

5

2649

Q-3068/2020



28/2/20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

352749/20

AD 312831

**THIS DEED OF CONVEYANCE** made and executed on the 26th day of February, 2020 (Two Thousand Twenty).

**BETWEEN**

**M/S. CRESCENT PRIME INFRA, PAN No. AALFC1074H**, a partnership firm having its registered office at Galaxy House, 2<sup>nd</sup> 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

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

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**

**UPNVETA BUILDER LLP, (PAN AAGFU1048J)**, a Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Kamduni More, P.S. Rajarhat, P.O. Kamduni, North 24 Parganas - 700135, represented by its Authorised Signatory **SRI MAHENDRA KUMAR TRIPATHI [PAN No. AEWPT6956J], Mobile No. 9883079499**, son of Sri P. N. Tripathi, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 234/A, G. T. Road, P.O. - Belurmath, P.S. - Belur, Howrah - 711202, hereinafter referred to as the **PURCHASER** (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** by a registered Indenture dated 4<sup>th</sup> October, 2018 registered in the office of A.R.A.-IV, Kolkata, in Book No.I, Volume No.1904-2018, Pages from 430748 to 430789, being Deed No.190411007 in the year 2018 the Vendor herein for valuable consideration and on the terms and conditions mentioned therein purchased **ALL THAT** piece and parcel of Rayati Dakhali Swattiya Bisistha Sali land admeasuring an area of total 15.54 Satak more or less comprised in Mouza - Matiagacha, J.L. No.187, R.S. No.17, Hal Touzi No.146, P.S. Barasat at present Rajarhat, A.D.S.R.O. - Barasat, within the limits of Kirtipur Gram Panchayet-II, District- North 24-Parganas, details of Dag and Khatian are following hereunder:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Area of land in Satak	Total area of land under Dag (in Satak)	Nature of Land
4292/5210	3957	6.28	631	Sali
4292/5211	3957	9.26	931	Sali
<b>Total</b>		<b>15.54</b>		

**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., more fully and particularly described in **SCHEDULE "A"** hereunder written.

**AND WHEREAS** the Vendor herein after purchase of the said Property has got its name mutated in the Office of the B.L. & L.R.O., Barasat.

**AND WHEREAS** since then the Vendor herein is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Schedule "A" property as an Owner thereof.

**AND WHEREAS** the Purchaser herein has approached the Vendor and the Vendor herein has agreed to sell to the Purchaser **ALL THAT** piece and parcel of Rayati Dakhali Swattiya Bisistha Sali land admeasuring an area of total 6.28 Satak be the same a little more or less comprised in R.S./L.R. Dag No.4292/5210, under previous L.R. Khatian No.3957, Now presently LR Khatian No.4569, 4996 & 4332, at Mouza- Matiagaha, J.L. No.187, R.S. No.17, Hal Touzi No.146, P.S. Barasat at present Rajarhat, A.D.S.R.O. – Barasat, within the limits of Kirtipur Gram Panchayet-II, District- North 24-Parganas together with all easement rights and all appearing thereto as follows:

Sl. No.	Name of Purchaser	LR Dag No.	Land Sold (In Satak)	Total area of land (in Satak)	Consideration Amount
1.	Upnveta Builder LLP	4292/5210	6.2800	631	7,12,780.00

more fully and particularly described in **SCHEDULE "B"** hereunder written and hereinafter referred to as the said "Property" at or for a total consideration of Rs.7,12,780.00 (Rupees Seven Lakhs Twelve Thousand Seven Hundred Eighty 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.7,12,780.00 (Rupees Seven Lakhs Twelve Thousand Seven Hundred Eighty only), paid to the Vendor by the Purchaser 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 Purchaser, 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 Purchaser, 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 "Property" 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, his heirs, executors, administrators, legal representatives 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 Purchaser, 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 himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser, 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, they 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 Purchaser, its successors and assigns in the manner aforesaid **AND THAT** the Purchaser, 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 his 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 his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, 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 Purchaser, 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 Purchaser, 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 PURCHASER 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 Purchaser, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchaser, 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 Purchaser, 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.

