

2647

D-3070/2020



28/2/20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

352843/20

AD 315172

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, 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

Certified that the document is admitted to registration. The original stamp sheet's & the undersigned's photographs attached with the documents are the part of this

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) XELVA HIRISE LLP, (PAN AAFX3147P), 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) UPNVETA BUILDER LLP, (PAN AAGFU1048J)**, 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, both 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 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 61013 to 61049, being No.150202083 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 28.86 Satak more or less lying and situated at Mouza - Matiagaha, J.L. No.187, R.S. No.17, Touzi No.1552, L.R. Khatian No. 2667, 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.	Area of land in Satak	Total area of land under Dag (in Satak)	Nature of Land
4292/5210	11.66	631	Sali
4292/5211	17.20	931	Sali
Total	28.86		

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 11.66 Satak more or less comprised in R.S./L.R. Dag No.4292/5210, under previous L.R. Khatian No.2667, Now presently LR Khatian No.4569, 4996 & 4332, lying and situated at Mouza-Matiagaha, J.L. No.187, R.S. No.17, Touzi No.1552, L.R. Khatian No.1501 now 2667, 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.	Xelva Hirise LLP	4292/5210	10	631	11,35,000.00
2.	Upnveta Builder LLP	4292/5210	1.66	631	1,88,410.00
	Total :		11.66		13,23,410.00

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.13,23,410.00 (Rupees Thirteen Lakhs Twenty Three Thousand Four Hundred Ten 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.13,23,410.00 (Rupees Thirteen Lakhs Twenty Three Thousand Four Hundred Ten 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 and Purchaser No.2 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

Sl. No	Name of Purchaser	LR Dag No.	Land Sold (In Satak)	Total area of land (in Satak)	Consideration Amount
1.	Xelva Hirise LLP	4292/5210	10	631	11,35,000.00
2.	Upnveta Builder LLP	4292/5210	1.66	631	1,88,410.00
	Total :		11.66		13,23,410.00

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).

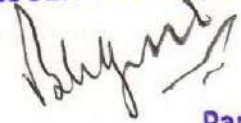
IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing the day and year first hereinabove written.

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
Vivekananda Road
743122

CRESCENT PRIME INFRA



Partner

CRESCENT PRIME INFRA



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
Vivekananda Road
743122

XELVA HIRISE LLP



Authorized Signatory

UPNVETA BUILDERS LLP



Authorized Signatory

Drafted by



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.13,23,410.00 (Rupees Thirteen Lakhs Twenty Three Thousand Four Hundred Ten only) being the full consideration under these presents as follows :

PARTICULARS

DATE	CHEQUE NO. / RTGS / NEFT	BANK	AMOUNT
02-03-2020	000002	IDFC FIRST	1.88.410/-
02-03-2020	000001	IDFC FIRST	11,35,000/-
			13,23,410/-

(Rupees Thirteen Lakhs Twenty Three Thousand Four Hundred Ten only)

WITNESSES:

1. *Jitendra K. Singh*

CRESCENT PRIME INFRA

[Signature]

Partner

CRESCENT PRIME INFRA

[Signature]

