' Premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said Schedule 'B' Premises hereby granted or expressed so to be unto and to the use of the Purchasers forever and the Vendors do hereby for themselves, their heirs, executors,

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 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

administrators, successors and representatives covenant with the Purchasers shall notwithstanding any act, deed or thing by the Vendors done or executed or knowingly suffered to the contrary, the Vendors are lawfully and absolutely entitled to the said Schedule 'B' Premises hereby granted, conveyed and transferred and confirmed or expressed so to be and every part thereof without any manner or condition use, trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors have good right, full and absolute power and authority to grant, convey and confirm the said Schedule 'B' Premises hereby granted, conveyed and confirmed or expressed to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and receive the rent, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming and that free from all encumbrances whatsoever made or suffered by the Vendors or any of his ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said property or any of them or any part thereof from under or in trust for them, the Vendors or from or under any of his ancestors and/or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring

KA
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 KARAN AGARWALA
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.


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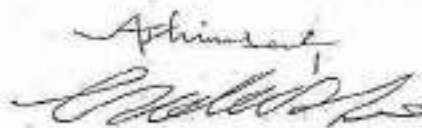
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 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

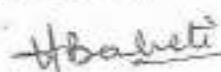
the said Schedule 'B' property and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required and at the cost of the Purchasers.

The Vendors doth hereby covenants with the Purchasers as follows :-

1. That the Vendors has good right, title, lawful power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and the Schedule 'B' Premises hereby granted, conveyed, sold, transferred and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.
2. AND that the Purchasers will and may now and/or at any time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and the Premises hereby granted, sold, conveyed and received and take the rents, issues and profits thereof and every part thereof with heritable and transferable right without any lawful, act, suit, hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any other person or persons lawfully or equitably claiming from under or in trust for them.
3. AND the Vendors up to the date of sale has made and kept the Schedule 'B' property free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or released at the


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 Represented by
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 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

costs and expenses of the Vendors and also well and sufficiently saved, defended, kept harmless and indemnified and from and against all manner or estate, mortgage, charges, liens, lispendens, claims, demands, attachments, debts, liabilities and encumbrances whatsoever including payment of up to date taxes and other outgoing charges for the said Schedule "B" Property.

4. AND further the Vendors and all other persons having lawfully equitably claiming any estate, right, title, interest, property, claim or demand whatsoever into or upon the said land and Premises hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or any part thereof from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly and satisfactorily assuring the title to the said Premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

6. That the Vendors have handed over the peaceful and khas possession of the said Schedule "B" Premises to the Purchasers. The Purchasers will be entitled to mutate their names in the Office records of the Kolkata Municipal Corporation and in any other Government department in place of the Vendors herein without obtaining any further consent from the Vendors herein or other co-sharers

KA
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Arjun
Arjun

Harshit
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Represented by
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As Constituted Attorney
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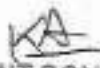
FIRST SCHEDULE "A" ABOVE REFERRED TO
(Description of the entire Property)



ALL THAT old dilapidated Ground plus Four storied brick build dwelling house measuring 10700 square feet more or less, together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Ward No. 87 of the Kolkata Municipal Corporation under Assessecess No. 11-087-18-0035-2 and marked with RED border on the Map or Plan annexed herewith which will be treated as part of this Deed of Conveyance and butted and bounded as follows :-

- ON THE NORTH : By Plot No. 117, Present Premises No. 39, Parasar Road, House of Babu Haripada Basu.
- ON THE EAST : By Premises No. 20B, Lake Place, House of Ajit Ganguly
- ON THE SOUTH : By Premises No. 43, Parasar Road, House of Dr. R. Chandra,
- ON THE WEST : By 40 Feet wide Parasar Road.

SCHEDULE 'B' ABOVE REFERRED TO
(Description of the Property hereby conveyed)

ALL THAT ~~ALL THAT~~ undivided 1/3rd share or part in the Schedule 'A' property being land measuring 1200 Square Feet.


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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.



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Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

be the same, a little more or less and the structure measuring 3567 Square Feet a little more or less, with cemented floor (74 years old Ground Floor measuring 1045.50 Square Feet, 74 years old First Floor measuring 978 Square Feet, 74 years old Second Floor measuring about 819 Square Feet, 68 years old Third Floor 567, and 68 years old Fourth Floor 157.50 Square Feet) at Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, District South 24 Parganas, Sub Registration Office Alipore, within the Kolkata Municipal Corporation Ward No. 87, comprising the Schedule 'A' above referred to.

