

12317/2019

11928/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 433953

1204
1887475/19
Rs 27,60,720/-



Certified that the Document is submitted to
Registration. The Stamp is correct and the
endorsement is correct on this document
as the part of this document.

[Signature]
Additional Registrar
of Assurances-IV, Kolkata

[Signature]
Additional Registrar of
Assurances-IV, Kolkata
19/12/19

24 DEC 2019

THIS DEED OF CONVEYANCE made and executed on the 19th
day of December, 2019 (Two Thousand Nineteen).

BETWEEN

945m
19-12-19

Visit Case No. 4046 19.12.19
J(1) 250
J(2) 100
Total 350/-
Paid on *[Signature]*
ARA-IV
Kolkata

049170

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

03 SEP 2019
03 SEP 2019

Anil Choudhury
Advocate
High Court, Calcutta

19.12.2019

SOMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

अप्राप्त

MAHENDRA KR. TRIPATHI
8/A, P.N. Tripathi
284/A, G.T. Road
P.O. L.B. Behar
Hawrah.



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
17 DEC 2019



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

GRN: 192019200122464018 Payment Mode : Net Banking-SELF
GRN Date: 17/12/2019 17:51:55 Payment Gateway SBI EPay-State Bank of India
BRN : 6305545133027 BRN Date: 17/12/2019 17:53:47
SBI ePay txn No. : GTN SBI ePay txn Date. 17/12/2019 17:52:45

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 19040001887475/3/201
Contact No. null
E-mail : Mobile No. +91 9831054401
Address : 1 N S ROAD KOLKATA1
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001887475/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	27705
2	19040001887475/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	138056

Total Amount 165761

In Words : Rupees One Lakh Sixty Five Thousand Seven Hundred Sixty One Only.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
17 DEC 2019








Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001887475/2019






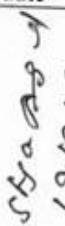


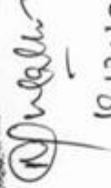
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BINOD KUMAR GUPTA 82, PANJABI PARA SHIV MANDIR ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [CRESCENT PRIME INFRA]		9813 	
2	Mr JITERNDRA KUMAR SINGH 2, DAKSHINPARA 3rd LANE, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:- Hooghly, West Bengal, India, PIN - 712250	Representative of Buyer [BUTTERFLY ADVISORY SERVICES PRIVATE LIMITED] [EVERTIME RESIDENCY PRIVATE LIMITED]		9815 	Jiterndra Kumar Singh 19-12-19



[Handwritten Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
17.9 DEC 2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SOURAV SETH TILI SARAK LANE, P.O:- BANSBERIA, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502	Represent ative of Buyer [CLOCK TRADEIL NK PRIVATE LIMITED]		9812 	 19.12.2019.
4	Mr Shyam Agarwal Bhagat Singh Sarani, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Seller [CRESC NT PRIME INFRA]		9816 	 19.12.19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mahendra Kumar Tripathi Son of Mr P N Tripathi 234/a, G T Road, P.O:- Belur Math, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711202	Mr BINOD KUMAR GUPTA, Mr JITERNDRA KUMAR SINGH, Mr SOURAV SETH, Mr Shyam Agarwal		9817 	 18.12.19

(Tridip Misra)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal




ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
11.9 DEC 2019

M/S. CRESCENT PRIME INFRA, PAN No. AALFC1074H, a partnership firm having its registered office at Galaxy House, 2nd Floor, Sevoke Road, Near P. C. Mittal Bus Stand, P. O. - Siliguri, P.S. - Siliguri, District - Darjeeling, Siliguri - 734405, being represented by its Partners **(1) SRI BINOD KUMAR GUPTA, [PAN No. ADNPG2956R], Aadhar No. 473605036777, Mobile No. 9434021096**, son of Banwari Lal Gupta, by faith-Hindu, by Nationality- Indian, by occupation - Business, residing at 82, Panjabi Para Shiv Mandir Road, P.O. - Siliguri, P.S. - Siliguri, District - Darjeeling, PIN - 734001 and **(2) SRI SHYAM AGARWAL [PAN No. ACRPA8425G], Aadhar No. 893797141988, Mobile No. 9434007111**, son of Ram Lal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Bhagat Singh Sarani, Siliguri, P.O. - Siliguri, P.S. - Siliguri, District - Darjeeling, PIN -734001, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the **ONE PART.**

