

12318/2019

11931/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 433954



Certified that the Document is a ~~valid~~ valid Document to Registration. The ~~document~~ document and the endorsement sh~~ould~~ be on the part of the ~~document~~ document.

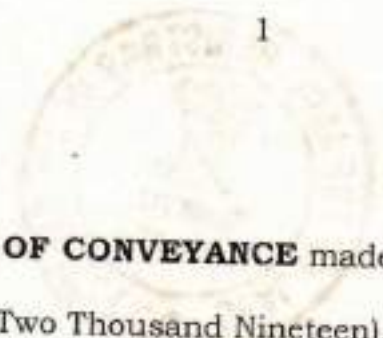
[Signature]
Additional Registrar
of Assurances-IV, Kolkata

24 DEC 2019

1904
1890244/19
Rs 50,00,000/-

Additional Registrar of
Assurances-IV, Kolkata

[Signature]
19/12/19



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

BETWEEN

Visit Case No. 6047 19.12
J(1)- 250
J(2)- 100
Total 350/-
Received on 19/12/19
[Signature]
ARA-IV
Kolkata

[Handwritten notes]
Bumper
Tehsildar Kolkata
9921
19/12/19



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

GRN: 192019200122510218
GRN Date: 17/12/2019 18:31:55
BRN : 2602516066320
SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-State Bank of India
BRN Date: 17/12/2019 18:33:54
SBI ePay txn Date. 17/12/2019 18:32:47

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 19040001890244/3/201
Contact No. no.
E-mail : Mobile No. +91 9831054401
Address : 1 N S ROAD KOLKATA700001
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001890244/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	30096
2	19040001890244/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	150020
			Total Amount	180118

In Words : Rupees One Lakh Eighty Thousand One Hundred Eighteen Only.



Government of West Bengal

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






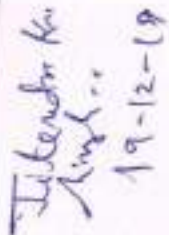


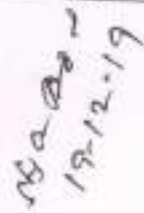
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040001890244/2019

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
1	Mr BINOD KUMAR GUPTA 82, PANJABI PARA SHIV MANDIR ROAD, SILIGURI, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [CRESCENT PRIME INFRA]		9873 	 19.12.2019
2	Mr SOURAV SETH TILI SARA K LANE, P.O:- BANSBERIA, P.S:- Magra, District-Hooghly, West Bengal, India, PIN - 712502	Representative of Buyer [DASVANI RESIDENCY PRIVATE LIMITED] [LAZERJET COMPLETE PRIVATE LIMITED]		9812 	 19.12.2019

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 SUBHASH CHANDRA TULSYAN 138-B-620, G T ROAD SOUTH, 31, SHIBPUR, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District-Howrah, West Bengal, India, PIN - 711102	Representative of Buyer [HONEYBEE DEVCON PRIVATE LIMITED] [MOUNT VIEW ADVISORY SERVICES PRIVATE LIMITED]		9814 	 19/12/19
4	Mr JITENDRA KUMAR SINGH 2, DAKSHINPARA 3rd LANE, P.O:- RISHRA, P.S:- Rishra, Rishra, District-Hooghly, West Bengal, India, PIN - 712250	Representative of Buyer [KALYAN KARI NIWAS PRIVATE LIMITED]		9815 	 19-12-19
5	Mr Shyam Agarwal Bhagat Singh Sarani, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [CRESCENT 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 SOURAV SETH, Mr SUBHASH CHANDRA TULSYAN, Mr JITENDRA KUMAR SINGH, Mr Shyam Agarwal		9877 	 19.12.18

(Tridip Misra)