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

SIGNED, SEALED AND DELIVERED

by the Vendors in Kolkata in presence of :

1. Bipasha Seal
'Shivalaya' 18/1, D
Ballygunge Place
(E) Kol - 19

2. Subrita Seal
60/1B Raja Basanta
Roy Road - Kol - 29
2nd Fl 100 ST.

Aphim Seal
Seal of Seal

(SIGNATURE OF THE VENDORS)

FBB MOONDUST TRACOM PRIVATE LIMITED

Rajesh Kumar Pandey

Director

FBB MOONDUST TRACOM PRIVATE LIMITED

Ritika

Director

(SIGNATURE OF THE PURCHASERS)

KA

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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

H Baheti

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HARSHIT BAHETI
As Constituted Attorney
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MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 1,08,00,000.00 (Rupees One Crore Eight Lakh) only as total consideration payable by these presents in the following manner :

Date	A/C Payee Cheque No.	Bank/Branch	Amount (Rs.)
17.03.2015	901609	Canara Bank, Bhownipore Branch In favour of Ashim Seal	53,46,000.00
17.03.2015	901610	Canara Bank, Bhownipore Branch In favour of Probir Kumar Seal	53,46,000.00
		Deducted 1% T.D.S.	1,08,000.00
		TOTAL	1,08,00,000.00

(Rupees One Crore Eight Lakh) only

WITNESSES

1. *Ashim Seal*
2. *Submita Seal*

Ashim Seal
Submita Seal

(SIGNATURE OF THE VENDOR)

Drafted by me:
Soumitra Banerjee
Advocate,
Judges' Court, Alipore,
Kolkata - 700 027.

Typed by
B. Mondal

10, Old Post Office Street,
Kolkata- 700 001.

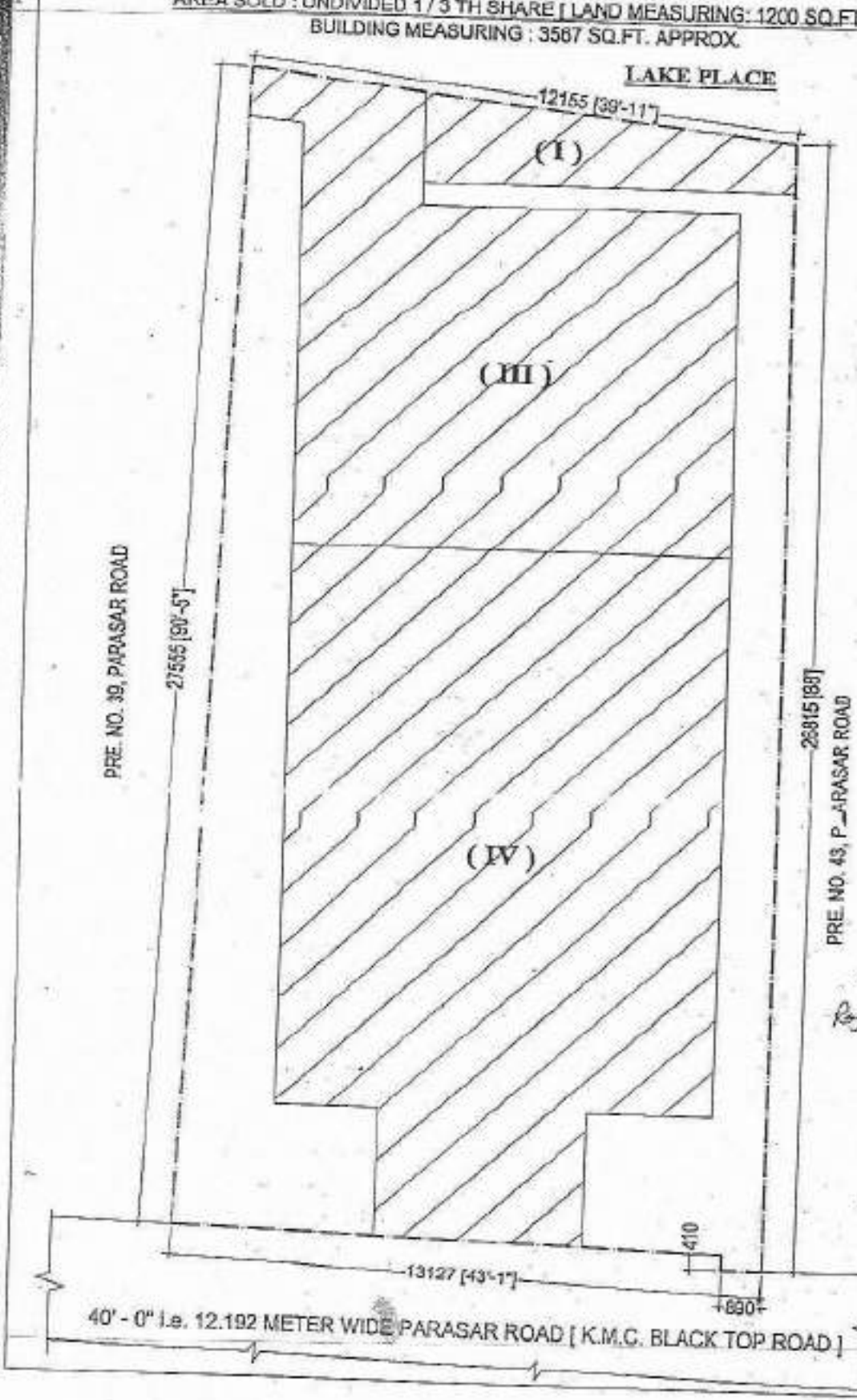
KA
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KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