AND



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
17.9 DEC 2019

(1) **M/S. BUTTERFLY ADVISORY SERVICES PRIVATE LIMITED, PAN No. AADCB7887Q**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory **SRI JITENDRA KUMAR SINGH, [PAN: ENOPS1448K], Aadhaar No. 435348070521, Mobile No. 6290585106**, Son of Late Ramchabila Singh, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 2, Dakshinpara 3rd Lane, Rishra, P.O. Morepukur, P.S. Rishra, District- Hooghly-712250, (2) **M/S. CLOCK TRADELINK PRIVATE LIMITED, PAN No. AAEC1608H**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorized Signatory **SRI SOURAV SETH, [PAN: FFKPS1868N], Aadhaar No. 825617441499, Mobile No. 7278957394**, Son of Sri Rabindra Nath Seth, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at Tili Sarkar Lane, P.O. Basberia, P.S. Mogra, District- Hooghly-712502 AND (3) **M/S. EVERTIME RESIDENCY PRIVATE LIMITED, PAN No. AADCE2309N**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory, **SRI JITENDRA KUMAR SINGH, [PAN: ENOPS1448K], Aadhaar No. 435348070521, Mobile No. 6290585106**, son of late Ramchabila Singh, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 2, Dakshinpara 3rd Lane, Rishra, P.O. Morepukur,



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
17 DEC 2019

P.S. Rishra, District - Hooghly - 712250, all having their Registered Office at Diamond Harbour Road, P.S. Thakurpukur, P.O. Joka, District - South 24 - Parganas, Kolkata - 700104, West Bengal, hereinafter referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or context the same shall be deemed to mean and include its successors, persons/successors-in-office and assigns) of the **OTHER PART**.

WHEREAS Saheb Baidya was the sole and absolute Owner of **ALL THAT** Sali, Bandh, Doba and Khal land measuring about 106.11 Decimals lying and situated at Mouza- Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, Khatian No.1501, P.S. Barasat, in the District of North 24-Parganas by virtue of records of rights of the concerned BL & L.R.O., details of Dag and Khatian are following hereunder:

L.R. Dag No.	Area of Land (In Decimal)	Share of Land	Total area of land under Dag (In Decimal)	Nature of Land
4291	2.15	0312	69	Bandh
4293	0.50	0312	16	Bandh
4294	1.75	0312	56	Khal
4296	0.15	0312	5	Bandh
4297	1.03	0312	33	Sali
4298	0.28	0312	9	Doba
4299	0.87	0312	28	Khal
4192/5210	39.44	0625	631	Sali
4292/5211	58.19	0625	931	Sali
4306	1.75	0625	24	Sali
Total :	106.11 more or less			

More fully and particularly described in **SCHEDULE "A"** hereunder written and hereinafter referred to as the "Mother Premises".

AND WHEREAS thereafter Saheb Baidya died intestate leaving behind his wife, Smt. Rijia Bibi and four Daughters, Sobratan Bibi, Ayatan Bibi, Jamatan Bibi, Nijima Bibi and one Son namely Sri Romjan Badya as his legal heirs and successors to the property and estate left by the said Saheb Baidya.

AND WHEREAS as per law of Muslim Farayaz, Sobratan Bibi, Ayatan Bibi, Tamatan Bibi, Najima Bibi all Daughters of Saheb Baidya were jointly became the Owners of ALL THAT Sali, Doba, Bandh and Khal land measuring about 61.859 Decimals lying and situated at Mouza- Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, R.S. Khatian No.2667, P.S. Barasat, in the District of North 24-Parganas by virtue of inheritance, details of Dag and Khatian are following hereunder :

L.R. Dag No.	Area of Land (In Decimal)	Share of Land	Total area of land under Dag (In Decimal)	Nature of Land
4291	1.254	0312	69	Bandh
4293	0.291	0312	16	Bandh
4294	1.020	0312	56	Khal
4296	0.09	0312	5	Bandh
4297	0.60	0312	33	Sali
4298	0.163	0312	9	Doba

4299	0.507	0312	28	Khal
4192/5210	23.006	0625	631	Sali
4292/5211	33.944	0625	931	Sali
4306	1.020	0625	24	Sali
Total :	61.895 more or less			

AND WHEREAS in the mean time the Romjan Baidya wrongfully mutated his name in the records of concerned B.L. & L. R. Office as Khatian No.2667 in respect of the said entire area of land measuring about 106.11 Decimals more or less.

