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D-3074/2020



28/2/20

पश्चिम बंगाल WEST BENGAL

Certified that the document is genuine & the original of the document's attached with this document's are the part of this document.

356677/20

AD 315173

Baan

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

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

16 MAR 2020

BETWEEN

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) PRIMDALE ESTATES LLP, (PAN AAXFP7927J), 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, **(2) NEWLEIGH DEVELOPERS LLP, (PAN AAQFN8050M)** 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, **(3) HOUSEBRICKS CONSTRUCTIONS LLP, (PAN AAMFH4365B)**, a Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having its registered office at Diamond Harbour

Road, P.S. - Bishnupur, P.O. - Joka, District - South 24 Parganas, Pin - 700104, all 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. - Belurmah, P.S. - Belur, Howrah - 711202, 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 by a registered Indenture dated 30th May, 2018 registered in the office of District Sub Registrar-II, North 24-Parganas, in Book No.I, Volume No.1502-2018, Pages from 60691 to 60732, being No.150202084 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 Sali land measuring about 26.78 Satak more or less lying and situated at Mouza- Matiagaha, Touzi No.1552, J.L. No.187, R.S. No.17, P.S. Barasat now Rajarhat, within the limits of Kirtipur Gram Panchayet-II, in the District of 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	4027	7.89	631	Sali
4292/5210	4028	7.89	631	Sali

4292/5211	4027	5.50	931	Sali
4292/5211	4028	5.50	931	Sali
Total		26.78		

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 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 15.78 Satak more or less comprised in R.S./L.R. Dag No. No.4292/5210, under previous L.R. Khatian No.4027,

4028, Now presently LR Khatian No.4569, 4996 & 4332, lying and situated at Mouza- Matiagaha, Touzi No.1552, J.L. No.187, R.S. No.17, P.S. Barasat now Rajarhat, within the limits of Kirtipur Gram Panchayet-II, in the District of 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.	Primdale Estates LLP	4292/5210	10.0000	631	11,35,000.00
2.	Newleigh Developers LLP	4292/5210	3.0000	631	3,40,500.00
3.	Housebricks Constructions LLP	4292/5210	2.7800	631	3,15,530.00
	Total :		15.7800		17,91,030.00

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.17,91,030.00 (Rupees Seventeen Lakhs Ninety One Thousand Thirty 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.17,91,030.00 (Rupees Seventeen Lakhs Ninety One Thousand Thirty only), paid to the Vendor by the Purchasers at or immediately before the execution of these presents (the

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

SCHEDULE "A" ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring about 26.78 Satak more or less lying and situated at Mouza- Matiagaha, Touzi No.1552, J.L. No.187, R.S. No.17, P.S. Barasat now Rajarhat, within the limits of Kirtipur

Gram Panchayet-II, in the District of 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	4027	7.89	631	Sali
4292/5210	4028	7.89	631	Sali
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4292/5211	4028	5.50	931	Sali
Total		26.78		

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

SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT piece and parcel of Sali land measuring about 15.7800 Satak more or less comprised in R.S./L.R. Dag No. No.4292/5210, under previous L.R. Khatian No.4027, 4028, Now presently LR Khatian No.4569, 4996 & 4332, lying and situated at Mouza- Matiagaha, Touzi No.1552, J.L. No.187,

R.S. No.17, P.S. Barasat now Rajarhat, within the limits of Kirtipur Gram Panchayet-II, in the District of 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.	Primdale Estates LLP	4292/5210	10.0000	631	11,35,000.00
2.	Newleigh Developers LLP	4292/5210	3.0000	631	3,40,500.00
3.	Housebricks Constructions LLP	4292/5210	2.7800	631	3,15,530.00
	Total :		15.7800		17,91,030.00

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 Kol-1

2. Sajal Acharya
Vivekananda 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 Kol-1

2. Sajal Acharya
Vivekananda Road
743122

PRIMDALE ESTATES LLP

[Signature]
Authorized Signatory

NEWLEIGH DEVELOPERS LLP

[Signature]
Authorized Signatory

HOUSEBRICKS CONSTRUCTORS LLP

[Signature]
Authorized Signatory

Drafted by

[Signature]