H. Baheti
VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

DETAILED PLAN AT PREMISES NO. 41, PARASAR ROAD, P. S. TOLLYGUNGE,
WARD NO. 87, KOLKATA 700 029 UNDER BOROUGH VIII [K. M. C.]

AREA OF LAND : 06 KATHA - 00 CHATTAK - 00 SQ.FT. i.e. 324,448 SQ.M. i.e. 3600 SQ.FT.
TOTAL EXISTING STRUCTURE : 10,700 SQ.FT.

AREA SOLD : UNDIVIDED 1/3 TH SHARE [LAND MEASURING : 1200 SQ.FT.]
BUILDING MEASURING : 3567 SQ.FT. APPROX.



Arvind
Chatterjee

SIGNATURE OF VENDOR

FOR MOONDUST TRACOM PRIVATE LIMITED
Rajesh Kumar Pandey, Director
DIRECTOR
SIGNATURE OF PURCHASER

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Harshit
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Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-002057729-2

GRN Date: 13/03/2015 17:29:05

BRN: 140315090032202

Payment Mode: Counter Payment

Bank: State Bank of India

BRN Date: 14/03/2015 01:33:12

DEPOSITOR'S DETAILS

Name: RITESH PANDEY

Contact No.:

E-mail:

Address:

Applicant Name: Ritesh Pandey

Office Name:

Office Address:

Status of Depositor:

Id No.: 1601L000002073/3/2015
(Query No./Query Year)

Mobile No.: +91 9830033454

6/1, RAMESH MITRA ROAD, KOL-25

D.S.R. - I SOUTH 24-PARGANAS, South 24-Parganas

Buyer/Claimants

Purpose of payment / Remarks

Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1601L000002073/3/2015	Property Registration- Stamp duty	0030-02-103-003-02	781193
2	1601L000002073/3/2015	Property Registration- Registration Fees	0039-03-104-001-16	120576

In Words: Rupees Nine Lakh Four Thousand Seven Hundred Thirty Nine only

Total


904739

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Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01036 of 2015
(Serial No. 01386 of 2015 and Query No. 1601L000002073 of 2015)

On 17/03/2015

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

Presented for registration at 18.30 hrs on :17/03/2015, at the Private residence by Ritesh Pandey , one of the Claimants.

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

Execution is admitted on 17/03/2015 by

1. Ashim Seal, son of Late Gopinath Seal , 18/1 D , Ballygunge Place East, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
2. Probrir Kumar Seal, son of Late Gopinath Seal , 18/1 D , Ballygunge Place East, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Others
3. Rajesh Kumar Pandey
Director, M/s Moondust Tracom Private Limited, 6 , Ganga Prosad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business
4. Ritesh Pandey
Director, M/s Moondust Tracom Private Limited, 6 , Ganga Prosad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Business

Identified By Sujit Kumar Mallick, son of Late Rabindra Nath Mallick, 20/12/2 , Iswar Ganguly Street, Kolkata, Thana:-Kailghat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste: Hindu, By Profession: Others.