AND WHEREAS Sobratan Bibi, Ayatan Bibi, Jamatan Bibi, Nijima Bibi while being seized and possessed of the aforesaid ALL THAT the Mother Premises entered into an Agreement for Sale dated 2nd August, 2016 (hereinafter referred to as "the said Agreement for Sale"), wherein Sobratan Bibi, Ayatan Bibi, Jamatan Bibi, Nijima Bibi have agreed to sell and Kabirul Ali Mallick (therein referred to as the Purchaser) agreed to purchase **ALL THAT** the said Mother Premises at or for a total consideration of Rs.30,00,000/- (Rupees Thirty Lakhs only) and on the other terms and conditions, as more fully mentioned and detailed therein. Simultaneously, with the execution of the said Agreement for Sale, Kabirul Ali Mallick paid a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) to Sobratan Bibi, Ayatan Bibi, Jamatan Bibi, Nijima Bibi and handed over vacant, khas and peaceful physical

possession of the said Mother Premises to Kabirul Ali Mallick, in performance of the contract in its entirety except for execution and registration of Deed of Conveyance of the said Mother Premises.

AND WHEREAS a memorandum of understanding was executed on 13th March, 2016 by and between the Vendor herein and Kabirul Ali Mallick and as per terms and condition of the said MOU Kabirul Ali Mallick agreed to develop the said Mother Premises by making boundary walls and filling soil and sand upto road level at the cost of the Vendor herein and on the other terms and conditions stipulated in the said MOU dated 13th March, 2016.

AND WHEREAS thereafter due to some unavoidable circumstances, Kabirul Ali Mallick was unable to get the Deed of Conveyance in respect of the said Mother Premises in his name by making balance payment to Sobratan Bibi, Ayatan Bibi, Jamatan Bibi, Nijima Bibi of the said total consideration.

AND WHEREAS in as much as Kabirul Ali Mallick was unable to pay the balance of the consideration amount to Sobratan Bibi, Ayatan Bibi, Jamatan Bibi, Nijima Bibi after several negotiations it was agreed that Sobratan Bibi, Ayatan Bibi, Jamatan Bibi, Nijima Bibi

shall sell the said Mother Premises to the Vendor herein and Kabirul Ali Mallick shall become the Confirming Party at or for a total consideration of Rs.50,00,000/- (Rupees Seventy Three Lakhs only) out of which a sum of Rs.20,00,000/- (Rupees Twenty Lakhs only) shall be paid by the Vendor herein to Sobratan Bibi, Ayatan Bibi, Jamatan Bibi, Nijima Bibi and and the balance sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) shall be paid by the Vendor herein to Kabirul Ali Mallick and accordingly, thereby the Agreement for Sale dated 26th October, 2016 and MOU dated 13th March, 2016 shall stand cancelled.

AND WHEREAS by a registered Indenture dated 26th October, 2016 registered in the office of Additional Registrar of Assurances-IV, Kolkata registered in Book No.I, Volume No. 1904-2016, Pages from 403313 to 403377, Being No. 10916 for the year 2016 entered into by and between (1) Sobratan Bibi, (2) Ayatan Bibi, (3) Jamatan Bibi and (4) Najima Bibi (therein referred to as the Vendors), the Vendor herein (therein referred to as the Purchaser) and Kabirul Ali Mallick (therein referred to as the Confirming Party), the Vendor therein sold and conveyed to the Purchaser Vendor herein the said Mother Premises **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and

appurtenant thereto and reputed so to be the easement right in respect of the said Mother Premises in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc.

AND WHEREAS the Vendor herein after purchase of the said Property has got its name mutated of Schedule "B" herein below in the Office of the B.L. & L.R.O., Barasat and/or its concern office and Khatian nos. 4569, 4996 & 4332 allotted in the name of Crescent Infra Prime.

AND WHEREAS the Purchasers herein have approached the Vendor and the Vendor herein has agreed to sell to the Purchasers **ALL THAT** piece and parcel of Sali land measuring about 23.0060 Decimals out of total 631 Decimals in L.R. Dag No.4292/5210 lying and situated at Mouza - Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, R.S./LR Khatian No.2667, 4569, 4996 & 4332, P.S. Barasat, in the District of North 24-Parganas by virtue of inheritance **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of

land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. as follows:

Sl. No.	Name of Purchaser	Land Sold (In Decimal)	Nature of Land	Consideration Amount
1.	Butterfly Advisory Services Private Limited	10	Sali	11,35,000.00
2.	Clock Tradelink Private Limited	10	Sali	11,35,000.00
3.	Evertime Residency Private Limited	3.0060	Sali	3,41,181.00
	Total :	23.0060		26,11,181.00

more fully and particularly described in **SCHEDULE "B"** hereunder written and hereinafter referred to as the said "Property" at or for a total consideration of Rs.26,11,181.00 (Rupees Twenty Six Lakhs Eleven Thousand One Hundred Eighty One only), vacant and free from all encumbrances on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.26,11,181.00 (Rupees Twenty Six Lakhs Eleven Thousand One

