

12320/2019

11934/2019



AC 591247

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Certified that the Document is a ~~Power~~ to Register, for the purpose of the Act and the endorsement of the Act, and is a document in the part of the Act.



Additional Registrar of Assurances-IV, Kolkata

24 DEC 2019

Additional Registrar of Assurances-IV, Kolkata



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

BETWEEN

938M
19-12-19

Visit Case No. 6045 19.12.19

J(1) 250
J(2) 100
Total 350

Received on ARA-IV Kolkata

6



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

GRN: 192019200122479278
GRN Date: 17/12/2019 18:04:41
BRN : 2898719574811
SBI ePay txn No. : IGAHRKVNE7

Payment Mode : Net Banking-SELF
Payment Gateway : SBI EPay-State Bank of India
BRN Date: 17/12/2019 18:06:37
SBI ePay txn Date. 17/12/2019 18:05:40

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 19040001900468/4/201
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	19040001900468/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	69270
2	19040001900468/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	345879

Total Amount

415149

In Words : Rupees Four Lakh Fifteen Thousand One Hundred Forty Nine 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 19040001900468/2019






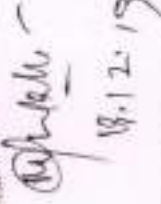
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BINOD KUMAR GUPTA 82, PANJABI PARA SHIV MANDIR ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District-Darjeeling, West Bengal, India, PIN - 734001	Representative of Seller [CRESCENT PRIME INFRA]		9813 	 19/12/19
2	Mr SOURAV SETH TILI SARA LANE, P.O:- BANSBERIA, P.S:- Magra, District-Hooghly, West Bengal, India, PIN - 712502	Representative of Buyer [LAZERJET COMPLETE PRIVATE LIMITED] [MAHALON CONSTRUCTION PRIVATE LIMITED] [TRINABH INFRASTRUCTURE 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, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102	Representative of Buyer [OCTAL COMPLE X PRIVATE LIMITED] [TRIWAVE DEVELOPERS PRIVATE LIMITED]		9814 	 19/12/19
4	Mr JITENDRA KUMAR SINGH 2, DAKSHINPARA 3rd LANE, P.O:- MOREPUKUR, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250	Representative of Buyer [PANCHL OK REALTORS PRIVATE LIMITED] [KALYAN KARI NIWAS PRIVATE LIMITED]		9815 	Jitendra Kr Singh 19-12-19

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
5	Mr Shyam Agarwal Bhaghat Singh Sarani, P.O:- Siliguri, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN - 734001	Represent ative of Seller [CRESC NT PRIME INFRA]		9816 	 18.12.19
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		4817 	 18.12.19

(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. 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, (2) **M/S. MAHALON CONSTRUCTION PRIVATE LIMITED, PAN No. AAKCM0487E**, 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, (3) **M/S. OCTAL COMPLEX PRIVATE LIMITED, PAN No. AACCO2138C**, 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, (4) **M/S. PANCHLOK REALTORS PRIVATE**

LIMITED, PAN No. AAICP3754H, 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, **(5) M/S. TRINABH INFRASTRUCTURE PRIVATE LIMITED, PAN No. AAFCT5595H**, 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, **(6) M/S. TRIWAVE DEVELOPERS PRIVATE LIMITED, PAN No. AAFCT5597F**, 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 Niranjana 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, **AND (7) 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, 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 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 "A"** hereunder written and hereinafter referred to as the "Mother Premises No.1".

AND WHEREAS Ashad Ali Molla while being absolutely seized and possessed of the aforesaid ALL THAT Mother Premises No.1 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.1 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.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 No.1 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

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 Mansur Ali Baidya, Son of Ajet Baidya, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as an Owner thereof ALL THAT piece and parcel of Sali land measuring about 84.05 Decimals more or less in L. R. Khatian No.2648, lying and situate at Mouza- Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, P.S. Barasat, in the District of North 24-Parganas details of Dag are following hereunder :

L.R. Dag No.	Area of Land (In Decimal)	Total area of land under Dag (In Decimal)	Nature of Land
4294	0.70	56	Khal
4327	44.30	443	Sali
4192/5210	15.77	631	Sali
4292/5211	23.28	931	Sali
Total :	84.05 more or less		

morefully and particularly described in **SCHEDULE "B"** hereunder written and hereinafter referred to as the "Mother Premises No.2".