Mr. 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.17,91,030.00 (Rupees Seventeen Lakhs Ninety One Thousand Thirty only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO.	BANK	AMOUNT
02-03-2020	000001	IDFC FIRST	11,35,000/-
02-03-2020	000002	IDFC FIRST	3,40,500/-
02-03-2020	000002	IDFC FIRST	3,15,530/-
			17,91,030/-

(Rupees Seventeen Lakhs Ninety One Thousand Thirty only)

WITNESSES:

1. Jitendra K. Singh

CRESCENT PRIME INFRA

[Signature]

Partner

CRESCENT PRIME INFRA

[Signature]

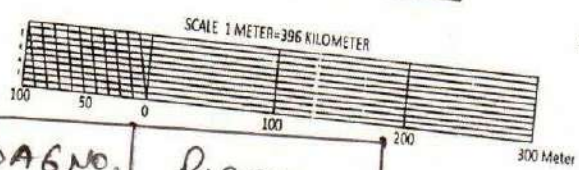
Partner

SIGNATURE OF THE VENDOR

2. Sajal Acharya

MOUZA MAP AT KAMDUNI & MATIAGACHHA

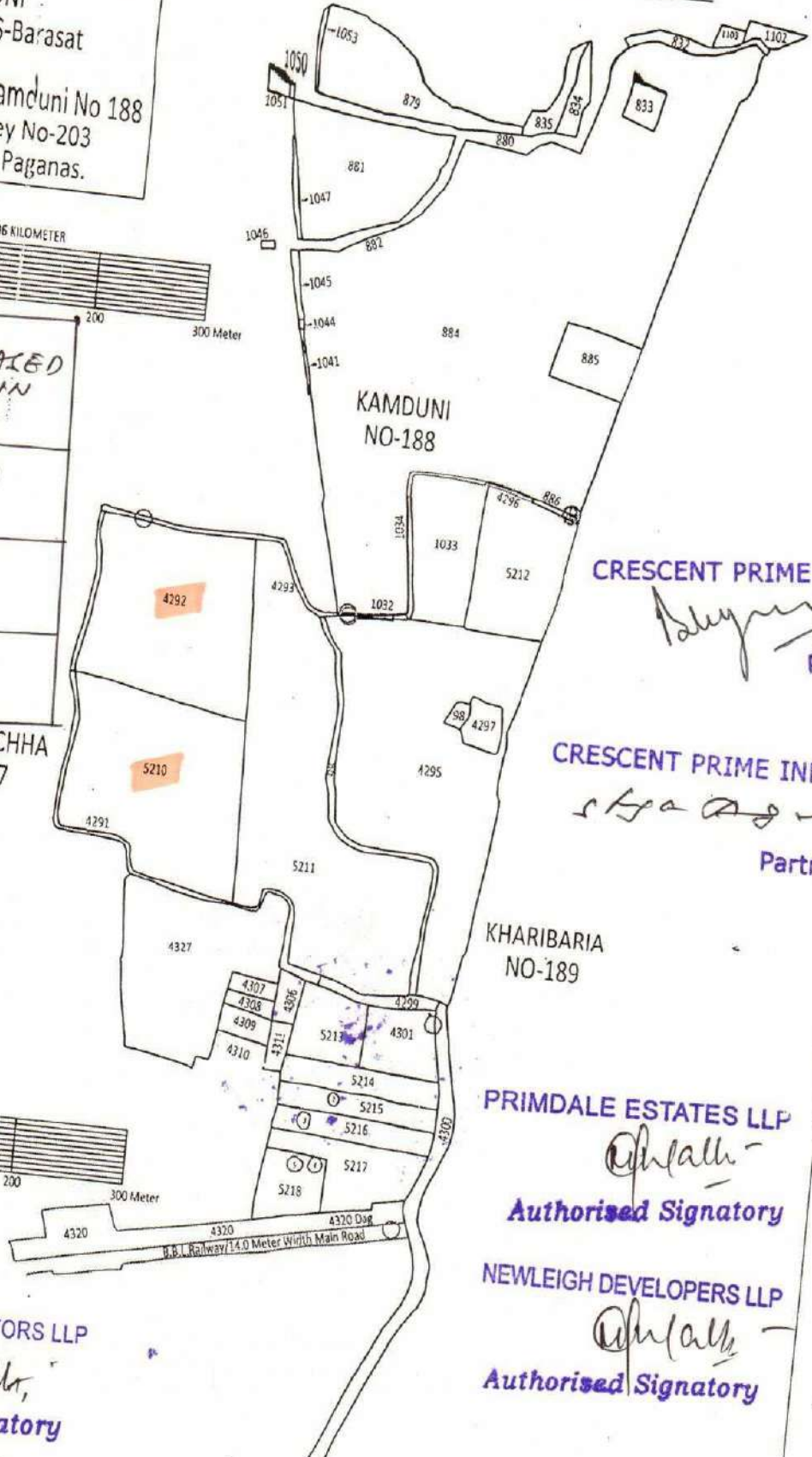
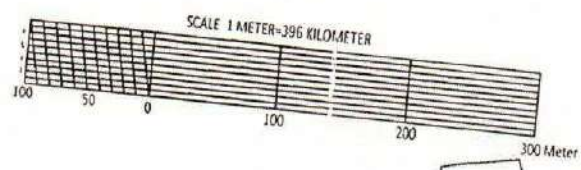
KAMDUNI
 Name Of P.S-Barasat
 Name Of Mouza- Kamduni No 188
 Revinew Survey No-203
 Dist- North 24 Paganas.