Hundred Eighty One only), paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, its successors and assigns and every one of them and also the said "Property"), they the Vendor as beneficial Owner doth by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchasers, (i.e. Purchaser No.1, Purchaser No.2 and Purchaser No.3 respectively), its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** said "Property" **HOWSOEVER** otherwise the said "Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said "Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits

thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said "Mother Premises" or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, its successors, persons/successors-in-office and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESSAND ENJOY** the said land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchasers, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby for itself, its successors, persons/successors-in-office and assigns covenant with the Purchasers, its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly

suffered to the contrary, IT the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers, its successors and assigns in the manner aforesaid **AND THAT** the Purchasers, its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of its ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the

Vendor or from or under any of its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchasers, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASERS as follows:-

- a) The Vendor is otherwise well and sufficiently entitled to the said **"Property"** described in the **SCHEDULE "B"** hereunder written and the same is his self-acquired property. Its title to the said **"Property"** is free and marketable;

- b) No other person except the Vendor has any right, claim or demand in respect of the said **"Property"** or any part thereof;
- c) The Vendor has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said **"Property"** and the said **"Property"** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of the said **"Property"**;
- d) The Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said **"Property"**;
- e) There are no proceedings instituted by or against the Vendor in respect of the said "Property" and pending in any Court or before any authority and the said **"Property"** is not under any lispendens;
- f) The Vendor has not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of the said **"Property"**;
- g) The Vendor hereby covenant with the Purchasers, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchasers, its

successors, persons/successors-in-office and assigns from or against all encumbrances, charges and equities whatsoever; and

h) The Vendor shall at the request and costs of the Purchasers, its successors, persons/successors-in-office and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said "**Property**" and every part thereof in the aforesaid manner.

i) The original Agreement for Sale dated 26th October, 2016 and the MOU dated 13th March, 2016 stood cancelled and have handed over to the Purchasers herein original cancelled Agreement for Sale.

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT Sali, Bandh, Doba and Khal land measuring about 106.11 Decimals lying and situated at Mouza- Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, Khatian No.1501, P.S. Barasat, in the District of North 24-Parganas by virtue of records of rights of the concerned BL & L.R.O., details of Dag and Khatian are following hereunder :

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4292/5211	58.19	0625	931	Sali
4306	1.75	0625	24	Sali
Total :	106.11 more or less			

TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc.

SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring about 23.0060 Decimals out of total 631 Decimals In L.R. Dag No.4292/5210 lying and situated at Mouza - Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, R.S./LR Khatian No.2667, 4569, 4996 & 4332, P.S. Barasat, in the District of North 24-Parganas by virtue of inheritance **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed

therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. as follows:

Sl. No.	Name of Purchaser	Land Sold (In Decimal)	Nature of Land	Consideration Amount
1.	Butterfly Advisory Services Private Limited	10	Sali	11,35,000.00
2.	Clock Tradelink Private Limited	10	Sali	11,35,000.00
3.	Evertime Residency Private Limited	3.0060	Sali	3,41,181.00
Total :		23.0060		26,11,181.00

butted and bounded in the following manner :

L. R. Dag No. 4292/5210:

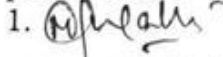
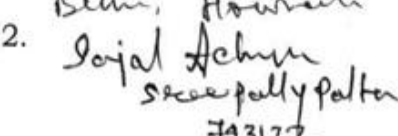
ON THE NORTH : Dag No. 4292,
ON THE SOUTH : Dag No. 4289, 4327
ON THE EAST : Dag No. 4292/5211
ON THE WEST : Dag No. 4278 & 4279

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED

by the withinnamed Vendor in the

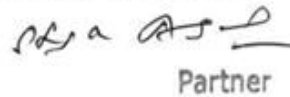
presence of :

1. 
MAHENDRA TRIPATHI
 23A/A, G.T.Rd.
 Belur, Howrah
2. 
Sujal Acharya
 Seemapally Palta
 743122

CRESCENT PRIME INFRA


 Partner

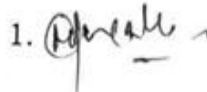
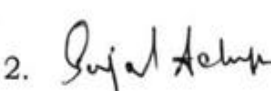
CRESCENT PRIME INFRA


 Partner

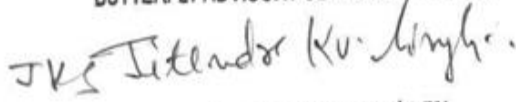
SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers


in the presence of :

1. 
2. 