AND WHEREAS Mansur Ali Baidya while being absolutely seized and possessed of the aforesaid ALL THAT Mother Premises No.2 entered into an Agreement for Sale dated 28th July, 2016 (hereinafter referred to as "the said Agreement for Sale), wherein Mansur Ali Baidya 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.40,00,000/- (Rupees Forty 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.18,00,000/- (Rupees Eighteen Lakhs only) to Mansur Ali Baidya 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 Mansur Ali Baidya 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 Mansur Ali Baidya after several negotiations it was agreed that Mansur Ali Baidya 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.77,64,539/- (Rupees Seventy Seven Lakhs Sixty Four Thousand Five Hundred Thirty Nine only) out of which a sum of Rs.40,75,200/- (Rupees Forty Lakhs Seventy Five Thousand Two Hundred only) shall be paid by the Vendor herein to Mansur Ali Baidya and the balance sum of Rs.36,89,339/- (Rupees Thirty Six Lakhs Eighty Nine Thousand Three Hundred Thirty Nine 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 30th May, 2016 registered in the office of Additional Registrar of Assurances-IV, Kolkata registered in Book No.I, Volume No. 1502-2018, Pages from 60542 to 60579, Being No. 105202079, for the year 2018 entered into by and between Mansur Ali Baidya (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 60.07 Decimals out of total 84.05 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.3783 and 2648, 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)	Nature of Land	Amount
1.	Lazerjet Complex Private Limited	5.7700	Sali	6,54,895.00

2.	Mahalon Construction Private Limited	10.0000	Sali	11,35,000.00
3.	Octal Complex Private Limited	10.0000	Sali	11,35,000.00
4.	Panchlok Realtors Private Limited	10.0000	Sali	11,35,000.00
5.	Trinabh Infrastructure Private Limited	10.0000	Sali	11,35,000.00
6.	Triwave Developers Private Limited	10.0000	Sali	11,35,000.00
5.	Fence Promoters Private Limited	<u>4.3000</u>	Sali	4,88,050.00
	Total :	60.0000		68,17,945.00

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.68,17,945/- (Rupees Sixty Eight Lakhs Seventeen Thousand Nine Hundred Forty Five 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.68,17,945/- (Rupees Sixty Eight Lakhs Seventeen Thousand Nine Hundred Forty Five 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 and Purchaser No.4, 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 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 "B" ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring about 84.05 Decimals more or less in L. R. Khatian No.2648, lying and situate at Mouza- Matiagacha, Touzi No.1552, J.L. No.187, R.S. No.17, P.S. Barasat, in the District of North 24-Parganas details of Dag are following hereunder :

L.R. Dag No.	Area of Land (In Decimal)	Total area of land under Dag (In Decimal)	Nature of Land
4294	0.70	56	Khal
4327	44.30	443	Sali
4192/5210	15.77	631	Sali
4292/5211	23.28	931	Sali
Total :	84.05 more or less		

SCHEDULE "C" ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring about 60.07 Decimals out of total 631 Decimals in L.R. Dag Nos. ~~4292/5210~~ ^{15.77} and ~~4327~~ ^{44.30} ~~satale~~ ^{satale} lying and situated at Mouza- Matiagacha, Touzi No.1552, J.L.

Barasat
Barasat

Barasat
Barasat

No.187, R.S. No.17, R.S. Khatian Nos.3783 and 2648, 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)	Nature of Land	Amount
1.	Lazerjet Complex Private Limited	5.7700	Sali	6,54,895.00
2.	Mahalon Construction Private Limited	10	Sali	11,35,000.00
3.	Octal Complex Private Limited	10	Sali	11,35,000.00
4.	Panchlok Realtors Private Limited	10	Sali	11,35,000.00
5.	Trinabh Infrastructure Private Limited	10	Sali	11,35,000.00
6.	Triwave Developers	10	Sali	11,35,000.00

	Private Limited			
5.	Fence Promoters Private Limited	<u>4.3000</u>	Sali	4,88,050.00
	Total :	60.07		68,17,945.00

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. *[Signature]*
MAHENDAA TRIPATHI
234/A, G.T.R.O.,
Belur, Howrah
2. Sajal Acharya
Sreerajally palta.
793122