**SCHEDULE "A" ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Rayati Dakhali Swattiya Bisistha Sali land admeasuring an area of total 15.54 Satak more or less comprised in Mouza-Matiagaha, J.L. No.187, R.S. No.17, Hal Touzi No.146, P.S. Barasat at present Rajarhat, A.D.S.R.O. – Barasat, within the limits of Kirtipur Gram Panchayet-II, District- North 24-Parganas, details of Dag and Khatian are following hereunder:-

R.S. & L.R. Dag No.	L.R. Khatian No.	Area of land in Satak	Total area of land under Dag (in Satak)	Nature of Land
4292/5210	3957	6.28	631	Sali
4292/5211	3957	9.26	931	Sali
<b>Total</b>		<b>15.54</b>		

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

**SCHEDULE "B" ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Rayati Dakhali Swattiya Bisistha Sali land admeasuring an area of total 6.28 Satak be the same a little more or less comprised in R.S./L.R. Dag No.4292/5210, under previous L.R. Khatian No.3957, Now presently LR Khatian No.4569, 4996 & 4332, at Mouza-Matiagaha, J.L. No.187, R.S. No.17, Hal Touzi No.146, P.S. Barasat at present Rajarhat, A.D.S.R.O. - Barasat, within the limits of Kirtipur Gram Panchayet-II, District- North 24-Parganas together with all easement rights and all appearing thereto as follows:

Sl. No.	Name of Purchaser	LR Dag No.	Land Sold (In Satak)	Total area of land (in Satak)	Consideration Amount
1.	Upnveta Builder LLP	4292/5210	6.2800	631	7,12,780.00

butted and bounded in the following manner :

**L. R. Dag No. 4292/5210:**

ON THE NORTH : Land of Dag No.4292/5210 (P);

ON THE SOUTH : Land of Dag No.4291 (P);

ON THE EAST : Land of Dag No.4292/5211 (P);

ON THE WEST : Land of Dag No.4292/5210 (P).

**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. Jitendra Kr. Singh  
1, N.S. Road Kat-1
2. Sajal Acharya  
Videkanta Road  
743122

CRESCENT PRIME INFRA

*[Signature]*  
Partner

CRESCENT PRIME INFRA

*[Signature]*  
Partner

**SIGNED, SEALED AND DELIVERED**

by the withinnamed **PURCHASERS**

in the presence of :

1. Jitendra Kr. Singh  
1, N.S. Road Kat-1
2. Sajal Acharya  
Videkanta Road  
743122

UPNVETA BUILDERS LLP

*[Signature]*  
Authorized Signatory

Drafted by

*[Signature]*

Mr. Anil Choudhury,  
Advocate  
High Court, Calcutta.  
F/145/1991.

3

**MONEY RECEIPT & MEMO OF CONSIDERATION**

**RECEIVED** of and from the withinnamed Purchaser within mentioned sum of Rs.7,12,780.00 (Rupees Seven Lakhs Twelve Thousand Seven Hundred Eighty only) being the full consideration under these presents as follows :

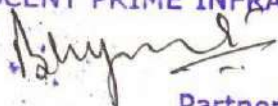
**PARTICULARS**

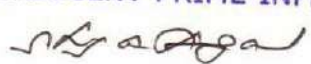
DATE	CHEQUE NO.	BANK	AMOUNT
02-03-2020	000001	IDFC FIRST	7,12,780/-
			7,12,780/-

(Rupees Seven Lakhs Twelve Thousand Seven Hundred Eighty only)