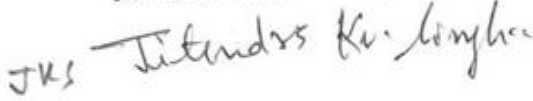
BUTTERFLY ADVISORY SERVICES PVT. LTD.


 JKJ Titendar K. Singh
 Authorized Signatory

CLOCK TRADELINK PVT. LTD.

SS 
 Authorized Signatory

For Evertime Residency Pvt. Ltd


 JKJ Titendar K. Singh
 Authorized Signatory

Drafted by



(Anil Choudhury, Advocate)
 High Court, Calcutta
 F/145/1991

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.26,11,181.00 (Rupees Twenty Six Lakhs Eleven Thousand One Hundred Eighty One only) being the full consideration under these presents as follows :


PARTICULARS

Date	Cheque No.	Name of Bank	Branch	Amount
10.12.2019	000006	HDFC Bank	Stephen House, Kolkata	1135000.00
09.12.2019	534118	HDFC Bank	Stephen House, Kolkata	1135000.00
09.12.2019	000007	HDFC Bank	Stephen House, Kolkata	341181.00
				26,11,181.00

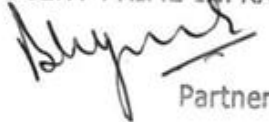
(Rupees Twenty Six Lakhs Eleven Thousand One Hundred Eighty One only)

WITNESSES:


1. 

2. 