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

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

(1) **M/S. MOUNTVIEW ADVISORY SERVICES PRIVATE LIMITED, PAN No. AAC CJ9786F**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory, **SRI SUBHASH CHANDRA TULSYAN, [PAN: ABMPT6227B], Aadhaar No. 988680658411, Mobile No.9831054401**, Son of Sri Ram Niranjan Tulsyan, by faith-Hindu, by Nationality- Indian, by occupation-Service, residing at 138-B-620, G. T. Road (S), 31 Sibpur, P.O. & P.S. Sibpur, Howrah-711102 (2) **M/S. HONEYBEE DEVCON PRIVATE LIMITED, PAN No. AADCH7211E**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised Signatory, **SRI SUBHASH CHANDRA TULSYAN, [PAN: ABMPT6227B], Aadhaar No. 988680658411, Mobile No.9831054401**, Son of Sri Ram Niranjan Tulsyan, by faith-Hindu, by Nationality - Indian, by occupation-Service, residing at 138-B-620, G. T. Road (S), 31 Sibpur, P.O. & P.S. Sibpur, Howrah-711102, (3) **M/S. LAZERJET COMPLEX PRIVATE LIMITED, PAN No. AACCL9422C**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorised 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 (4) M/S. KALYANKARI NIWAS PRIVATE LIMITED, PAN No. AAFCK9616E**, a Company incorporated under the Provisions of the Companies Act, 1956, represented by its Authorized 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, **AND (5) M/S. DASVANI RESIDENCY PRIVATE LIMITED, PAN No. AAFCD4898K**, 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, 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 Asmat Ali Baidya alias Achmat Baddy, son of Sahadat Baidya was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as an Owner thereof **ALL THAT** land measuring about 70.30 Decimals lying and situate at Mouza - Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, L.R. Khatian No.2650, P.S. Barasat, in the District of North 24-Parganas by virtue of records of rights of the concerned B.L. & 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
4294	0.58	0.0104	56	Khal
4295	0.29	0.104	28	Khal
4327	36.95	0.834	443	Khal
4192/5210	13.12	0.0208	631	Sali
4292/5211	19.36	0.0208	931	Sali
Total :	70.30 more or less			

morefully and particularly described in **SCHEDULE "A"** hereunder written and hereinafter referred to as the "Mother Premises No.1".

AND WHEREAS Asmat Ali Baidya alias Achmat Baddy while being absolutely seized and possessed of the aforesaid **ALL THAT** Mother Premises No.1 entered into an Agreement for Sale dated 28th February, 2016 (hereinafter referred to as "the said Agreement for Sale), wherein Asmat Ali Baidya alias Achmat Baddy agreed to sell and

Kabirul Ali Mallick agreed to purchase **ALL THAT** the said Mother Premises No.1 at or for a total consideration of Rs.38,00,000/- (Rupees Thirty Eighty 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.5,00,000/- (Rupees Five Lakhs only) to Asmat Ali Baidya alias Achmat Baddy and handed over vacant, khas and peaceful physical possession of the said Mother Premises No.1 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 No.1.

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 No.1 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 Asmat Ali Baidya alias Achmat Buddy 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 Alimuddin Baidya alias Alimaddin Baidya alias Aminaddin Baddy after several negotiations it was agreed that Asmat Ali Baidya alias Achmat Buddy 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.54,25,940/- (Rupees Fifty Four Lakhs Twenty Five Thousand Nine Hundred Forty only) out of which a sum of Rs.33,00,000/- (Rupees Thirty Three Lakhs only) shall be paid by the Vendor herein to Alimuddin Baidya alias Alimaddin Baidya alias Aminaddin Baddy and the balance sum of Rs.21,25,940/- (Rupees Twenty One Lakhs Twenty Five Thousand Nine Hundred Forty 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 12th May, 2016 registered in the office of Additional Registrar of Assurances-IV,

Kolkata registered in Book No.I, Volume No. 1904-2016, Pages from 174826 to 174864, Being No. 190404625, for the year 2016 entered into by and between Asmat Ali Baidya alias Achmat Buddy (therein referred to as the Vendor), 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 No.1 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 No.1 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 Ashad Ali Molla, Son of Sri Owajet Ali, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as an Owner thereof ALL THAT land measuring about 16.50 Decimals more or less out of 79 Decimals more or less in Dag No.4292/5210 and an area of land measuring about 16.50 Decimals more or less in Dag No.4292/5211, ALL THAT piece and parcel of land measuring about 17 Decimals more or less in Dag