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

Lazerjet Complex Private Limited

SS

[Signature]
Authorized Signatory

Mahalon Construction Private Limited

SS

[Signature]
Authorized Signatory
Octal Complex Private Limited

SET

[Signature]
Authorized Signatory
Panchlok Realtors Private Limited

JWT

[Signature]
Authorized Signatory

Trinabh Infrastructure Private Limited

SS

[Signature]
Authorized Signatory

Triwave Developers Private Limited

SET

[Signature]
Authorized Signatory

Kalyankari Niwas Private Limited

JWT

[Signature]
Authorized Signatory

Drafted by

[Signature]

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

No.187, R.S. No.17, R.S. Khatian Nos.3783 and 2648, 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)	Nature of Land	Amount
1.	Lazerjet Complex Private Limited	5.7700	Sali	6,54,895.00
2.	Mahalon Construction Private Limited	10	Sali	11,35,000.00
3.	Octal Complex Private Limited	10	Sali	11,35,000.00
4.	Panchlok Realtors Private Limited	10	Sali	11,35,000.00
5.	Trinabh Infrastructure Private Limited	10	Sali	11,35,000.00
6.	Triwave Developers	10	Sali	11,35,000.00

MONEY RECEIPT & MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchasers within mentioned sum of Rs.68,17,945.00 (Rupees Sixty Eight Lakhs Seventeen Thousand Nine Hundred Forty Five only) being the full consideration under these presents as follows :

PARTICULARS

Date	Cheque No.	Name of Bank	Branch	Amount
09.12.2019	000017	HDFC Bank	Stephen House, Kolkata	4,88,050.00
09.12.2019	000017	HDFC Bank	Stephen House, Kolkata	6,54,895.00
09.12.2019	900359	HDFC Bank	Stephen House, Kolkata	11,35,000.00
09.12.2019	000015	HDFC Bank	Stephen House, Kolkata	11,35,000.00
09.12.2019	900261	HDFC Bank	Stephen House, Kolkata	11,35,000.00
09.12.2019	900162	HDFC Bank	Stephen House, Kolkata	11,35,000.00
09.12.2019	900309	HDFC Bank	Stephen House, Kolkata	11,35,000.00
			TOTAL	68,17,945.00

(Rupees Sixty Eight Lakhs Seventeen Thousand Nine Hundred Forty Five only)

WITNESSES:

1. Rajal Acharya
2. @freaker

CRESCENT PRIME INFRA

[Signature]

Partner

CRESCENT PRIME INFRA

[Signature]

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.



Day no.	Purchase area
4292	15.77
5210	
4227	41.30



MATIAGACHHA
 NO-187

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



CRESCENT PRIME INFRA
[Signature]
 Partner

CRESCENT PRIME INFRA
[Signature]
 Partner

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

- Triwave Developers Private Limited
[Signature]
 Authorized Signatory
- Kalyankari Niwas Private Limited
JNT Jitendra Kumar Singh
 Authorized Signatory
- Lazerjet Complex Private Limited
[Signature]
 Authorized Signatory
- Mahalon Construction Private Limited
[Signature]
 Authorized Signatory
- Octal Complex Private Limited
[Signature]
 Authorized Signatory
- Panchlok Realtors Private Limited
JNT Jitendra Kumar Singh
 Authorized Signatory
- Trinabh Infrastructure Private Limited
[Signature]
 Authorized Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS



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



Babuji

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



Jitendra Kr. Singh

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



S. A. Agal

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

SPECIMEN FORM FOR TEN FINGER PRINTS



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

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

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

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



Lazerjet Complex Private Limited

SS

[Signature]
Authorized Signatory

All Pan Verification Pending
Due to Communication failure
with I. Tax.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAHALON CONSTRUCTION PRIVATE
LIMITED

04/12/2015
Permanent Account Number
AAKCM0487E



18720015

Mahalon Construction Private Limited

SS


Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

OCTAL COMPLEX PRIVATE
LIMITED

13/10/2015
Permanent Account Number
AACCO2138C



2009/15

Octal Complex Private Limited

[Handwritten Signature]

Authorised Signatory

SCT

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PANCHLOK REALTORS PRIVATE
LIMITED