CRESCENT PRIME INFRA


Partner

CRESCENT PRIME INFRA


Partner

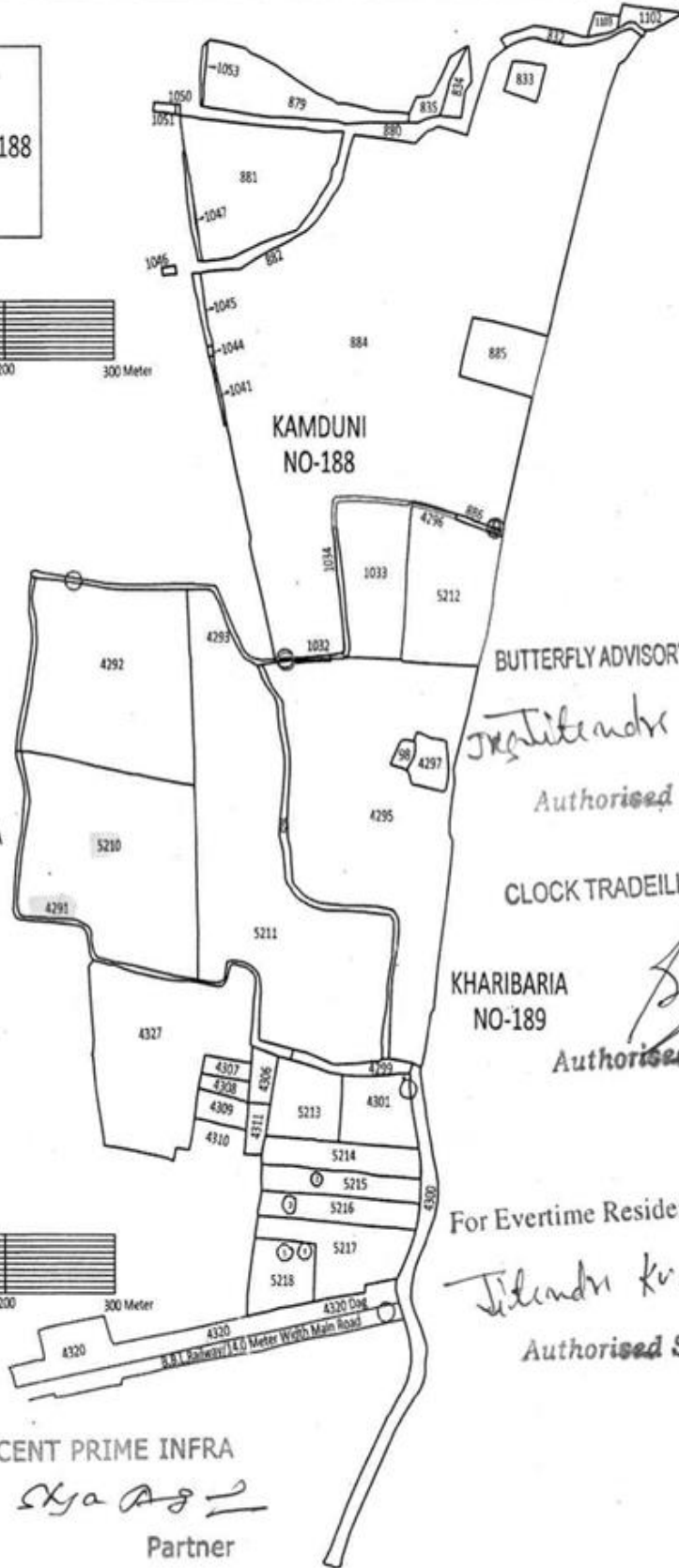
SIGNATURE OF THE VENDOR

MOUZA MAP AT KAMDUNI & MATIAGACHHA

KAMDUNI
 Name Of P.S-Barasat
 Name Of Mouza- Kamduni No 188
 Revinew Survey No-203
 Dist- North 24 Paganas.

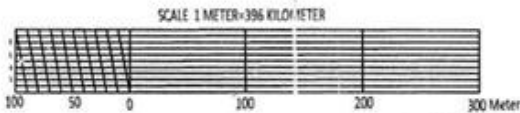


Dag no.	Purchase area
4292	23.0060
5210	Salak



MATIAGACHHA
 NO-87

MATIAGACHHA
 Name Of P.S-Barasat
 Name Of Mouza-
 Matiagachha No 187
 Revinew Survey No-17,154
 Dist- North 24 Paganas.



BUTTERFLY ADVISORY SERVICES PVT. LTD.

Jitendra K. Singh
 Authorized Signatory

CLOCK TRADELINK PVT. LTD.

KHARIBARIA
 NO-189

Jitendra K. Singh
 Authorized Signatory

For Evertime Residency Pvt. Ltd

Jitendra K. Singh
 Authorized Signatory

CRESCENT PRIME INFRA

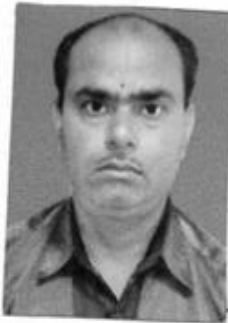
[Signature]
 Partner

CRESCENT PRIME INFRA

[Signature]
 Partner

NOTE: Mouza Map Extracted From Photo Copy. Actual Scale May Not Match Properly.

SPECIMEN FORM FOR TEN FINGER PRINTS



Tilendra Kumar Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					



[Signature]

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					



[Signature]

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					



[Signature]

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Finger					
Right Finger					



BUTTERFLY ADVISORY SERVICES PVT. LTD.

JRS. Titendrai K. Singh..

Authorised Signatory

All Pan verification Pending
due to Com

आयकर विभाग
INCOME TAX DEPARTMENT
CLOCK TRADELINK PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

01/01/2010
Payment Account Number
AAECC1608H

Signature



CLOCK TRADELINK PVT. LTD.

SS


Authorised Signatory



For Evertime Residency Pvt. Ltd
JKS Titendra K. Singh
Authorised Signatory




भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63022/03157

To: Jitendra Kumar Singh
 S/O Shri Ramchhabla Singh
 2 No. Dakshin Para 3rd Lane
 Richra
 Hugli
 West Bengal - 712250
 Mobile : 9874497340

Date: 07/11/2011

Ref. No : 00009851-00160681-00183333-Morepukur


 UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :
4353 4807 0521

आधार – आम आदमी का अधिकार




भारत सरकार
GOVERNMENT OF INDIA

Jitendra Kumar Singh
 Year of Birth : 1980
 Male




4353 4807 0521


आधार – आम आदमी का अधिकार

Jitendra K. Singh



Jitendra K. Singh

भारत सरकार
GOVERNMENT OF INDIA

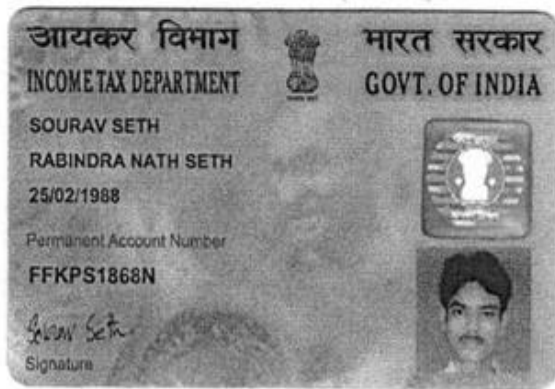
भारत सरकार
GOVERNMENT OF INDIA

Sourav Seth
Year of Birth : 1988
Male

8256 1744 1499

आधार — आम आदमी का अधिकार

Sourav Seth



Sourav Seth



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1469/70868/18268

To
Mahendra Kumar Tripathi

29/09/2017
S/O: Prasiddha Narayan Tripathi
SHIVAM APARTMENT, FLAT.NO-2A
234/A, G.T ROAD
BELUR MATH
Bally (M)
Belur Math, Haora, Howrah,
West Bengal - 711202
9683079499



