

1-03731/2020



28/2/20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1-352488/20

AD 312828

This document is submitted to the Registrar of the West Bengal & the necessary stamp duty is paid with this document and the part of this document.

*[Signature]*

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

17 JUN 2020

**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.**

SWANSGEEN DEVELOPERS LLP  
Authorised Signatory  
SWANSGEEN DEVELOPERS LLP  
Authorised Signatory  
SWANSGEEN DEVELOPERS LLP  
Authorised Signatory





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

GRN: 19-201920-019491295-8

Payment Mode: Net Banking-SELF

GRN Date: 25/02/2020 15:15:52

Payment Gateway: SBI EPay-State Bank of India

BRN : 6562943834410

BRN Date: 25/02/2020 15:18:14

SBI ePay txn No. : GTN

SBI ePay txn Date. 25/02/2020 15:17:12

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000352488/3/2020  
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	15231000352488/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	20714
2	15231000352488/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	103420

Total Amount

124134

In Words : Rupees One Lakh Twenty Four Thousand One Hundred Thirty Four Only.

*(Signature)*



**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) STRIVE DEVELOPERS LLP, (PAN ADZFS8562M)**, a Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Kamduni More, P.S. Rajarhat, P.O. Kamduni, North 24 Parganas - 700135, **(2) SWANSGEEN DEVELOPERS LLP, (PAN ADZFS6293F)** a Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Kamduni More, P.S. Rajarhat, P.O. Kamduni, North 24 Parganas - 700135, **(3) YASHILA DEVELOPERS LLP, (PAN AACFY4318B)** a Limited Liability Partnership Firm incorporated under the provision of the Limited Liability Partnership Act, 2008, having it's registered office at Kamduni More, P.S. Rajarhat, P.O. Kamduni, North 24

Parganas - 700135, all represented by its Authorised Signatory **SRI SANTOSH AGARWAL, PAN No. AGQPA9976M, Aadhaar No. 2220 8486 3948, Mobile No. 9163302327**, son of late Motilal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 293 Gouri Nath Shastri Sarani, Shyam Nagar Road, Bangur Avenue, Police Station Dum Dum, Post Office Bangur Avenue, North 24 Parganas, Kolkata - 700055, 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 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 434582 to 434621, being Deed No.190411138 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 two plots of Sali land admeasuring an area of total 42.70 Satak be the same a little more or less comprised in R.S. & L.R. Dag Nos.4292/5210 and 4292/5211, both under previous L.R. Khatian No.3957/1, Now LR Khatian No. 4569, 4996 & 4332, 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	Area of land in Satak	Total area of land under Dag (in Satak)	Nature of Land
4292/5210	17.25	631	Sali
4292/5211	25.45	931	Sali
	<b>42.70</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 Purchasers herein have approached the Vendor and the Vendor herein has agreed to sell to the Purchasers **ALL THAT** piece and

parcel of Rayati Dakhali Swattiya Bisistha Sali land admeasuring an area of total 17.25 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.3957/1, Now presently LR Khatian No.4569, 4996 & 4332, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O.- Barasat, District- North 24-Parganas, within the local limits of Kirtipur Gram Panchayet-II 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.	Strive Developers LLP	4292/5210	10.0000	631	11,35,000.00
2.	Swansgeen Developers LLP	4292/5210	4.0000	631	4,54,000.00
3.	Yashila Developers LLP	4292/5210	3.2500	631	3,68,875.00
		<b>Total :</b>	<b>17.2500</b>		<b>19,57,875.00</b>

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.19,57,875.00 (Rupees Nineteen Lakhs Fifty Seven Thousand Eight Hundred Seventy 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.19,57,875.00 (Rupees



Nineteen Lakhs Fifty Seven Thousand Eight Hundred Seventy 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 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 of 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 Rayati Dakhali Swattiya Bisistha two plots of Sali land admeasuring an area of total 42.70 Satak be the same a little more or less comprised in R.S. & L.R. Dag Nos.4292/5210 and 4292/5211 both under previous L.R. Khatian No.3957/1, Now LR Khatian No. 4569, 4996 & 4332, P.S. Barasat at present Rajarhat, A.D.S.R.O.- Barasat, within the limits of Kirtipur Gram Panchayet-II, District- North 24-Parganas.