No.4331, ALL THAT land measuring about 9 Decimals more or less lying in Dag No.4327, ALL THAT land measuring about 2 Decimals more or less lying and situate at Mouza- Matiagacha, Dag No.5053, and ALL THAT land measuring about 2 Decimals more or less in Dag No.3409 lying and situate at Mouza- Matiagacha, Touzi No.1552, Khatian No.3783, J.L. No.187, R.S. No.17, within the limits of Kirtipur 2 No. Gram Panchayet, Parganas- Anwarpur, P.S. Barasat, in the District of North 24-Parganas morefully and particularly described in **SCHEDULE "B"** hereunder written and hereinafter referred to as the "Mother Premises No.2".

AND WHEREAS Ashad Ali Molla while being absolutely seized and possessed of the aforesaid ALL THAT Mother Premises No.2 entered into an Agreement for Sale dated 14th January, 2016 (hereinafter referred to as "the said Agreement for Sale), wherein Ashad Ali Molla agreed to sell and Kabirul Ali Mallick agreed to purchase ALL THAT the said Mother Premises No.2 at or for a total consideration of Rs.33,54,960/- (Rupees Thirty Three Lakhs Fifty Four Thousand Nine Hundred Sixty 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.5,93,960/- (Rupees Five Lakhs

Ninety Three Thousand Nine Hundred Sixty only) to Ashad Ali Molla and handed over vacant, khas and peaceful physical possession of the said Mother Premises No.2 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 No.2.

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 No.2 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 No.2 in his name by making balance payment to Ashad Ali Molla 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 Ashad Ali Molla

after several negotiations it was agreed that Ashad Ali Molla shall sell the said Mother Premises No.2 to the Vendor herein and Kabirul Ali Mallick shall become the Confirming Party at or for a total consideration of Rs.33,54,960/- (Rupees Thirty Three Lakhs Fifty Four Thousand Nine Hundred Sixty only) out of which a sum of Rs.27,61,000/- (Rupees Twenty Seven Lakhs Sixty One Thousand only) shall be paid by the Vendor herein to Ashad Ali Molla and the balance sum of Rs.5,93,960/- (Rupees Five Lakhs Ninety Three Thousand Nine Hundred Sixty 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 12th May, 2016 registered in the office of Additional Registrar of Assurances-IV, Kolkata registered in Book No.I, Volume No. 1904-2016, Pages from 174746 to 174784, Being No. 190404623, for the year 2016 entered into by and between Ashad Ali Molla (therein referred to as the Vendor), 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 No.2 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 No.2 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 "C" 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 25 Decimals in L.R. Dag Nos.4292/5210 and 4327 lying and situated at Mouza-Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, R.S. Khatian Nos. 2650, 3783, 4569, 4996 & 4332, within the limits of Kirtipur 2 No. Gram Panchayet 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)	Out of total land	LR No.	Dag	Nature of Land	Amount
1.	Mountview Advisory Services Private Limited	4.4340	631	4292/521	0	Sali	5,03,259.00
2.	Honeybee Devcon Private Limited	10.0000	631	4292/521	0	Sali	11,35,000.00
3.	Lazerjet Complex Private Limited	2.0660	631	4292/521	0	Sali	2,34,491.00
4.	Kalyankari Niwas Private Limited	6.5500	443	4327		Sali	7,43,425.00
5.	Dasveni Residency Private Limited	1.9500	443	4327		Sali	2,21,325.00
	Total :	25.0000					28,37,500.00

more fully and particularly described in **SCHEDULE "C"** hereunder written and hereinafter referred to as the said "Property" at or for a total consideration of Rs.28,37,500.00 (Rupees Twenty Eight Lakhs Thirty Seven Thousand Five Hundred 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.28,37,500.00 (Rupees Twenty Eight Lakhs Thirty Seven Thousand Five Hundred 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, Purchaser No.3, Purchaser No.4 and Purchaser No. 5 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 30th July, 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 land measuring about 70.30 Decimals lying and situate at Mouza- Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, L.R. Khatian No.2650, P.S. Barasat, in the District of North 24-Parganas by virtue of records of rights of the concerned B.L. & 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
4294	0.58	0.0104	56	Khal
4295	0.29	0.104	28	Khal
4327	36.95	0.834	443	Khal
4192/5210	13.12	0.0208	631	Sali
4292/5211	19.36	0.0208	931	Sali
Total :	70.00 more or less			

SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT land measuring about 16.50 Decimals more or less out of 79 Decimals more or less in Dag No.4292/5210 and an area of land measuring about 16.50 Decimals more or less in Dag No.4292/5211, **ALL THAT** piece and parcel of land measuring about 17 Decimals more or less in Dag No.4331, **ALL THAT** land measuring about 9 Decimals more or less lying in Dag No.4327, **ALL THAT** land

measuring about 2 Decimals more or less lying and situate at Mouza-Matiagacha, Dag No.5053, and ALL THAT land measuring about 2 Decimals more or less in Dag No.3409 lying and situate at Mouza-Matiagacha, Touzi No.1552, Khatian No.3783, J.L. No.187, R.S. No.17, within the limits of Kirtipur 2 No. Gram Panchayet, Parganas-Anwarpur, P.S. Barasat, in the District of North 24-Parganas.

SCHEDULE "C" ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring about 25 Decimals in L.R. Dag Nos.4292/5210 and 4327 lying and situated at Mouza - Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, R.S. / LR Khatian Nos. 2650, 3783, 4569, 4996 & 4332, within the limits of Kirtipur 2 No. Gram Panchayet 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)	Out of total land	LR Dag No.	Nature of Land	Amount
1.	Mountview Advisory Services Private Limited	4.4340	631	4292/5210	Sali	5,03,259.00
2.	Honeybee Devcon Private Limited	10.0000	631	4292/5210	Sali	11,35,000.00
3.	Lazerjet Complex Private Limited	2.0660	631	4292/5210	Sali	2,34,491.00
4.	Kalyankari Niwas Private Limited	6.5500	443	4327	Sali	7,43,425.00
5.	Dasveni Residency Private Limited	1.9500	443	4327	Sali	2,21,325.00
	Total :	25.0000				28,37,500.00

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

L. R. Dag No. 4327:

ON THE NORTH : Dag No. 4292/5210, 4292/5211,

ON THE SOUTH : North Point School

ON THE EAST : Dag No. 4307, 4308

ON THE WEST : Dag No. 4342, 4343

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. *Defalator*
Mahendra Tripathi
234/A, G.T. Road
Behar, Howrah.
2. Rajal Acharya
Sree Pally Palke
743122

CRESCENT PRIME INFRA

[Signature]

Partner

CRESCENT PRIME INFRA

[Signature]

Partner

SIGNED, SEALED AND DELIVERED

by the withinnamed Purchasers

in the presence of :

1. *[Signature]*
2. *Sajal Acharya*

SCT

SCT

SS

SS

MOUNTVIEW ADVISORY SERVICES PVT. LTD.

[Signature]
Authorized Signatory

Honeybee Devcon Private Limited

[Signature]
Authorized Signatory

Lazerjet Complex Private Limited

[Signature]
Authorized Signatory

Kalyankari Niwas Private Limited

JKT Titendra K. Singh
Authorized Signatory

Dasvani Residency Private Limited

[Signature]
Authorized Signatory

Drafted by

Anil Choudhury(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.28,37,500.00 (Rupees Twenty Eight Lakhs Thirty Seven Thousand Five Hundred only) being the full consideration under these presents as follows :

PARTICULARS

Date	Cheque No.	Name of Bank	Branch	Amount
09.12.2019	000009	HDFC Bank	Stephen House, Kolkata	5,03,259.00
09.12.2019	000018	HDFC Bank	Stephen House, Kolkata	11,35,000.00
09.12.2019	000018	HDFC Bank	Stephen House, Kolkata	2,34,491.00
09.12.2019	000016	HDFC Bank	Stephen House, Kolkata	7,43,425.00
09.12.2019	000015	HDFC Bank	Stephen House, Kolkata	2,21,325.00
				28,37,500.00

(Rupees Twenty Eight Lakhs Thirty Seven Thousand Five Hundred only)