04/12/2015
Permanently Account Number

AAICP3754H

04/12/2015

Panchlok Realtors Private Limited

JKS

Titendra K. Singh

Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
TRINABH INFRASTRUCTURE
PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA

04/12/2015
Payment Account Number
AAFCT5595H



SS

Trinabh Infrastructure Private Limited

Authorised Signatory



Triwave Developers Private Limited

Puliyon

Authorised Signatory

set



Kalyankari Niwas Private Limited

Jitendra Kaur Singh

Authorised Signatory

JRS



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



भारत सरकार
Unique Identification Authority of India
आधार

नमांकन क्रम / Enrolment No.: 2016/00393/76893

To
श्रीमद् अशोक
Sushobh Chandra Tulayan
S/O. Ramnandan Tulayan
1 N. S. Road, Dakshin
Kolkata G.P.O.
Kolkata West Bengal - 700001
9886 8065 8411



आपका आधार शर्मांक / Your Aadhaar No. :
9886 8065 8411
मेरा आधार, मेरी पहचान



श्रीमद् अशोक
Sushobh Chandra Tulayan
S/O. Ramnandan Tulayan
1 N. S. Road,
Dakshin, Kolkata G.P.O., Kolkata,
West Bengal - 700001



9886 8065 8411

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण स्वीकार करने और ऑथेंटिकेशन देने पर ही।
- यह एक इलेक्ट्रॉनिक गणितिक दस्तावेज़ है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में शैक्षणिक और गैर-सरकारी सेवा का काम करने में मददगार होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Gov. and Non-Government services in future.



आधार पहचान शर्मांक / Aadhaar No. : 9886 8065 8411

श्रीमद् अशोक
Sushobh Chandra Tulayan
S/O. Ramnandan Tulayan
1 N. S. Road,
Dakshin, Kolkata G.P.O., Kolkata,
West Bengal - 700001



9886 8065 8411

Bulayan

Bulayan

PERMANENT ACCOUNT NUMBER
ABMP16227B



FOR THE PATIENT'S NAME
SUBHASH CHANDRA TULSTYAN
RANERANJAN TULSTYAN

DATE OF BIRTH
02-01-1960

FOR THE SIGNATURE



DR. Tulstyan
DEPT. SURG. 'A & B
COMMISSIONER OF HOSPITALS, W.B. 'B

Subhash



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 Flr. Dakshin Para 3rd Lane
 Rajha
 Hujli
 West Bengal - 712250
 Mobile: 9874897340

Date: 07/11/2011

Ref. No.: 00009851-00160681-00183333-Morepur



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

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
SHAM LAL AGARWAL

जन्म की तारीख /
Date of Birth
07/06/1966

Shyam Agarwal
Signature

25/02/18

shyam agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

BINOD KUMAR GUPTA

BANWARI LAL GUPTA

26/01/1961
Permanent Account Number

ADNPG2956R

[Handwritten Signature]
Signature

[Handwritten Signature]

[Photograph]

[Photograph]

04/10/2007



CRESCENT PRIME INFRA

[Handwritten Signature]

Partner

CRESCENT PRIME INFRA

[Handwritten Signature]

Partner


 भारत सरकार
 Government of India


 0000 0000 00000
 BINOD KUMAR GUPTA
 पितर : 000000 000 000000
 Father : BANWARI LAL GUPTA
 जन्म तिथि / DOB : 28/01/1961
 पुरुष / Male



4736 0503 6777

मेरा आधार, मेरी पहचान

Binod


 भारत सरकार
 Unique Identification Authority of India

पता: 22 पंजाबी मंदिर परा, शिव मंदिर रोड,
 सिलिगुरी (एम. कोर्पो), दार्जीलिंग, पश्चिम बंगाल,
 पिन कोड: 734001

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



4736 0503 6777

 197
 help@uidai.gov.in
 www.uidai.gov.in

Binod


ভারত সরকার
 Government of India


ভ্রাম আগরওয়াল
 BHRYAM AGARWAL
 পিতা : রাম লাল আগরওয়াল
 Father : Ram Lal Agarwal
 জন্ম তারিখ / DOB : 07/08/1988
 লিঙ্গ / Male