**WITNESSES:**

1. Jitendra K. Singh  
I. N. S. Road Katol

CRESCENT PRIME INFRA  
  
Partner

CRESCENT PRIME INFRA  
  
Partner

2. Sajal Acharya  
Vidyanagar Road  
793122

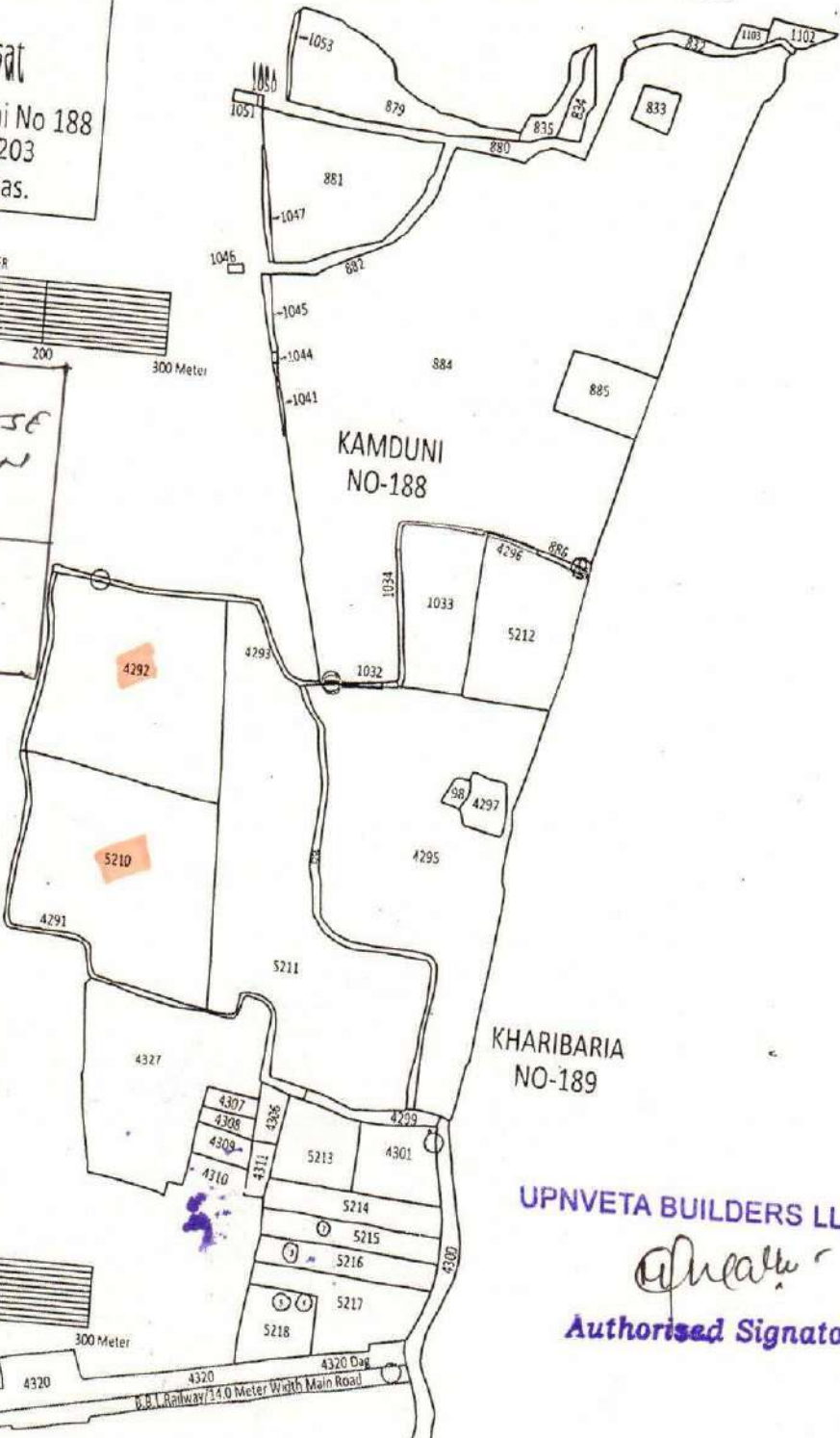
**SIGNATURE OF THE VENDOR**

# MOUZA MAP AT KAMDUNI & MATIAGACHHA

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



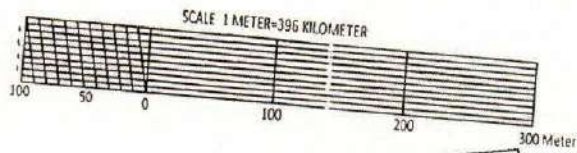
DAG NO.	PURCHASE AREA IN SATAK
4282 5210	6.2800