CRESCENT PRIME INFRA

[Signature]
Partner

WITNESSES:

1. *[Signature]*

CRESCENT PRIME INFRA

[Signature]
Partner

2. *[Signature]*

SIGNATURE OF THE VENDOR

MOUZA MAP AT KAMDUNI & MATIAGACHHA

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

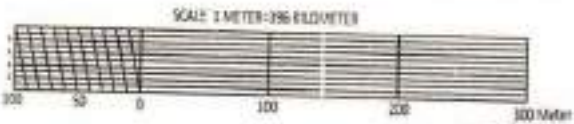


Day No.	Land Area
9292	16.50
5200	
9317	2.50



MATIAGACHHA
 NO-187

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



MOUNTVIEW ADVISORY SERVICES PVT. LTD.

[Signature]
 Authorised Signatory

Honeybee Devcon Private Limited

[Signature]
 Authorised Signatory

KHARIBARIA
 NO-189

Lazerjet Complex Private Limited

[Signature]
 Authorised Signatory

Kalyankari Niwas Private Limited

[Signature]
 Authorised Signatory

Dasvani Residency Private Limited

[Signature]
 Authorised 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



Sulman

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



[Signature]

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



Jitendra K. Singh

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



S. S. A. Q. Q.

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

SPECIMEN FORM FOR TEN FINGER PRINTS



[Handwritten signature]

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

[Empty box for identification]

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

[Empty box for identification]

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

[Empty box for identification]

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



Honeybee Devcon Private Limited

SCT

Sulaym

Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LAZERJET COMPLEX PRIVATE
LIMITED




13/10/2015

Permanent Account Number

AACCL9422C

30/10/2015

55
Lazerjet Complex Private Limited


Authorized Signatory



Kalyankari Niwas Private Limited

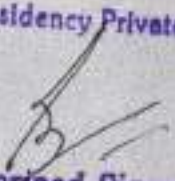
JMS
Jitendra K. Singh.

Authorised Signatory



Dasvani Residency Private Limited

SS


Authorised Signatory



CRESCENT PRIME INFRA
[Signature]
Partner

CRESCENT PRIME INFRA
[Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BINOD KUMAR GUPTA
BANWARI LAL GUPTA

26/01/1981
Permanent Account Number
ADNPG2956R

Binod
Signature



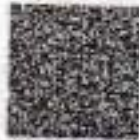

Binod



भारत सरकार
Government of India



0000 0000 00000
BINOO KUMAR GUPTA
पिता : 0000000 000 000000
Father : BANWARI LAL GUPTA
जन्म तिथि / DOB : 26/01/1991
पुंस्व / Male



4736 0503 6777

मेरा आधार, मेरी पहचान

Allyp...

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

राज्यीय लेखा संपत्ति कार्ड
Permanent Account Number Card
ACRPAB425G



पिता का नाम
DHYAM ADARWAL

पिता का पता
RAM LAL ADARWAL

जन्म तिथि
07/08/1968

Dhyam Adarwal
हस्ताक्षर

30/12/2017

Dhyam Adarwal

भारत सरकार
Government of India






श्री श्री अग्रवाल
SHYAM AGARWAL
पिता - राम लाल अग्रवाल
Father: Ram Lal Agarwal
जन्मदिनांक / DOB: 07/09/1988
लिंग / Male