8937 9714 1988

আধার - সাধারণ মানুষের অধিকার

Handwritten signature


ভারত সরকার
 Unique Identification Authority of India

ঠিকানা
 বসন্ত বিহার কমপ্লেক্স, সেবক
 রোড, ডন বস্কো স্কুল কনেক্টর
 রোড, শিবগড়ি (পেরিসাড়া),
 মেইন রোড, জলপাইগুড়ি,
 পশ্চিম বঙ্গ, 734001

Address:
 BASANTA BIHAR COMPLEX,
 SEVOKI ROAD, don bosco
 school connector road, Siganj
 (in.corp.), Sevoke Road,
 Jalpaiguri, West Bengal, 734001

8937 9714 1988

 1800 206 1947
 help@uaid.gov.in
 www.uaid.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण

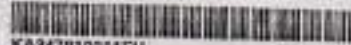
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1469/70668/18268

To
Mahendra Kumar Tripathi

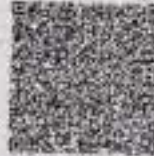
S/O: Prasiddha Narayan Tripathi
SHIVAM APARTMENT, FLAT NO-2A
234/A, G.T. ROAD
BELUR MATH
Bally (M)
Belur Math, Hoora, Howrah,
West Bengal - 711202
9683070499

23/09/2017



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान



भारत सरकार



Mahendra Kumar Tripathi

DOB: 23/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

1/D

Major Information of the Deed

Deed No :	I-1904-11934/2019	Date of Registration	24/12/2019
Query No / Year	1904-0001900468/2019	Office where deed is registered	
Query Date	11/12/2019 12:55:11 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. 68,17,945/-	Rs. 69,17,181/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,45,979/- (Article:23)	Rs. 69,270/- (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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4292/5210	LR-3783	Bastu	Shali	5.77 Dec	6,54,895/-	6,64,427/-	Property is on Road
L2	LR-4292/5210	LR-3783	Bastu	Shali	10 Dec	11,35,000/-	11,51,520/-	Property is on Road
L3	LR-4327	LR-2648	Bastu	Shali	10 Dec	11,35,000/-	11,51,520/-	Property is on Road
L4	LR-4327	LR-2648	Bastu	Shali	10 Dec	11,35,000/-	11,51,520/-	Property is on Road
L5	LR-4327	LR-2648	Bastu	Shali	10 Dec	11,35,000/-	11,51,520/-	Property is on Road
L6	LR-4327	LR-2648	Bastu	Shali	10 Dec	11,35,000/-	11,51,520/-	Property is on Road
L7	LR-4327	LR-2648	Bastu	Shali	4.3 Dec	4,88,050/-	4,95,154/-	Property is on Road
TOTAL :					60.07Dec	68,17,945 /-	69,17,181 /-	
Grand Total :					60.07Dec	68,17,945 /-	69,17,181 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CRESCENT PRIME INFRA GALAXY HOUSE, 2nd FLOOR, SEVOKE ROAD, NEAR P C MIT, 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	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
2	MAHALON CONSTRUCTION PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAKCM0487E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	OCTAL COMPLEX PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AACCO2138C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	PANCHLOK REALTORS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAICP3754H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	TRINABH INFRASTRUCTURE PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAFCT5595H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
6	TRIWAVE DEVELOPERS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAFCT5597F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
7	KALYAN KARI NIWAS PRIVATE LIMITED DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: ENOPS1448K,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, 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 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 : LAZERJET COMPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), MAHALON CONSTRUCTION PRIVATE LIMITED (as AUTHORISED SIGNATORY), TRINABH INFRASTRUCTURE PRIVATE LIMITED (as AUTHORISED SIGNATORY)
3	Mr SUBHASH CHANDRA TULSYAN Son of Late RAM NIRANJAN TULSYAN 138-B-620, G T ROAD SOUTH, 31, 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 : OCTAL COMPLEX PRIVATE LIMITED (as AUTHORISED SIGNATORY), TRIWAVE DEVELOPERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