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान



भारत सरकार



Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



Handwritten signature

मेरा आधार, मेरी पहचान



CRESCENT PRIME INFRA
[Signature]
Partner

CRESCENT PRIME INFRA
[Signature]
Partner




Shyam Agarwal



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACRPAB425G



नाम / Name
SHYAM AGARWAL

पिता का नाम / Father's Name
RAM LAL AGARWAL

20122018

दिनांक / Date of Issue
07/06/1968

Shyam Agarwal
SIGNATURE

Shyam Agarwal


 भारत सरकार
 Government of India


 00000 00000 000000
 BINOD KUMAR GUPTA
 पिता : 000000 000 000000
 Father: BANWARI LAL GUPTA
 जन्म तिथि / DOB : 28/01/1961
 पुरुष / Male



4736 0503 6777

मेरा आधार, मेरी पहचान

Binyans


 भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता: 22 पंजाबी पौराणर, शिव मंदिर रोड,
 सिलिगुरी (एम. कोर्प), दार्जीलिंग, सिक्किम,
 वेस्ट बंगाल, 734001

Address: 22 PUNJABI PARA, SHIV
 MANDIR ROAD, Siliguri (M. Corp),
 Darjeeling, Siliguri, West Bengal, 734001



4736 0503 6777

 1947
  help@uidai.gov.in
  www.uidai.gov.in

Binyans

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BINOD KUMAR GUPTA
BANWARI LAL GUPTA

26/01/1961
Permanent Account Number

ADNPG2956R

Banwari Lal Gupta
Signature

Banwari Lal Gupta



04/01/2007

Major Information of the Deed

Deed No :	I-1904-11928/2019	Date of Registration	24/12/2019
Query No / Year	1904-0001887475/2019	Office where deed is registered	
Query Date	09/12/2019 6:12:44 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AWANI KUMAR ROY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830971326, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 26,11,181/-	Rs. 27,60,720/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,38,156/- (Article:23)	Rs. 27,705/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4292/5210	LR-2667	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	Property is on Road
L2	LR-4292/5210	LR-2667	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	Property is on Road
L3	LR-4292/5210	LR-2667	Bastu	Shali	3.006 Dec	3,41,181/-	3,60,720/-	Property is on Road
		TOTAL :			23.006Dec	26,11,181 /-	27,60,720 /-	
	Grand Total :				23.006Dec	26,11,181 /-	27,60,720 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CRESCENT PRIME INFRA GAAXY HOUSE, 2nd ROAD, SEVOKE ROAD, NEAR P C MITTA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734405 , PAN No.:: AALFC1074H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BUTTERFLY ADVISORY SERVICES PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AADCB7887Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	CLOCK TRADEILINK PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAEC1608H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	EVERTIME RESIDENCY PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AADCE2309N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BINOD KUMAR GUPTA Son of Mr BANWARI LAL GUPTA 82, PANJABI PARA SHIV MANDIR ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADNPG2956R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CRESCENT PRIME INFRA (as PARTNER)
2	Mr JITERNDRA KUMAR SINGH Son of Late RAM CHABILA SINGH 2, DAKSHINPARA 3rd LANE, P.O:- MOREPUKUR, P.S:- Rishra, Rishra, District:-Hooghly, West Bengal, India, PIN - 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENOPS1448K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BUTTERFLY ADVISORY SERVICES PRIVATE LIMITED (as AUTHORISED SIGNATORY), EVERTIME RESIDENCY PRIVATE LIMITED (as AUTHORISED SIGNATORY)
3	Mr SOURAV SETH (Presentant) Son of Mr RABINDRA NATH SETH TILI SARAK LANE, P.O:- BANSBERIA, P.S:- Magra, District:-Hooghly, West Bengal, India, PIN - 712502, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: FFKPS1868N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CLOCK TRADEILINK PRIVATE LIMITED (as AUTHORISED SIGNATORY)
4	Mr Shyam Agarwal Son of Mr R L Agarwal Bhagat Singh Sarani, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACRPA8425G, Aadhaar No: 89xxxxxxx1988 Status : Representative, Representative of : CRESCENT PRIME INFRA (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mahendra Kumar Tripathi Son of Mr P N Tripathi 234/a, G T Road, P.O:- Belur Math, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711202			