**MATIAGACHHA**  
 NO-187

**KHARIBARIA**  
 NO-189

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



**UPNVETA BUILDERS LLP**

*[Signature]*  
**Authorized Signatory**

**CRESCENT PRIME INFRA**  
*[Signature]*  
**Partner**

**CRESCENT PRIME INFRA**  
*[Signature]*  
**Partner**

NOTE: Mouza Map

# SPECIMEN FORM FOR TEN FINGER PRINTS



*Abhale*

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



*Wang*

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



*Agar*

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



*Prasad K. Singh*

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

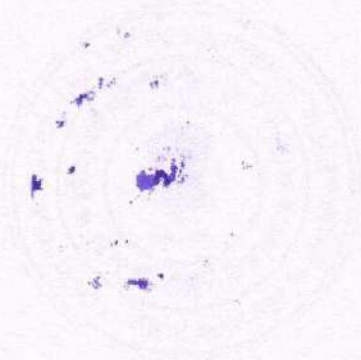


CRESCENT PRIME INFRA

*[Handwritten Signature]*  
Partner

CRESCENT PRIME INFRA

*[Handwritten Signature]*  
Partner







भारत सरकार

Government of India



0000 0000 00000  
BINOD KUMAR GUPTA

पिता : 0000000 000 000000

Father : BANWARI LAL GUPTA

जन्म तिथि / DOB : 26/01/1961

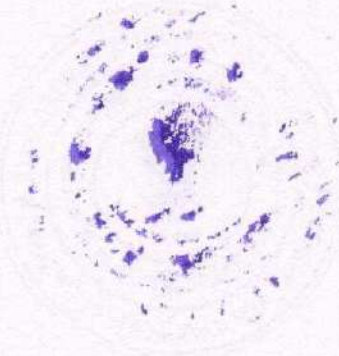
पुरुष / Male



4736 0503 6777

मेरा आधार, मेरी पहचान

*Binod Kumar Gupta*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


BINOD KUMAR GUPTA  
BANWARI LAL GUPTA

26/01/1961  
Permanent Account Number

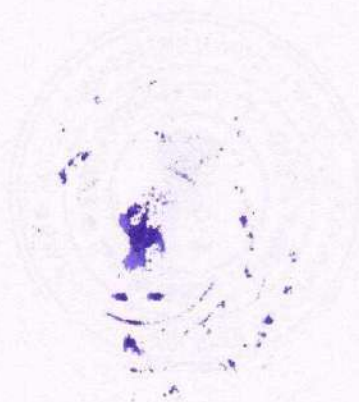
ADNPG2956R

*Binod*  
Signature

*Binod*



03/01/2007



ভারত সরকার  
Government of India

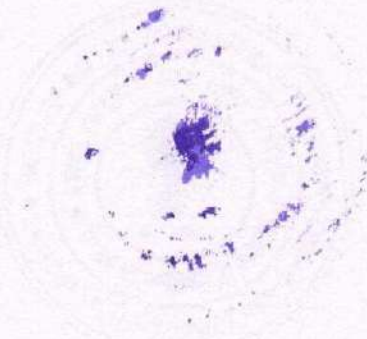
শ্যাম আগরওয়াল  
SHYAM AGARWAL  
পিতা : রাম লাল আগরওয়াল  
Father : Ram Lal Agarwal  
জন্মতারিখ / DOB : 07/08/1968  
সুন্দর / Male

8937 9714 1988

আধার - সাধারণ মানুষের অধিকার



*Shyam Agarwal*



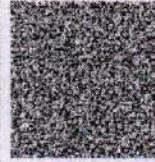
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ACRPA8425G