*Mouza Maligacha,*

*AP*  
*Santosh Aggarwal*

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

**ALL THAT** piece and parcel of Rayati Dakhali Swattiya Bisistha Sali land admeasuring an area of total 17.25 Satak be the same a little more or less comprised in R.S. & L.R. Dag No.4292/5210 under L. R. Khatian No.4569, 4996 & 4332, under P.S. Barasat thereafter Sashan, Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 - Parganas, within the local limits of Kirtipur Gram Panchayet-II together with all easement rights and all appearing thereto as follows:

*Mouza Maligacha,*

*AP*  
*Santosh Aggarwal*

Sl. No.	Name of Purchaser	LR Dag No.	Land Sold (In Satak)	Total area of land (in Satak)	Consideration Amount
1.	Strive Developers LLP	4292/5210	10.0000	631	11,35,000.00
2.	Swansgeen Developers LLP	4292/5210	4.0000	631	4,54,000.00
3.	Yashila Developers LLP	4292/5210	3.2500	631	3,68,875.00
		<b>Total :</b>	<b>17.2500</b>		<b>19,57,875.00</b>



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 :

CRESCENT PRIME INFRA

*[Signature]*

Partner

1. *Jitendra Kr. Singh.*  
1. N. S. Road Kat-

CRESCENT PRIME INFRA

*[Signature]*

Partner

2. *Sajal Acharya.*  
*Vivekananda Road*  
*743122*

**SIGNED, SEALED AND DELIVERED**by the withinnamed **PURCHASERS**

in the presence of :

1. Titendra K. Singh,  
1. N. S. Road Katol

2. Sajal Acharya  
Vivekananda Road  
743122

STRIVE DEVELOPERS LLP

*Darwal*  
Authorized Signatory

SWANSGEEN DEVELOPERS LLP

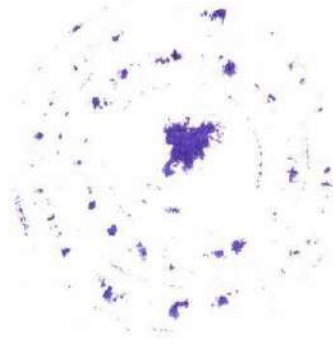
*Darwal*  
Authorized Signatory

YASHILA DEVELOPERS LLP

*Darwal*  
Authorized Signatory

Drafted by

*Anil Choudhury*  
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.19,57,875.00 (Rupees Nineteen Lakhs Fifty Seven Thousand Eight Hundred Seventy Five only) being the full consideration under these presents as follows :

**PARTICULARS**

DATE	CHEQUE NO.	BANK	AMOUNT
02-03-2020	000001	IDFC FIRST	3.68,875/-
02-03-2020	000002	IDFC FIRST	4,54,000/-
02-03-2020	000001	IDFC FIRST	11.35,000/-
			19,57,875/-

(Rupees Nineteen Lakhs Fifty Seven Thousand Eight Hundred Seventy Five only)