DAG NO.	PURCHASED AREA IN SATAK
4292 5210	10.0000
4292 5210	2.0000
4292 5210	2.7800

MATIAGACHHA
 NO-187

MATIAGACHHA
 Name Of P.S-Barasat
 at present Rajarhat
 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

KHARIBARIA
 NO-189

PRIMDALE ESTATES LLP
Signature
 Authorised Signatory

NEWLEIGH DEVELOPERS LLP
Signature
 Authorised Signatory

HOUSEBRICKS CONSTRUCTORS LLP
Signature
 Authorised Signatory

NOTE: Mouza Map...

SPECIMEN FORM FOR TEN FINGER PRINTS



W. Lalitha

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



Buyyandi

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



K. S. Raju

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



T. Lakshmi

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFP7927J

नाम / Name
PRIMDALE ESTATES LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
25/07/2019

27082019



PRIMDALE ESTATES LLP

afzal
Authorised Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्वायं लेखा संख्या कार्ड
Permanent Account Number Card

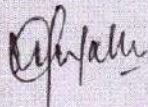
AAQFN8050M

नाम / Name
NEWLEIGH DEVELOPERS LLP

दिनांक / Date of Incorporation / Formation
06/06/2018



NEWLEIGH DEVELOPERS LLP


Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMFH4365B



नाम / Name
HOUSEBRICKS CONSTRUCTORS LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
13/08/2019

08092019

HOUSEBRICKS CONSTRUCTORS LLP

Authorised Signatory

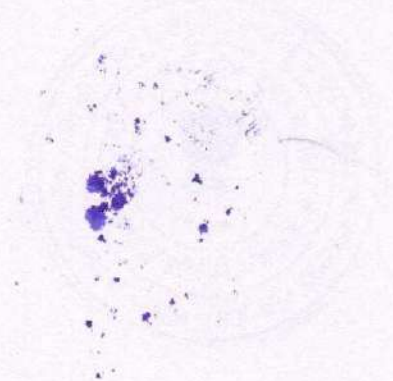


CRESCENT PRIME INFRA

Partner

CRESCENT PRIME INFRA

Partner



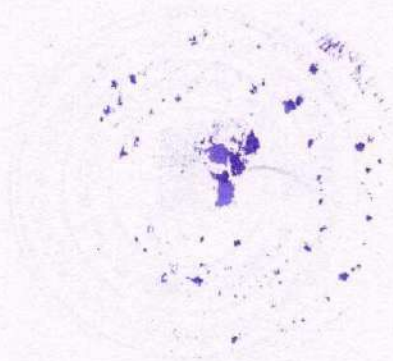
ভারত সরকার
Government of India

শ্যাম আগরওয়াল
SHYAM AGARWAL
পিতা : রাম লাল আগরওয়াল
Father : Ram Lal Agerwal
জন্মতারিখ / DOB : 07/08/1968
পুরুষ / 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