4	Mr JITENDRA KUMAR SINGH Son of Late RAM CHABILA SINGH 2, DAKSHINPARA 3rd LANE, P.O:- MOREPUKUR, P.S:- 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 : PANCHLOK REALTORS PRIVATE LIMITED (as AUTHORISED SIGNATORY), KALYAN KARI NIWAS PRIVATE LIMITED (as AUTHORISED SIGNATORY)
5	Mr Shyam Agarwal Son of Mr Ram Lal Agarwal Bhaghat 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 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	LAZERJET COMPLEX PRIVATE LIMITED-2.885 Dec
2		LAZERJET COMPLEX PRIVATE LIMITED-2.885 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	MAHALON CONSTRUCTION PRIVATE LIMITED-5 Dec
2		MAHALON CONSTRUCTION PRIVATE LIMITED-5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	OCTAL COMPLEX PRIVATE LIMITED-5 Dec
2		OCTAL COMPLEX PRIVATE LIMITED-5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	PANCHLOK REALTORS PRIVATE LIMITED-5 Dec
2		PANCHLOK REALTORS PRIVATE LIMITED-5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	TRINABH INFRASTRUCTURE PRIVATE LIMITED-5 Dec
2		TRINABH INFRASTRUCTURE PRIVATE LIMITED-5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	TRIWAVE DEVELOPERS PRIVATE LIMITED-5 Dec
2		TRIWAVE DEVELOPERS PRIVATE LIMITED-5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	KALYAN KARI NIWAS PRIVATE LIMITED-2.15 Dec
2		KALYAN KARI NIWAS PRIVATE LIMITED-2.15 Dec

Endorsement For Deed Number : I - 190411934 / 2019

On 19-12-2019

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

Presented for registration at 21:38 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 69,17,181/-

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

Execution is admitted on 19-12-2019 by Mr BINOD KUMAR GUPTA, PARTNER, CRESCENT PRIME INFRA (Partnership Firm), GALAXY HOUSE, 2nd FLOOR, SEVOKE ROAD, NEAR P C MIT, 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 SOURAV SETH, 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; AUTHORISED SIGNATORY, MAHALON CONSTRUCTION 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, TRINABH INFRASTRUCTURE 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 SUBHASH CHANDRA TULSYAN, AUTHORISED SIGNATORY, OCTAL COMPLEX 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, TRIWAVE DEVELOPERS PRIVATE LIMITED (Private Limited Company), DIAMOND HARBOUR ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

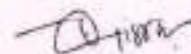
Indetified by Mr Mahendra Kumar Tripathi, , Son of Mr P N Tripathi, 234/a, G T Road, P.O: Belur Math, Thana: Bally, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by profession Others

Execution is admitted on 19-12-2019 by Mr JITENDRA KUMAR SINGH, AUTHORISED SIGNATORY, PANCHLOK REALTORS 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, KALYAN KARI NIWAS 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 Shyam Agarwal, PARTNER, CRESCENT PRIME INFRA (Partnership Firm), GALAXY HOUSE, 2nd FLOOR, SEVOKE ROAD, NEAR P C MIT, 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



Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 23-12-2019

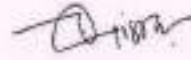
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,270/- (A(1) = Rs 69,172/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 69,270/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2019 6:06PM with Govt. Ref. No: 192019200122479278 on 17-12-2019, Amount Rs: 69,270/-, Bank: SBI EPay (SBIEPay), Ref. No. 2898719574811 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. 3,45,879/- and Stamp Duty paid by by online = Rs 3,45,879/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/12/2019 6:06PM with Govt. Ref. No: 192019200122479278 on 17-12-2019, Amount Rs: 3,45,879/-, Bank: SBI EPay (SBlePay), Ref. No. 2898719574811 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. 3,45,879/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 74266, Amount: Rs.100/-, Date of Purchase: 17/12/2019, 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 18341 to 18404

being No 190411934 for the year 2019.



Digitally signed by TRIDIP MISRA
Date: 2020.01.09 19:13:03 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 2020/01/09 07:13:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 18341 to 18404
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(Tridip Misra) 2020/01/09 07:13:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

074266

Sl. No.....Date.....

Name.....

Add.....

AMT.....100.....

17 DEC 2019

17 DEC 2019

Anil Choudhury
Advocate
High Court, Calcutta

19.12.2019

10

SOMITRA CHANDA
Licensed Stamp Vendor
8/3, E. S. Roy Road, Kal-1



MAHENDRA KR. TRIPATHI
S/o, P. N. Tripathi
23A1 A, G.T. Road
P.O. & B. Belur
Housah.

ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
17 DEC 2019