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

On 18/03/2015

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, 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,23,576/- paid online on 13/03/2015 1:03PM with Govt. Ref. No. 192014150020577292 on 13/03/2015 4:59AM, Bank: State Bank of India, Bank Ref. No. 140315090032202 on 13/03/2015 1:03PM, Head of Account: 0030-03-104-001-16, Query No:1601L000002073/2015


Certificate of Market Value(WB PUVI rules of 2001)

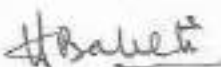

(Kalidas Mandal)

DISTRICT SUB-REGISTRAR-I

18/03/2015 15:28:00

Endorsement Page 1 of 2


VERDANT CONSTRUCTIONS LLP
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KARAN AGARWALA
As Constituted Attorney
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VERDANT CONSTRUCTIONS LLP
Represented by
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Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01036 of 2015
(Serial No. 01386 of 2015 and Query No. 1601L000002073 of 2015)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,12,30,614/-

Certified that the required stamp duty of this document is Rs.- 786163 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 7,81,163/- paid online on 13/03/2015 1:03PM with Govt. Ref. No. 192014150020577292 on 13/03/2015 4:59AM, Bank: State Bank of India, Bank Ref. No. 140315090032202 on 13/03/2015 1:03PM, Head of Account: 0030-02-103-003-02, Query No:1601L000002073/2015

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

KA

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H Baheti

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(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I
Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume **NUMBER 5**

Page from 48 to 68
being No 01036 for the year 2015.



[Handwritten Signature]

(Kalidas Mandal) 19-March-2015
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal

KA

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H Baheti

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Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.



left hand					
right hand					

Name ASHIM SEAL

Signature *Ashim Seal*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PROBIR KUMAR SEAL

Signature *Probir Seal*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RAJESH KUMAR PANDEY

Signature *Rajesh Kumar Pandey*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RITESH PANDEY

Signature *Ritesh Pandey*

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 KARAN AGARWALA
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 For Moondust Tracom Pvt. Ltd.

H Baheti
 VERDANT CONSTRUCTIONS LLP
 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.



[Handwritten signature]

District Sub-Registrar-I
Allpore South 24 Parganas

১৭/৩/১৫



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 83019

7/10
25.03.15

2076/15
M.V. 5615757/-

W.C. Case No. 386 D. 25.03.15
J.T. 2.50
J.P. 2.50
Total Rs. 4.50
Received for 25.03.15
D.S. B.S.
Sd/-
Sub-Registrar

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-1
Alipore South 24 P.O.

27 MAR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 25th day of March, Two Thousand Fifteen (2015) A. D. BETWEEN SRI SUMIT SEAL (PAN DLDPS2720A), son of Late Bholanath Seal, by faith Hindu, by occupation Property-holder, by Nationality-Indian, residing at 37/4, Sarat Ghosh Garden Road, Flat No. B-8, Police Station Kasba, Kolkata 700 031, hereinafter

KA

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H Baheti

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HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Sunit Seal

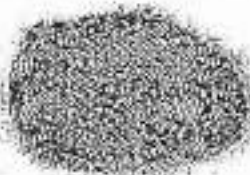
SL. NO. DATE
NAME
ADD.
AMT.

Moon dust Tracem Pvt Ltd
Ganga Road of Kumbhaja Road,
Kolkata 70025

~~Retired~~
 851

FOR MOONDUST TRACOM PRIVATE LIMITED

Retired
Director



851

FOR MOONDUST TRACOM PRIVATE LIMITED

Rajesh Kumar Pandey
Director



852

FOR MOONDUST TRACOM PRIVATE LIMITED

VSS
Director

Vinod Kumar



853

SUNIT SEAL

Shal
MOUSUMI GHOSH
LICENSED SUB-REGISTRAR
KOLKATA REGISTRATION OFFICE



H

Saminan Banerjee
Advocate
Alipore Judges' Court
Kolkata - 700027.

District Sub-Registrar-I
Alipore South 24 Parganas

SB/D

called and referred to as the 'VENDOR' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) in ONE PART

AND

M/S. MOONDUST TRACOM PRIVATE LIMITED (PAN AAJCM0395C), a Company incorporated under the Indian Companies Act, 1956, having its present Registered Office at 6, Ganga Prasad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025 represented by its Directors (a) SRI RAJESH KUMAR PANDEY (PAN AHYPP3847R), (b) SRI RITESH PANDEY (PAN AILPP8855D) both sons of Sri Amar Nath Pandey, by faith Hindu, by occupation Business, by Nationality Indian, residing at 6, Ganga Prasad Mukherjee Road, Police Station Bhowanipore, Kolkata 700 025 and (c) UMASHANKAR SHUKLA (PAN - ALEPS7104E), son of Late Shyam Behari Shukla, residing at 19, Tarachand Dutta Street, Police Station Jorasakho, Kolkata 700073, hereinafter called and referred to as the PURCHASERS / SECOND PARTY (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, successors-in-office, administrators and / or assigns) on the OTHER PART.