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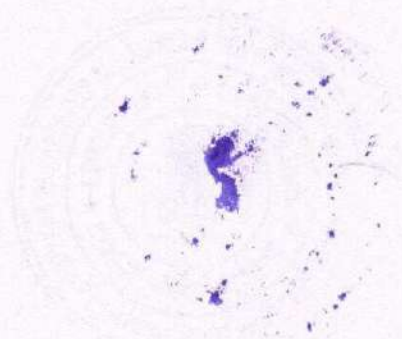
नाम / Name
SHYAM AGARWAL

पिता का नाम / Father's Name
RAM LAL AGARWAL

जन्म की तिथि / Date of Birth
07/08/1968

Shyam Agarwal
हस्ताक्षर / Signature

Shyam Agarwal





भारत सरकार

Government of India



0000 0000 00000

BINOD KUMAR GUPTA

पिता : 000000 000 000000

Father: BANWARI LAL GUPTA

जन्म तिथि / DOB : 26/01/1961

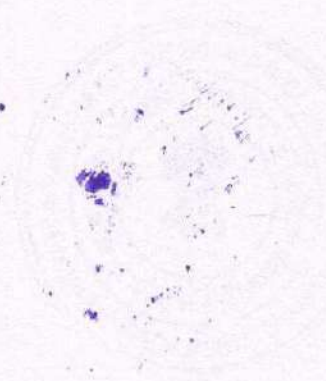
पुरुष / Male



4736 0503 6777

मेरा आधार, मेरी पहचान

Binod



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

BINOD KUMAR GUPTA

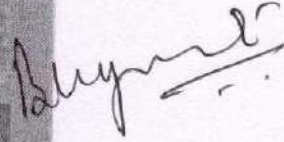
BANWARI LAL GUPTA

26/01/1961
Permanent Account Number

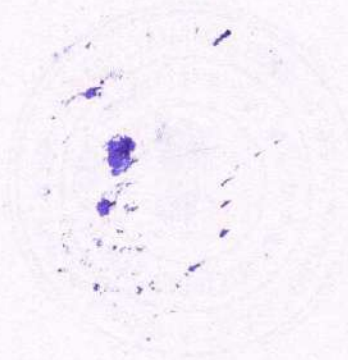
ADNPG2956R


Signature





10012001





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1469/70868/18268

To
Mahendra Kumar Tripathi

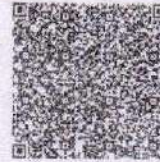
29/09/2017

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



KA347910311FH

34791031



आपका आधार क्रमांक / Your Aadhaar No. :

9660 9645 5868

मेरा आधार, मेरी पहचान



भारत सरकार



Mahendra Kumar Tripathi

DOB: 27/01/1973

Male

9660 9645 5868



मेरा आधार, मेरी पहचान

Handwritten signature

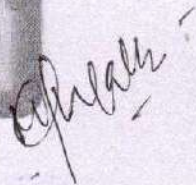
आयकर विभाग
INCOME TAX DEPARTMENT

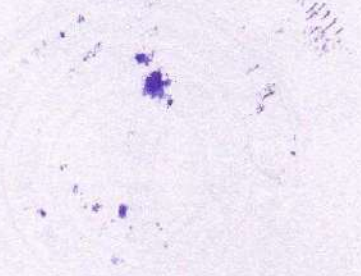


भारत सरकार
GOVT. OF INDIA

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


Signature







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

Date: 07/11/2011

Ref. No : 0007651-00160681-00183333-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: 19-201920-019731181-8

GRN Date: 27/02/2020 10:23:07

BRN : 4169962916725

SBI ePay txn No. : GTN

Payment Mode : Net Banking-SELF /

Payment Gateway SBI EPay-State Bank of India

BRN Date: 27/02/2020 10:26:38

SBI ePay txn Date. 27/02/2020 10:23:36

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000356677/4/2020

Contact No.

E-mail :

Address : 1 NSROAD KOLKATA700001

User Type : Others

Mobile No. +91 9831054401

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000356677/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	18950
2	15231000356677/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	94600

Total Amount 113550

In Words : Rupees One Lakh Thirteen Thousand Five Hundred Fifty Only.