Identifier Of Mr BINOD KUMAR GUPTA, Mr JITERNDRA KUMAR SINGH, Mr SOURAV SETH, Mr Shyam Agarwal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	BUTTERFLY ADVISORY SERVICES PRIVATE LIMITED-5 Dec
2		BUTTERFLY ADVISORY SERVICES PRIVATE LIMITED-5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	CLOCK TRADEILINK PRIVATE LIMITED-5 Dec
2		CLOCK TRADEILINK PRIVATE LIMITED-5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	EVERTIME RESIDENCY PRIVATE LIMITED-1.503 Dec
2		EVERTIME RESIDENCY PRIVATE LIMITED-1.503 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4292/5210, LR Khatian No:- 2667	Owner:রোমজান আলী বদ্দি ., Gurdian:সাহে আল, Address:মোবারকপুর , Classification:শালি, Area:0.01000000 Acre,	CRESCENT PRIME INFRA
L2	LR Plot No:- 4292/5210, LR Khatian No:- 2667	Owner:রোমজান আলী বদ্দি ., Gurdian:সাহে আল, Address:মোবারকপুর , Classification:শালি, Area:0.01000000 Acre,	CRESCENT PRIME INFRA
L3	LR Plot No:- 4292/5210, LR Khatian No:- 2667	Owner:রোমজান আলী বদ্দি ., Gurdian:সাহে আল, Address:মোবারকপুর , Classification:শালি, Area:0.01000000 Acre,	CRESCENT PRIME INFRA

Endorsement For Deed Number : I - 190411928 / 2019

On 19-12-2019

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

Presented for registration at 21:45 hrs on 19-12-2019, at the Private residence by Mr SOURAV SETH ,.

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 27,60,720/-

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

Execution is admitted on 19-12-2019 by Mr Shyam Agarwal, PARTNER, CRESCENT PRIME INFRA (Partnership Firm), GAAXY HOUSE, 2nd ROAD, SEVOKE ROAD, NEAR P C MITTA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734405

Indetified by Mr Mahendra Kumar Tripathi, , , Son of Mr P N Tripathi, 234/a, G T Road, P.O: Belur Math, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Others

Execution is admitted on 19-12-2019 by Mr BINOD KUMAR GUPTA, PARTNER, CRESCENT PRIME INFRA (Partnership Firm), GAAXY HOUSE, 2nd ROAD, SEVOKE ROAD, NEAR P C MITTA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734405

Indetified by Mr Mahendra Kumar Tripathi, , , Son of Mr P N Tripathi, 234/a, G T Road, P.O: Belur Math, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Others

Execution is admitted on 19-12-2019 by Mr JITERNDRA KUMAR SINGH, AUTHORISED SIGNATORY, BUTTERFLY ADVISORY SERVICES PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104; AUTHORISED SIGNATORY, EVERTIME RESIDENCY PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr Mahendra Kumar Tripathi, , , Son of Mr P N Tripathi, 234/a, G T Road, P.O: Belur Math, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Others

Execution is admitted on 19-12-2019 by Mr SOURAV SETH, AUTHORISED SIGNATORY, CLOCK TRADEILINK PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

Indetified by Mr Mahendra Kumar Tripathi, , , Son of Mr P N Tripathi, 234/a, G T Road, P.O: Belur Math, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Others



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 23-12-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,705/- (A(1) = Rs 27,607/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 27,705/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2019 5:53PM with Govt. Ref. No: 192019200122464018 on 17-12-2019, Amount Rs: 27,705/-, Bank: SBI EPay (SBlePay), Ref. No. 6305545133027 on 17-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,38,056/- and Stamp Duty paid by by online = Rs 1,38,056/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2019 5:53PM with Govt. Ref. No: 192019200122464018 on 17-12-2019, Amount Rs: 1,38,056/-, Bank: SBI EPay (SBlePay), Ref. No. 6305545133027 on 17-12-2019, Head of Account 0030-02-103-003-02



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 24-12-2019

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 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,38,056/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 49170, Amount: Rs.100/-, Date of Purchase: 03/09/2019, Vendor name: S Chakraborty



Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 18232 to 18281

being No 190411928 for the year 2019.



**(Tridip Misra) 2020/01/09 07:10:26 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**

(This document is digitally signed.)