WHEREAS ALL THAT old dilapidated Ground plus four storied brick build dwelling house together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Kolkata

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Represented by
HARSHIT BAHETI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

SUNIT SINGH

Municipal Corporation Ward No. 87, which have been described in Schedule "A" hereunder written belonged to one Pannalal Seal. During his life time said Pannalal-Seal as sole and absolute owner executed an Indenture on 08.07.1946, wherein he established the Idol of Thakur Sri Sri Iswar Narayan Sila, Sri Sri Iswar Laxmimata Thakurani, Sri Sri Iswar Gopal Jew and dedicated the suit property along with other properties in favour of the Idol. In the said deed of indenture Pannalal Seal appointed himself as first trustee/sebait and after his death his three sons, viz. Biswanath Seal, Gopinath Seal and Bholanath Seal shall be joint trustees/sebait and after the death of said Biswanath, Gopinath and Bholanath, the senior male members of his line shall jointly with the remaining trustees be a joint trustees/sebait of the properties. Pannalal Seal died intestate on 29.08.1972 leaving behind his three sons viz. Biswanath Seal, Gopinath Seal and Bholanath Seal as his legal heirs and successors. Biswanath Seal died on 26.05.84 leaving behind his three sons viz., Paban Kumar Seal, Tapan Kumar Seal and Salil Kumar Seal.

AND WHEREAS Gopinath Seal had died intestate on 18.11.1999 leaving behind his two sons viz., Ashim Seal and Prabir Kumar Seal as his legal heirs, and successors.

AND WHEREAS said Tapan Kumar Seal died intestate on 20.02.2014 leaving behind his son Shankar Seal as his legal heir and successor, as per the said Trust Deed.

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 For Moondust Tracom Pvt. Ltd.

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 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Sunil Seal

property taking into consideration of the present municipal taxes and other statutory due payable to the respective statutory authorities. Moreover, all the tenants of the said property have been living for long and at present they are not agreeable to vacate their respective tenancy or to enhance the rent. The applicants have stated that they have no sufficient fund to maintain the schedule properties and as such they approached Moondust Tracom Private Limited having its registered office at premises No. 6, Ganga Prasad Mukherjee Road Kolkata 700 025 for development or Sale of the said premises.

AND WHEREAS upon hearing and on perusal of the Deeds, documents and material facts the Learned Judge by his Order No. 2, dated 27.11.2014 was pleased to dispose of the case. And it is order that they "the applicants shall have every right to sell or develop the property after mutating their names in the record of the Kolkata Municipal Corporation".

AND WHEREAS said Bholanath Seal who had died intestate on 17.01.2002 leaving behind his two sons viz., Sri Subrata Seal and Sri Sumit Seal as his only legal heirs and successors, none else, as per the said Trust Deed.

AND WHEREAS thus the Vendor herein become entitle to ALL THAT undivided 1/6th share of the said Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029 by mutation of their names and/or due payment of taxes and other out

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 Represented by
 HARSHIT BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Sumit Seal

going charges therefor and are seized and possessed of the said Premises uninterruptedly and the said Premises is more fully described in the Schedule 'A' hereunder written and hereinafter called and referred to as the said Entire Premises.

AND WHEREAS being urgent need of liquid cash the Vendor herein approach the Purchasers herein to sell his undivided 1/6th share or part in the said Schedule 'A' property which is more fully described in the Schedule 'B' hereunder written to the Purchasers herein at and for the lump sum of Rs. 50,00,000.00 (Rupees Fifty Lakh) only.

AND WHEREAS the Purchasers have obtained concurrence of the other Co-Sharers regarding aforesaid sale and who have no objection in this regards.

AND WHEREAS for want of urgent liquid Cash the Vendor herein has expressed his intention to sell and the Purchasers herein have jointly agreed to purchase ALL THAT undivided 1/6th share in the schedule 'A' property being land measuring 600 Square Feet be the same and little more or less and structure measuring 1783.50 Square Feet a little more or less, more fully described in the Schedule 'B' hereunder written comprising the Schedule 'A' hereunder written at and for the consolidated price of Rs. 50,00,000.00 (Rupees Fifty Lakh) only free from all encumbrances, attachments, liens, lispendence etc., of whatsoever nature.

K.A.
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Harshiti
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 Represented by
 HARSHITI BAHETI
 As Constituted Attorney
 For Moondust Tracom Pvt. Ltd.