(Handwritten Signature)

Major Information of the Deed

Deed No :	I-1523-03074/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000356677/2020	Office where deed is registered	
Query Date	25/02/2020 11:19:34 AM	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. 17,91,030/-		Rs. 18,93,600/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 94,700/- (Article:23)		Rs. 18,950/- (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-4569	Bastu	Shali	10 Dec	11,35,000/-	12,00,000/-	
L2	LR-4292/5210 (RS :-)	LR-4332	Bastu	Shali	3 Dec	3,40,500/-	3,60,000/-	
L3	LR-4292/5210 (RS :-)	LR-4996	Bastu	Shali	2.78 Dec	3,15,530/-	3,33,600/-	
		TOTAL :			15.78Dec	17,91,030 /-	18,93,600 /-	
		Grand Total :			15.78Dec	17,91,030 /-	18,93,600 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CRESCENT PRIME INFRA GALAXY HOUSE, 2ND FLOOR, SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, 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	PRIMDALE ESTATES LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAXFP7927J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	NEWLEIGH DEVELOPERS LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAQFN8050M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	HOUSEBRICKS CONSTRUCTIONS LLP D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104 , PAN No.:: AAMFH4365B,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, 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	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)
3	Mr MAHENDRA KUMAR TRIPATHI (Presentant) 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 : PRIMDALE ESTATES LLP (as AUTHORISED SIGNATORY), NEWLEIGH DEVELOPERS LLP (as AUTHORISED SIGNATORY), HOUSEBRICKS CONSTRUCTIONS LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JITENDRA KUMAR SINGH 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		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	PRIMDALE ESTATES LLP-10 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	NEWLEIGH DEVELOPERS LLP-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	HOUSEBRICKS CONSTRUCTIONS LLP-2.78 Dec

Land Details as per Land Record

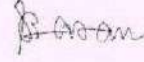
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

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:- 4569	Owner:Crescent Prime Infra Being Represented By Its Partner Binod Kumar Gupta, Gurdian:Banwari La Gupt, Address:Galaxy House,Second Foor,Sevoke Road, Near P.C. Mittal Bus Stand Darjelling, Classification:শালি, Area:1.18000000 Acre,	CRESCENT PRIME INFRA
L2	LR Plot No:- 4292/5210, LR Khatian No:- 4332	Owner:Crescent Prime Infra , Gurdian:Shya Agarwa, Address:Bhagat Sing Sarani Siliguri Darjeeling, Classification:শালি, Area:0.56770000 Acre,	CRESCENT PRIME INFRA
L3	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

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 18,93,600/-



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 21:40 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

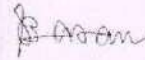
Indetified by Mr JITENDRA KUMAR SINGH, , , Son of Late RAM CHABILA SINGH, 2, DAKSHIN PARA 3RD LANE, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Service

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, PRIMDALE ESTATES LLP, KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORISED SIGNATORY, NEWLEIGH DEVELOPERS LLP, KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORISED SIGNATORY, HOUSEBRICKS CONSTRUCTIONS LLP, D H ROAD, P.O:- JOKA, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 700104

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

On 05-03-2020

Payment of Fees

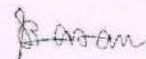
Certified that required Registration Fees payable for this document is Rs 18,950/- (A(1) = Rs 18,936/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 18,950/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2020 10:26AM with Govt. Ref. No: 192019200197311818 on 27-02-2020, Amount Rs: 18,950/-, Bank: SBI EPay (SBlePay), Ref. No. 4169962916725 on 27-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,700/- and Stamp Duty paid by by online = Rs 94,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2020 10:26AM with Govt. Ref. No: 192019200197311818 on 27-02-2020, Amount Rs: 94,600/-, Bank: SBI EPay (SBlePay), Ref. No. 4169962916725 on 27-02-2020, 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)

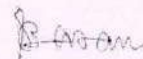
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 94,700/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 091468, Amount: Rs.100/-, Date of Purchase: 06/02/2020, 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 139097 to 139132

being No 152303074 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.05.22 14:02:49 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/05/22 02:02:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

091468

Sl. No. Date.
Name
Add.
AMT 100

06 FEB 2020
06 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

PRIMDALE ESTATES LLP

[Signature]

Authorized Signatory



1516

NEWLEIGH DEVELOPERS LLP

[Signature]

Authorized Signatory



1516

HOUSEBRICKS CONSTRUCTORS LLP

[Signature]

Authorized Signatory



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