**WITNESSES:**

1. Jitendra Kr. Singh  
N. N. S. Road/Kot-1

CRESCENT PRIME INFRA

Partner

CRESCENT PRIME INFRA

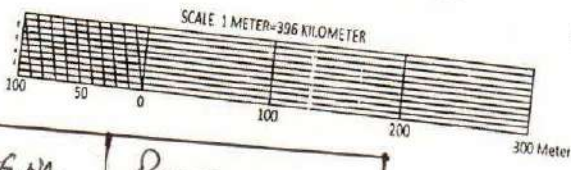
Partner

2. Sajal Acharya  
Vidyanagar  
Road. 743122

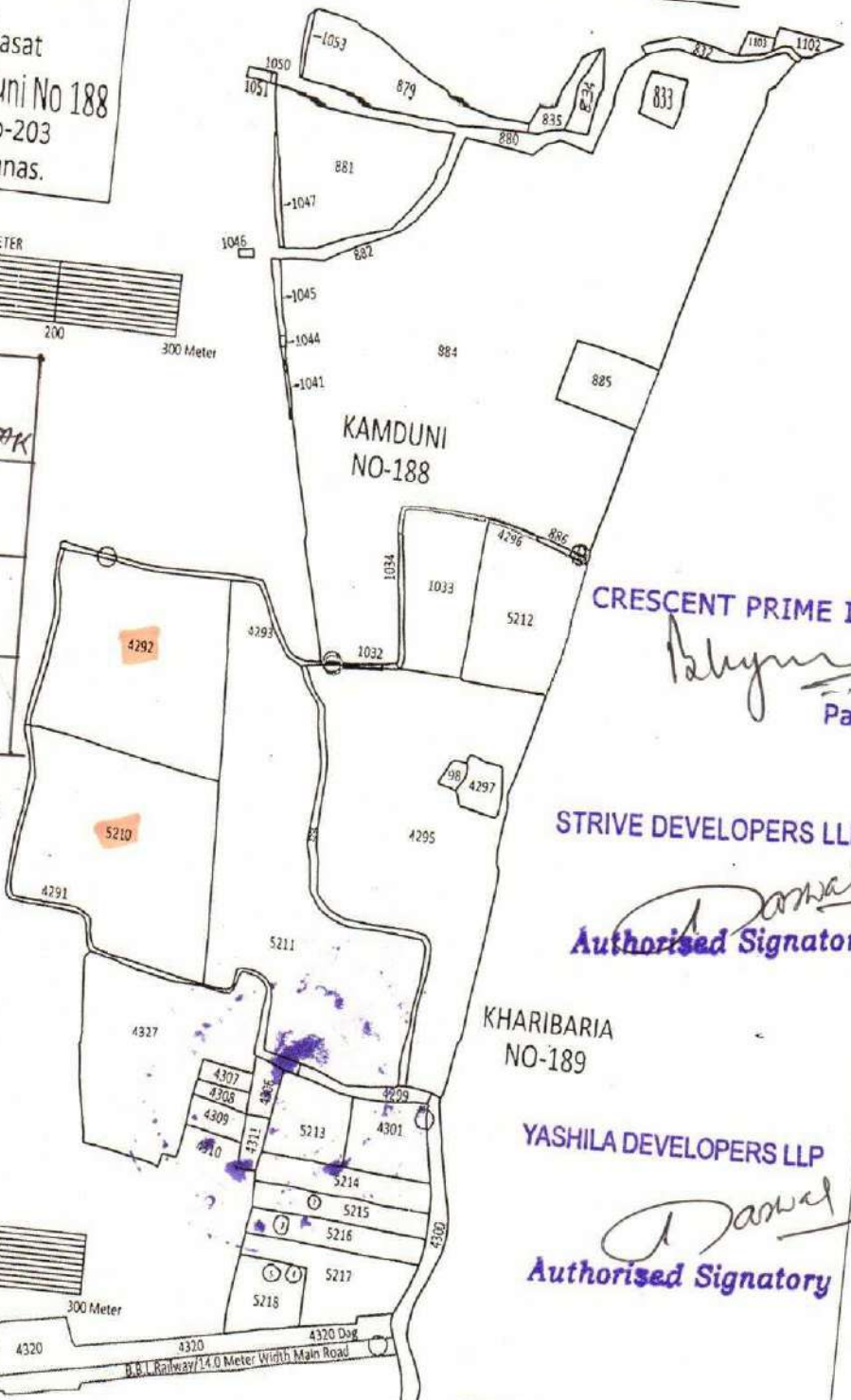
**SIGNATURE OF THE VENDOR**

# 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.

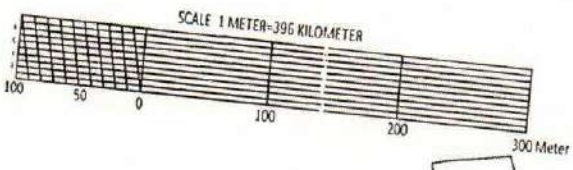


DAG NO.	PURCHASED AREA IN SATAK
4292 5210	10.0000
4292 5210	4.0000
4292 5210	3.2500



**MATIAGACHHA**  
 NO-187

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



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

**STRIVE DEVELOPERS LLP**  
*[Signature]*  
 Authorized Signatory

**KHARIBARIA**  
 NO-189

**YASHILA DEVELOPERS LLP**  
*[Signature]*  
 Authorized Signatory

**SWANGSEEN DEVELOPERS LLP**  
*[Signature]*  
 Authorized Signatory

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

NOTE: Mouza Map Extract



# SPECIMEN FORM FOR TEN FINGER PRINTS



*Dave*

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



*Byju*

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



*Mr. Agan*

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



*K. Srinivas*

	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

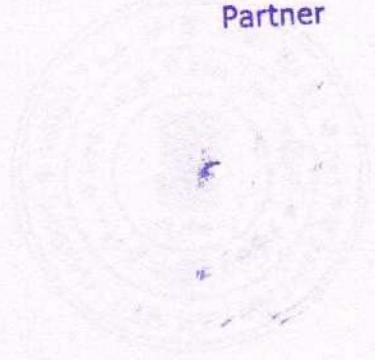
*[Handwritten signature]*

Partner

CRESCENT PRIME INFRA

*[Handwritten signature]*

Partner





  
ভারত সরকার  
Government of India

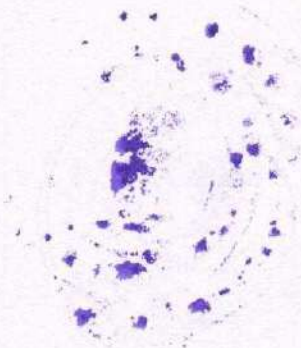
  
নামে আগরওয়াল  
SHYAM AGARWAL  
পিতা : রাম লাল আগরওয়াল  
Father : Ram Lal Agarwal  
জন্মতারিখ / DOB : 07/08/1988  
পুরুষ / Male