Sumit Seal

AND WHEREAS the Vendor has now agreed to sell and transfer to the Purchasers ALL THAT undivided 1/6th share or part in the schedule 'A' property being land measuring 600 Square Feet be the same and little more or less and structure measuring 1783.50 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, together with all easement and quasi-easement rights attached thereto including right of user of the common passage, leading to the Premises, hereby conveyed from the main Road (hereinafter for the sake of brevity referred to as the "said Premises") unto and to the use of the Purchasers herein, which is more fully described in the Schedule 'B' hereunder written and hereinafter called and referred to as the said Schedule 'B' premises, for the consideration of Rs. 50,00,000.00 (Rupees Fifty Lakh) only in lump free from all encumbrances, charges, liens, liabilities trusts whatsoever or howsoever, on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 50,00,000.00 (Rupees Fifty Lakh) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor as per Memo of Consideration hereunder written (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written, admit and acknowledge and of and from

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S. Anil Reddy

The same and every part thereof, forever acquit, release and discharge the Purchasers and the said Schedule B Premises) the Vendor doth hereby grant, convey, transfer, assign and assure unto and in favour of the Purchasers ALL THAT undivided 1/6th share in the schedule 'A' property being land measuring 600 Square Feet be the same and little more or less and structure measuring 1783.50 Square Feet a little more or less, being present Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, within the Kolkata Municipal Corporation Ward No. 87, which is more fully and particularly described in the Schedule "B" hereunder written and hereinafter referred to as the said Schedule 'B' Premises or howsoever otherwise the said property or any part or portion thereof now is or are or heretofore was or were situated, tenanted, butted, bounded, called, known, numbered, described or distinguished together with all sewer, water, water courses, structures, constructions, lights, liberties, privileges, easements and appurtenances whatsoever of the said Premises belonging or anywise appertaining or usually held or enjoyed therewith or reputed belong or be appurtenant thereto AND ALL THE estate, right, title, interest, claim and demand whatsoever of the Vendor together with all deeds or pattas and muniments of title whatsoever exclusively relating to or convening the said Schedule 'B' Premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said Schedule 'B' Premises

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Sunit Seal

hereby granted or expressed so to be unto and to the use of the Purchasers forever and the Vendor doth hereby for himself, his heirs, executors, administrators, successors and representatives covenant with the Purchasers shall notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor is lawfully and absolutely entitled to the said Schedule 'B' Premises hereby granted, conveyed and transferred and confirmed or expressed so to be and every part thereof without any manner or condition use, trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor has good right, full and absolute power and authority to grant, convey and confirm the said Schedule 'B' Premises hereby granted, conveyed and confirmed or expressed to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and receive the rent, profits and issues thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming and that free from all encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming any estate or interest in the said property or any of them or any part thereof from under or in trust for them, the Vendor or from or under any of his ancestors and/or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do

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execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Schedule 'B' property and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required and at the cost of the Purchasers.

The Vendor doth hereby covenants with the Purchasers as follows :-

1. That the Vendor has good right, title, lawful power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and the Schedule 'B' Premises hereby granted, conveyed, sold, transferred and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in the manner aforesaid according to the true intent and meaning of these presents.

2. AND that the Purchasers will and may now and/or at any time and at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said land and the Premises hereby granted, sold, conveyed and received and take the rents, issues and profits thereof and every part thereof with heritable and transferable right without any lawful, act, suit, hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming from under or in trust for him.

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3 AND the Vendor up to the date of sale has made and kept the Schedule 'B' property free and clear and freely and clearly and absolutely acquitted, exonerated, discharged or released at the costs and expenses of the Vendor and also well and sufficiently saved, defended, kept harmless and indemnified and from and against all manner or estate, mortgage, charges, liens, dispendens, claims, demands, attachments, debts, liabilities and encumbrances whatsoever including payment of up to date taxes and other outgoing charges for the said Schedule "B" Property.

4. AND further the Vendor and all other persons having lawfully equitably claiming any estate, right, title, interest, property, claim or demand whatsoever into or upon the said land and Premises hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or any part thereof from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly and satisfactorily assuring the title to the said Premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

6. That the Vendor has handed over the peaceful and khas possession of the said Schedule "B" Premises to the Purchasers. The Purchasers will be entitled to mutate their names in the Office.

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 For Moondust Tracom Pvt. Ltd.

Sunit Seal

records of the Kolkata Municipal Corporation and in any other Government department in place of the Vendor herein without obtaining any further consent from the Vendor herein or other co-sharers

**FIRST SCHEDULE "A" ABOVE REFERRED TO
(Description of the entire Property)**

ALL THAT old dilapidated Ground plus Four storied brick build dwelling house measuring 10700 square feet more or less, together with land thereunto belonging wherein or on part whereof the same is erected or built containing an area of 5 Cottahs more or less be the same a little more or less, situate lying at and being Municipal Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, Ward No. 87 of the Kolkata Municipal Corporation under Assesseess No. 11-087-18-0035-2 and marked with RED border on the Map or Plan annexed herewith which will be treated as part of this Deed of Conveyance and butted and bounded as follows :-

- ON THE NORTH : By Plot No. 117, Present Premises No. 39, Parasar Road, House of Babu Haripada Basu.
- ON THE EAST : By Premises No. 20B, Lake Place, House of Ajit Ganguly
- ON THE SOUTH : By Premises No. 43, Parasar Road, House of Dr. R. Chandra.
- ON THE WEST : By 40 Feet wide Parasar Road.