नाम / Name  
SHYAM AGARWAL

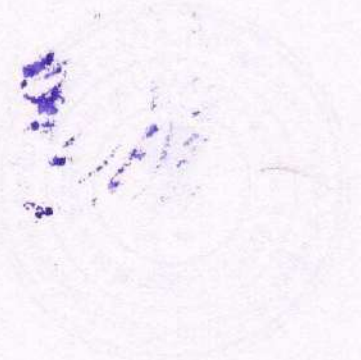
पिता का नाम / Father's Name  
RAM LAL AGARWAL

जन्म की तारीख  
Date of Birth  
07/08/1968

हस्ताक्षर / Signature

23/2018

*Shyam Agarwal*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

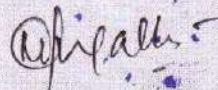
AAGFU1048J



UPNVETA BUILDERS LLP

दिनांक / तारीख / डेट  
Date of Incorporation / Formation  
22/07/2019

UPNVETA BUILDERS LLP



Authorised Signatory



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

Enrollment No. : 1469/70868/18268

To  
Mahendra Kumar Tripathi

29/09/2017

S/O: Prasiddha Narayan Tripathi  
SHIVAM APARTMENT, FLAT.NO-2A  
234/A, G.T ROAD  
BELUR MATH  
Bally (M)  
Belur Math, Haora, Howrah,  
West Bengal - 711202  
9883079499



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

**9660 9645 5868**

मेरा आधार, मेरी पहचान

*Handwritten signature*



भारत सरकार



Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MAHENDRA KUMAR TRIPATHI  
PRASIDDH NARAYAN TRIPATHI  
27/01/1973  
Permanent Account Number  
AEWPT6956J

*M. K. Tripathi*  
Signature



*M. K. Tripathi*



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 Ramchhabia Singh  
 2 No. Dakshin Para 3rd Lane  
 Rishra  
 Hugli  
 West Bengal - 712250  
 Mobile : 9874497340

Date: 07/11/2011

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



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

**4353 4807 0521**

आधार — आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



Jitendra Kumar Singh  
 Year of Birth : 1980  
 Male

**4353 4807 0521**



आधार — आम आदमी का अधिकार

*Jitendra K. Singh*





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

GRN: 19-201920-019493469-8

GRN Date: 25/02/2020 15:35:23

BRN : 7428237357710

SBI ePay txn No. : GTN

Payment Mode :

Net Banking-SELF

Payment Gateway

SBI EPay-State Bank of India

BRN Date:

25/02/2020 15:36:53

SBI ePay txn Date.

25/02/2020 15:36:05

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000352749/3/2020  
Contact No. null  
E-mail : Mobile No. +91 9831054401  
Address : 1 NSROAD KOLKATA700001  
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15231000352749/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	7550
2	15231000352749/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	37600

Total Amount

45150

In Words : Rupees Forty Five Thousand One Hundred Fifty Only.

*(Handwritten Signature)*

### Major Information of the Deed

Deed No :	I-1523-03068/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000352749/2020	Office where deed is registered	
Query Date	24/02/2020 8:03:36 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAVI KHAITAN 152/2, BLOCK - B, BANGUR AVENUE, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9830339883, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 7,12,780/-	Rs. 7,53,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 37,700/- (Article:23)	Rs. 7,550/- (Article:A(1), E)		
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 (RS :-)	LR-4996	Bastu	Shali	6.28 Dec	7,12,780/-	7,53,600/-	
<b>Grand Total :</b>					<b>6.28Dec</b>	<b>7,12,780 /-</b>	<b>7,53,600 /-</b>	

#### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>CRESCENT PRIME INFRA</b> GALAXY HOUSE, 2ND FLOOR, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734405 , PAN No.:: AALFC1074K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>UPNVETA BUILDER LLP</b> KAMDUNI MORE, P.O:- KANDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAGFU1048J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr BINOD KUMAR GUPTA</b> Son of Mr BANWARI LAL GUPTA 82, PANJABI PARA SHIV MANDIR ROAD, 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.:: ADNPG2956R, Aadhaar No: 47xxxxxxxx6777 Status : Representative, Representative of : CRESCENT PRIME INFRA (as PARTNER)
2	<b>Mr SHYAM AGARWAL</b> 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)
3	<b>Mr MAHENDRA KUMAR TRIPATHI (Presentant )</b> Son of Mr P N TRIPATHI 234/A, G T ROAD, P.O:- BELURMATH, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEWPT6956J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UPNVETA BUILDER LLP (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr JITENDRA KUMAR SINGH</b> Son of Late RAM CHABILA SINGH 2, DAKSHIN PARA 3RD LANE, P.O:- RISHRA, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712250			
Identifier Of Mr BINOD KUMAR GUPTA, Mr SHYAM AGARWAL, Mr MAHENDRA KUMAR TRIPATHI			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	UPNVETA BUILDER LLP-6.28 Dec

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4292/5210, LR Khatian No:- 4996	Owner:ক্রীসেন্ট প্রাইম ইনফ্রা, Gurdian:ডাই রামলা আরওয়া, Address:নিজ , Classification:শালি, Area:0.72000000 Acre,	CRESCENT PRIME INFRA

Endorsement For Deed Number : I - 152303068 / 2020

On 25-02-2020

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 7,53,600/-

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 28-02-2020

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

Presented for registration at 21:33 hrs on 28-02-2020, at the Private residence by Mr MAHENDRA KUMAR TRIPATHI ,.

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

Execution is admitted on 28-02-2020 by Mr BINOD KUMAR GUPTA, PARTNER, CRESCENT PRIME INFRA, GALAXY HOUSE, 2ND FLOOR, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734405

Indetified by Mr JITENDRA KUMAR SINGH, , , Son of Late RAM CHABILA SINGH, 2, DAKSHIN PARA 3RD LANE, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Service

Execution is admitted on 28-02-2020 by Mr SHYAM AGARWAL, PARTNER, CRESCENT PRIME INFRA, GALAXY HOUSE, 2ND FLOOR, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734405

Indetified by Mr JITENDRA KUMAR SINGH, , , Son of Late RAM CHABILA SINGH, 2, DAKSHIN PARA 3RD LANE, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Service

Execution is admitted on 28-02-2020 by Mr MAHENDRA KUMAR TRIPATHI, AUTHORISED SIGNATORY, UPNVETA BUILDER LLP, KAMDUNI MORE, P.O:- KANDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr JITENDRA KUMAR SINGH, , , Son of Late RAM CHABILA SINGH, 2, DAKSHIN PARA 3RD LANE, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Service

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 05-03-2020

Payment of Fees

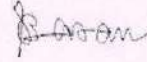
Certified that required Registration Fees payable for this document is Rs 7,550/- ( A(1) = Rs 7,536/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 7,550/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 3:36PM with Govt. Ref. No: 192019200194934698 on 25-02-2020, Amount Rs: 7,550/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7428237357710 on 25-02-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,700/- and Stamp Duty paid by by online = Rs 37,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 3:36PM with Govt. Ref. No: 192019200194934698 on 25-02-2020, Amount Rs: 37,600/-, Bank: SBI EPay ( SBlePay), Ref. No. 7428237357710 on 25-02-2020, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

**On 16-03-2020**

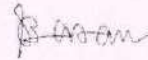
### Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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. 37,700/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 090990, Amount: Rs.100/-, Date of Purchase: 05/02/2020, Vendor name: S Chanda



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 138926 to 138957  
being No 152303068 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.05.22 13:59:29 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/05/22 01:59:29 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

0300/3208

0909990

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

05 FEB 2020

Anil Choudhury  
Advocate  
High Court, Calcutta

Mahendra Kumar Tripathi



1516

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

UPNVETA BUILDERS LLP

*[Signature]*  
Authorised Signatory



1518



CRESCENT PRIME INFRA

*[Signature]*  
Partner

Additional District Sub-Registrar  
Rajarhat New Town, North 24-Pgs.

28 FEB 2020