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  
ACRPA8425G



नाम / Name  
SHYAM AGARWAL

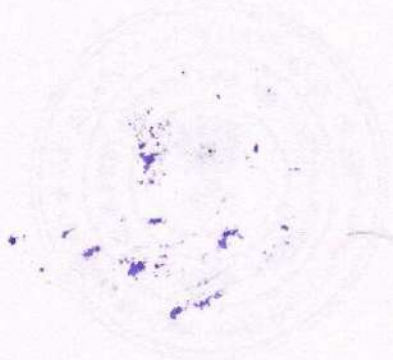
पिता का नाम / Father's Name  
RAM LAL AGARWAL

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

*Shyam Agarwal*  
हस्ताक्षर / Signature

23122018

*Shyam Agarwal*







भारत सरकार

Government of India



0000 0000 000000

BINOD KUMAR GUPTA

पिता : 0000000 000 000000

Father : BANWARI LAL GUPTA

जन्म तिथि / DOB : 26/01/1961

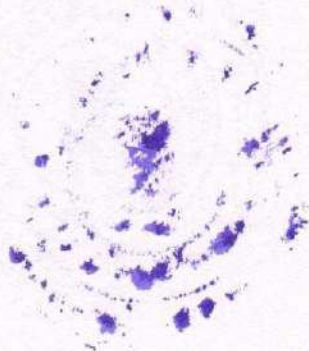
पुरुष / Male



4736 0503 6777

मेरा आधार, मेरी पहचान

*Signature*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BINOD KUMAR GUPTA  
BANWARI LAL GUPTA

26/01/1961  
Permanent Account Number

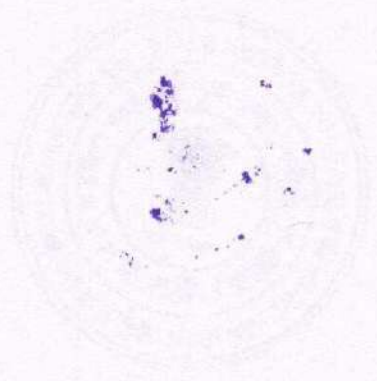
ADNPG2956R

*Binyan*  
Signature



*Binyan*

01012007





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADZFS8562M

नाम / Name  
STRIVE DEVELOPERS LLP

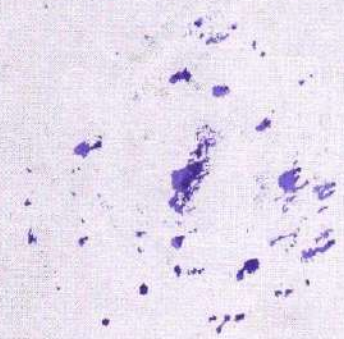
निगमन/गठन की तारीख  
Date of Incorporation/Formation  
09/08/2019

06022019



STRIVE DEVELOPERS LLP

  
Authorized Signatory





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्वायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADZFS6293F

नाम / Name  
SWANSGEEN DEVELOPERS LLP

दिनांक / तारीख की घोषणा  
Date of Incorporation / Formation  
22/07/2019



SWANSGEEN DEVELOPERS LLP

*Darwal*  
Authorised Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AACFY4318B

नाम / Name  
YASHILA DEVELOPERS LLP

दिनांक / तारीख  
Date of Incorporation / Formation  
06/08/2019



YASHILA DEVELOPERS LLP



Authorised Signatory



ভারত সরকার  
Government of India


 সন্তোষ আগরওয়াল  
 Santosh Agarwal  
 কনস্ট্রাক্ট#/DOB: 21/06/1969  
 পুরুষ/ MALE

2220 8486 3948  
UID: 9105 9681 3681 3504

আমার আশ্রয়, আমার পরিচয়



*Dama*

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
 শ্যাম রেসিডেন্সি, 293, গৌন নাথ শাস্ত্রী সড়ক, শ্যাম  
 নগর বোর্ড, শ্যাম নগর শিশুদের পার্ক, বাঙ্গুর অঞ্চল, উত্তর  
 24 পার্গানা,  
 পশ্চিম বঙ্গ - 700055

**Address:**  
 shyam residency, 293 goun nath shastri  
 sarani, shyam nagar road, shyam nagar  
 children park, Bangur Avenue, North 24  
 Parganas,  
 West Bengal - 700055