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As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Sumit Seal

SCHEDULE 'B' ABOVE REFERRED TO
(Description of the Property hereby conveyed)

ALL THAT ALL THAT undivided 1/6th share or part in the Schedule 'A' property being land measuring 600 Square Feet be the same, a little more or less and the structure measuring 1783.50 Square Feet a little more or less, with cemented floor (74 years old Ground Floor measuring 522.75 Square Feet, 74 years old First Floor measuring 489 Square Feet, 74 years old Second Floor measuring about 409.50 Square Feet, 68 years old Third Floor 283.50, and 68 years old Fourth Floor 78.75 Square Feet) at Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 029, District South 24 Parganas, Sub Registration Office Alipore, within the Kolkata Municipal Corporation Ward No. 87, comprising the Schedule 'A' above referred to.

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

SIGNED, SEALED AND DELIVERED
by the Vendor in Kolkata in presence of :

1. Falsuni Seal
(FALSUNI SEAL)
37/4 Sivanat Ghosh Garden Road, SU No. 20
Kolkata - 31.

2. Sumitran Banerjee
Director
Atipore in Judges Court
Kolkata - 700029

FOR MOONDUST TRACOM PRIVATE LIMITED

(SIGNATURE OF THE VENDORS)

FOR MOONDUST TRACOM PRIVATE LIMITED

Director

Director

Rajan Kumar Panigrahy
Director

(SIGNATURE OF THE PURCHASERS)

VERDANT CONSTRUCTIONS LLP
Represented by
KARAN AGARWALA
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

VERDANT CONSTRUCTIONS LLP
Represented by
HARSHIT BAHETTI
As Constituted Attorney
For Moondust Tracom Pvt. Ltd.

Handwritten signatures and initials

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 50,00,000.00 (Rupees Fifty Lakh) only as total consideration payable by these presents in the following manner:

Date	A/C Payee Cheque	Bank/Branch	Amount (Rs.)
25.3.15	901611	Canara Bank	10,00,000
25.3.15	901612	Canara Bank	10,00,000
25.3.15	901613	Canara Bank	10,00,000
25.3.15	901614	Canara Bank	5,00,000
25.3.15	901616	Canara Bank	5,00,000
25.3.15	901615	Canara Bank	10,00,000
		TOTAL	50,00,000.00

(Rupees Fifty Lakh) only

WITNESSES

1. Falguni Seal

2. *Seminara Banerjee*
Advocate

SUNIT-SEAL
(SIGNATURE OF THE VENDOR)

Drafted by me:

Seminara Banerjee
Advocate,

Judges' Court, Alipore,
Kolkata - 700 027.

Typed by

B. Mondal

10, Old Post Office Street,
Kolkata- 700 001.

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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 10-201416-002057676-2
GRN Date: 13/03/2015 17:25:28
BRN: 140315090032352

Payment Mode: Counter Payment
Bank: State Bank of India
BRN Date: 14/03/2015 01:37:54

DEPOSITOR'S DETAILS


Name: RITESH PANDEY
Contact No.:
E-mail:
Address: 6/1 RAMESH MITRA ROAD, KOL-25
Applicant Name: Ritesh Pandey
Office Name: D.S.R. - I SOUTH 24-PARGANAS, South 24-Parganas
Office Address:
Status of Depositor: Buyer/Claimants
Id No.: 1601L000002076/2/2015
(Duty No./Every Year)
Mobile No.: +91 9830033454

Purpose of payment / Remarks: Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	1601L000002076/2/2015	Property Registration- Stamp duty	0030-02-103-003-02	388123
2	1601L000002076/2/2015	Property Registration- Registration Fee	0030-03-104-001-16	61611
Total				449734

In Words: Rupees Four Lakh Forty Nine Thousand Nine Hundred Thirty Four only


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**PLAN AT PREMISES NO. 41, PARASAR ROAD, P. S. TOLLYGUNGE,
WARD NO. 87, KOLKATA 700 029 UNDER BOROUGH VIII [K.M.C.]**

AREA OF LAND : 05 KATHA - 00 CHATTAK - 00 SQ.FT. i.e. 334.448 SQ.M. i.e. 3600 SQ.FT.
TOTAL EXISTING STRUCTURE : 10,700 SQ.FT.