8937 9714 1988

आधार - साधारण मानुषेअ अधिकार



श्याम अग्रवाल

 	 
<p align="center">भारत सरकार Unique Identification Authority of India आधार</p>	<p align="center">सूचना</p> <ul style="list-style-type: none"> ■ आधार पत्रपत्र का प्रमाण है, पारदर्शिता का नहीं। ■ पहचान का प्रमाण और लाइन ऑथेंटिकेशन द्वारा प्रमाणित ■ यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।
<p>नागरिक क्रम/ Enrolment No.: 2016/00363/76893</p> <p>To श्री ६६ सुभाष Subhash Chandra Tulsyan S/O. Ramnarayan Tulsyan J N. S Road, Dakshara Rokata G.P.O. Rokata West Bengal - 700021 9811054611</p> 	<p align="center">INFORMATION</p> <ul style="list-style-type: none"> ■ Aadhaar is a proof of identity, not of citizenship. ■ To establish identity, authenticate online. ■ This is electronically generated letter. <p>■ आधार देश भर में मान्य है।</p> <p>■ आधार अतिथि में सरकारी और गैर-सरकारी सेवाओं में मदद करने में उपयोगी होगा।</p> <p>■ Aadhaar is valid throughout the country.</p> <p>■ Aadhaar will be helpful in availing Govt and Non-Government services in future.</p>
<p align="center">आपका आधार क्रमांक / Your Aadhaar No. : 9886 8065 8411 मेरा आधार, मेरी पहचान</p>	
 <p>श्री ६६ सुभाष Subhash Chandra Tulsyan अनं ९८८००१ ०२०३१९६० श्री ६६ सुभाष</p> 	 <p>श्री ६६ सुभाष Subhash Chandra Tulsyan अनं ९८८००१ ०२०३१९६० श्री ६६ सुभाष</p> <p>Address: S/O. Ramnarayan Tulsyan, J N. S. Road, Dakshara, Rokata G.P.O., Rokata West Bengal - 700021</p>
<p align="center">9886 8065 8411 मेरा आधार, मेरी पहचान</p>	<p align="center">9886 8065 8411</p>

Ruliyon

Ruliyon

valid thru year

PERMANENT ACCOUNT NUMBER
ABMPT6227B

NET NAME
SUBHASH CHANDRA TULSYAN

For an eye affected name
RANINGANJAN TULSYAN

DOB DATE OF BIRTH
03-03-1946

EMERGENCY SIGNATURE

COMMISSIONER OF RECORDS-TAL. W.D. - II



Subhash

भारत सरकार
GOVERNMENT OF INDIA

Sourav Seth
Year of Birth : 1988
Male

8256 1744 1499

आधार — आम आदमी का अधिकार

Sourav Seth

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOURAV SETH
RABINDRA NATH SETH
25/02/1988

Permanent Account Number
FFKPS1868N

Sourav Seth
Signature



Sourav Seth.



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 Ramchandra Singh
 2 No. Dalshri Park 3rd Lane
 Rashtra
 Hugi
 West Bengal - 712250
 Mobile: 9874497380

Date: 07/11/2011

Ref. No: 0009951-00160681-00183333-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



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 146970868/18268

29/09/2017

To
Mahendra Kumar Tripathi

S/O: Prasadha Narayan Tripathi
SHIVAM APARTMENT, FLAT NO-2A
234/A, G.T ROAD
BELUR MATH
Bally (M)
Belur Math, Hoora, Howrah,
West Bengal - 711209
983079489



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान



भारत सरकार



Mahendra Kumar Tripathi

DOB: 23/01/1975

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

Signature

Major Information of the Deed

Deed No :	I-1904-11931/2019	Date of Registration	24/12/2019
Query No / Year	1904-0001890244/2019	Office where deed is registered	
Query Date	10/12/2019 10:50:18 AM	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. 28,37,500/-	Rs. 30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,50,120/- (Article:23)	Rs. 30,098/- (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-2650	Bastu	Shali	4.434 Dec	5,03,259/-	5,32,080/-	Property is on Road
L2	LR-4292/5210	LR-2650	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	Property is on Road
L3	LR-4292/5210	LR-2650	Bastu	Shali	2.066 Dec	2,34,491/-	2,47,920/-	Property is on Road
L4	LR-4327	LR-3783	Bastu	Shali	6.55 Dec	7,43,425/-	7,86,000/-	Property is on Road
L5	LR-4327	LR-3783	Bastu	Shali	1.95 Dec	2,21,325/-	2,34,000/-	Property is on Road
TOTAL :					25Dec	28,37,500 /-	30,00,000 /-	
Grand Total :					25Dec	28,37,500 /-	30,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CRESCENT PRIME INFRA GALAXY HOUSE, 2nd FLOOR, SEVOK ROAD, NEAR P C MITT, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	DASVANI RESIDENCY PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAFCD4898K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	HONEYBEE DEVCON PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AADCH7211E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	KALYANKARI NIWAS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAFCK9616E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	LAZERJET COMPLEX PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AACCL9422C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	MOUNTVIEW ADVISORY SERVICES PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAGCM0954Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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, SILIGURI, 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 SOURAV SETH (Presentant) Son of Mr RABINDRANATH 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 : DASVANI RESIDENCY PRIVATE LIMITED (as ATHORISED SIGNATORY), LAZERJET COMPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY)
3	Mr SUBHASH CHANDRA TULSYAN Son of Late RAM NIRANJAN TULSYAN 138-B-620, G T ROAD SOUTH, 31, SHIBPUR, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ABMPT6227B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HONEYBEE DEVCON PRIVATE LIMITED (as AUTHORISED SIGNATORY), MOUNTVIEW ADVISORY SERVICES PRIVATE LIMITED (as AUTHORISED SIGNATORY)
4	Mr JITENDRA KUMAR SINGH Son of Late RAM CHABILA SINGH 2, DAKSHINPARA 3rd LANE, P.O:- RISHRA, 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 : KALYANKARI NIWAS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