2220 8486 3948  
UID: 9105 9681 3681 3504





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

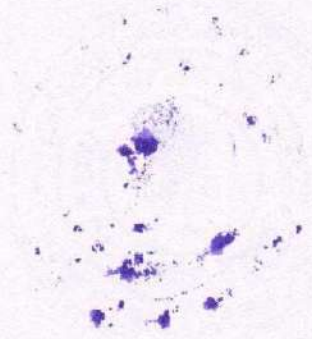
SANTOSH AGARWAL  
MOTILAL AGARWAL  
21/06/1969

Permanent Account Number  
AGQPA9978M



*Santosh*

*Santosh*







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  
 Rishra  
 Hugli  
 West Bengal - 712250  
 Mobile : 9874497340

Date: 07/11/2011

Ref. No : 00000851-00160681-00183333-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*



## Major Information of the Deed

Deed No :	I-1523-03731/2020	Date of Registration	17/06/2020
Query No / Year	1523-1000352488/2020	Office where deed is registered	
Query Date	24/02/2020 7:24:20 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. 19,57,875/-	Rs. 20,70,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,03,520/- (Article:23)	Rs. 20,714/- (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-4996	Bastu	Shali	4 Dec	4,54,000/-	4,80,000/-	
L3	LR-4292/5210 (RS :- )	LR-4332	Bastu	Shali	3.25 Dec	3,68,875/-	3,90,000/-	
		<b>TOTAL :</b>			<b>17.25Dec</b>	<b>19,57,875 /-</b>	<b>20,70,000 /-</b>	
		<b>Grand Total :</b>			<b>17.25Dec</b>	<b>19,57,875 /-</b>	<b>20,70,000 /-</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.:: 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	<b>STRIVE DEVELOPERS LLP</b> KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ADZFS8562M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>SWANSGEEN DEVELOPERS LLP</b> KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: ADZFS6293F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	<b>YASHILA DEVELOPERS LLP</b> KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AACFY4318B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl 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 SANTOSH AGARWAL (Presentant )</b> Son of Late MOTILAL AGRWAL 293, GOURI NATH SHASTRI SARANI, SHYAM NAGAR ROAD, P.O:- BANGUR AVENUE, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGQPA9976M, Aadhaar No: 22xxxxxxxx3948 Status : Representative, Representative of : STRIVE DEVELOPERS LLP (as AUTHORISED SIGNATORY), SWANSGEEN DEVELOPERS LLP (as AUTHORISED SIGNATORY), YASHILA DEVELOPERS 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 SANTOSH AGARWAL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	STRIVE DEVELOPERS LLP-10 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	SWANSGEEN DEVELOPERS LLP-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	YASHILA DEVELOPERS LLP-3.25 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:- 4996	Owner:ক্রীসেন্ট প্রাইম ইনফ্রা, Gurdian:ডাই রামলা আরওয়া, Address:নিজ , Classification:শালি, Area:0.72000000 Acre,	CRESCENT PRIME INFRA
L3	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

**On 10-06-2020**

**Payment of Fees**

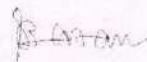
Certified that required Registration Fees payable for this document is Rs 20,714/- ( A(1) = Rs 20,700/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 20,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 3:18PM with Govt. Ref. No: 192019200194912958 on 25-02-2020, Amount Rs: 20,714/-, Bank: SBI EPay ( SBlePay), Ref. No. 6562943834410 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. 1,03,520/- and Stamp Duty paid by by online = Rs 1,03,420/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 3:18PM with Govt. Ref. No: 192019200194912958 on 25-02-2020, Amount Rs: 1,03,420/-, Bank: SBI EPay ( SBlePay), Ref. No. 6562943834410 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 17-06-2020**


**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. 1,03,520/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 90987, 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 162920 to 162955  
being No 152303731 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.06.18 15:40:37 +05:30  
Reason: Digital Signing of Deed.

*Basak*

(Sanjoy Basak) 2020/06/18 03:40:37 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

090987

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

05 FEB 2020  
05 FEB 2020

Anil Choudhury  
Advocate  
High Court, Calcutta

Santosh Agarwal



1519

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

STRIVE DEVELOPERS LLP

SA

Agarwal  
Authorized Signatory



1519

SWANSGEEN DEVELOPERS LLP

SA

Agarwal  
Authorized Signatory



1519

YASHILA DEVELOPERS LLP

S.A

Agarwal  
Authorized Signatory



Additional District Sub-Registrar  
Rajahat New Town, North 24 Parganas

24 FEB 2020