AREA SOLD : UNDIVIDED 1/5 TH SHARE [LAND MEASURING: 600 SQ.FT.]
BUILDING MEASURING : 1783.50 SQ.FT. APPROX.

LAKE PLACE

12155 (39'-11")

(I)

(III)

(IV)

PRE. NO. 39, PARASAR ROAD

27555 (87'-5")

20815 (88')

PRE. NO. 43, PAL PARASAR ROAD

Sunit Seal

SIGNATURE OF VENDOR

FOR MOONDUST TRACOM PRIVATE LIMD

Rajesh Kumar Pandey

Dirce

FOR PURCHASER

SIGNATURE OF PURCHASER

[Signature]



SCALE : 1:125
ALL DIMENSIONS ARE IN
MM UNLESS OTHERWISE
MENTIONED
DATE : 16.03.2015

13127 (43'-1")

470

800

40' - 0" i.e. 12.192 METER WIDE PARASAR ROAD [K.M.C. BLACK TOP ROAD]

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For Moondust Tracom Pvt. Ltd



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Daed Number : I - 01162 of 2015
(Serial No. 01524 of 2015 and Query No. 1601L009002076 of 2015)

On 25/03/2015

Presentation(Under section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 15.10 hrs on :25/03/2015, at the Private residence by Ritesh Pandey
one of the Claimants.

Admission of Execution(Under Section 50,W.B.Registration Rules,1962)
Execution is admitted on 25/03/2015 by

1. Sumit Seal, son of Late Bholanath Seal , 37/4 , Sarat Ghosh Garden Road , Flat No B -B , Kolkata,
Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031. By Caste Hindu, By
Profession : Others
 2. Rajesh Kumar Pandey
Director, M/s Moondust Tracom Private Limited, 6 , Ganga Prasad Mukherjee Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
By Profession : Business
 3. Ritesh Pandey
Director, M/s Moondust Tracom Private Limited, 6 , Ganga Prasad Mukherjee Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
By Profession : Business
 4. Umashankar Shukla
Director, M/s Moondust Tracom Private Limited, 6 , Ganga Prasad Mukherjee Road, Kolkata,
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
By Profession : Business
- Identified By Samiran Banerjee, son of , Alipore Judges Court, Kolkata, Thana:-Alipore,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027. By Caste: Hindu, By Profession:
Advocate.

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

On 26/03/2015

Registration Fees paid Online using Government Receipt Portal System (GRIPS),
Finance Department, Govt. of WB

Registration Fees Rs. 61,811/- paid online on 13/03/2015 1:07PM with Govt. Ref. No.
192014150020576782 on 13/03/2015 4:55AM, Bank: State Bank of India, Bank Ref. No.
140315090032352 on 13/03/2015 1:07PM, Head of Account 003003-104-001-16, Query
No:1601L000002076/2015

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 Ra. -56,15,757/-

27/03/2015 15:19:00

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I
Endorsement Page 1 of 2

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Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District-South 24-Parganas

Endorsement For Deed Number : I - 01162 of 2015
(Serial No. 01524 of 2015 and Query No. 1601L000002076 of 2015)

Certified that the required stamp duty of this document is Rs.- 393123/- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance
Department, Govt. of WB

Stamp duty Rs. 3,88,123/- paid online on 13/03/2015 1:07PM with Govt. Ref. No:
192014150020576782 on 13/03/2015 4:55AM, Bank, State Bank of India, Bank Ref. No:
140315090032352 on 13/03/2015 1:07PM, Head of Account: 0030-02-103-003-02, Query
No:1601L000002076/2015

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

On 27/03/2015

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, 5 of Indian Stamp Act 1899.

(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I

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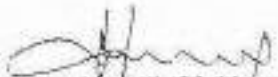
27/03/2015 15:19:00


(Kalidas Mandal)
DISTRICT SUB-REGISTRAR-I
Endorsement Page 2 of 2


Certificate of Registration under section 60 and Rule 60.












Registered in Book - I
CD Volume number 5
Page from 2901 to 2921
being No 01162 for the year 2015.















(Kalidas Mandal) 28-March-2015
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal


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		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					




Name Sumit Seal
 Signature Sumit Seal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RAJESH KUMAR PANDEY
 Signature Rajesh Kumar Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name RITESH PANDEY
 Signature Ritish Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Uma Shankar Shukla KA
 Signature U.S. Shukla

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Ashwathi
 VERDANT CONSTRUCTIONS LLP
 Represented by
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 For Moondust Tracom Pvt. Ltd.