6 Mr Shyam Agarwal

Son of Mr Ram Lal 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: 89xxxxxxxx1988 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 SOURAV SETH, Mr SUBHASH CHANDRA TULSYAN, Mr JITENDRA KUMAR SINGH, Mr Shyam Agarwal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	MOUNTVIEW ADVISORY SERVICES PRIVATE LIMITED-2.217 Dec
2		MOUNTVIEW ADVISORY SERVICES PRIVATE LIMITED-2.217 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	HONEYBEE DEVCON PRIVATE LIMITED-5 Dec
2		HONEYBEE DEVCON PRIVATE LIMITED-5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	LAZERJET COMPLEX PRIVATE LIMITED-1.033 Dec
2		LAZERJET COMPLEX PRIVATE LIMITED-1.033 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	KALYANKARI NIWAS PRIVATE LIMITED-3.275 Dec
2		KALYANKARI NIWAS PRIVATE LIMITED-3.275 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	DASVANI RESIDENCY PRIVATE LIMITED-0.975 Dec
2		DASVANI RESIDENCY PRIVATE LIMITED-0.975 Dec

Endorsement For Deed Number : I - 190411931 / 2019

On 19-12-2019

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

Presented for registration at 21:42 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 30,00,000/-

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

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

Identified 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 Shyam Agarwal, PARTNER, CRESCENT PRIME INFRA (Partnership Firm), GALAXY HOUSE, 2nd FLOOR, SEVOK ROAD, NEAR P C MITT, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734405

Identified 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), GALAXY HOUSE, 2nd FLOOR, SEVOK ROAD, NEAR P C MITT, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734405

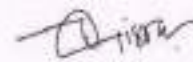
Identified by Mr Mahendra Kumar Tripathi, , Son of Mr P N Tripathi, 234/a, G T Road, P.O: Belur Math, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Others

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

Identified 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 SUBHASH CHANDRA TULSYAN, AUTHORISED SIGNATORY, HONEYBEE DEVCON 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, MOUNTVIEW 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

Identified 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

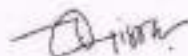
On 23-12-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,098/- (A(1) = Rs 30,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 30,098/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2019 6:33PM with Govt. Ref. No: 192019200122510218 on 17-12-2019, Amount Rs: 30,098/-, Bank: SBI EPay (SBlePay), Ref. No. 2602516066320 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. 1,50,020/- and Stamp Duty paid by by online = Rs 1,50,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2019 6:33PM with Govt. Ref. No: 192019200122510218 on 17-12-2019, Amount Rs: 1,50,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 2602516066320 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

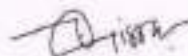
On 24-12-2019

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. 1,50,020/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 49171, 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


049171

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


03 SEP 2019

Anil Choudhury
Advocate
High Court, Calcutta

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


19.12.2019.




MAHENDRA KR. TRIBATHI
S/O, P.N. TRIBATHI
234/A, G.T. ROAD
Belur
Howrah.


ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
17 DEC 2019