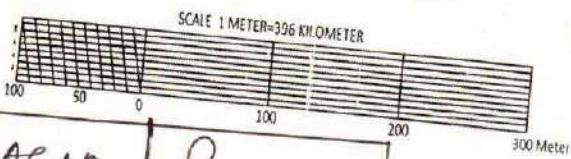
Partner

SIGNATURE OF THE VENDOR

2. *Sajal Acharya*

MOUZA MAP AT KAMDUNI & MATIAGACHHA

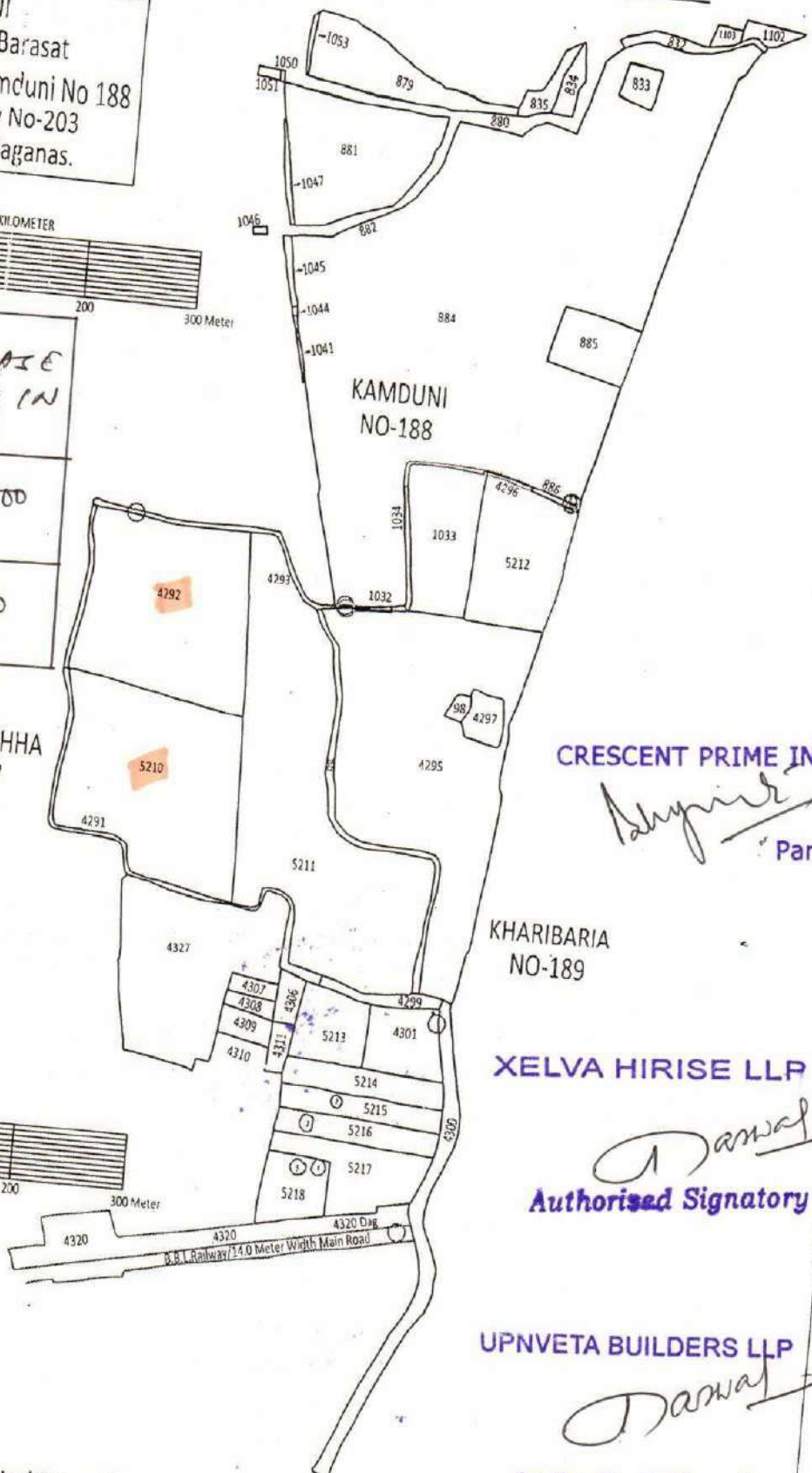
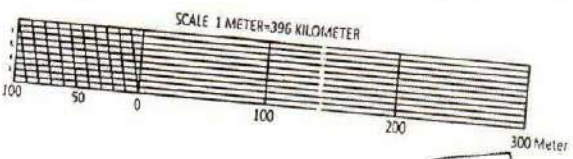
KAMDUNI
 Name Of P.S-Barasat
 Name Of Mouza- Kamduni No 188
 Revinew Survey No-203
 Dist- North 24 Paganas.



DAG NO.	PURCHASE AREA IN SATAK
4292 / 5210	10.0000
4292 / 5210	1'6600

MATIAGACHHA
 NO-187

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



CRESCENT PRIME INFRA
Signature
 Partner

KHARIBARIA
 NO-189

XELVA HIRISE LLP
Signature
 Authorised Signatory

CRESCENT PRIME INFRA
Signature
 Partner

UPNVETA BUILDERS LLP
Signature
 Authorised Signatory

NOTE: Mouza Map Extracted From...

SPECIMEN FORM FOR TEN FINGER PRINTS



Dass

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



Bhupendra

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



Sura Pagan

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



Jitendra K. Singh

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



UPNVETA BUILDERS LLP

Daniel
Authorised Signatory


 ভারত সরকার
 Government of India


 নাম/নাম
 Santosh Agarwal
 জন্ম তারিখ/DOB: 21/06/1969
 পুরুষ/ MALE



2220 8486 3948
VID: 9105 9681 3681 3504

আমার আমার, আমার পরিচয়

Santosh


 Unique Identification Authority of India

ঠিকানা:
 শ্যাম রেসিডেন্সি, 293 গৌন নথ শাস্ত্রী সেরানি, শ্যাম
 নগর রোড, শ্যাম নগর পার্ক, বঙ্গুরু এভিনিউ, নর্থ 24
 পার্গানা, পশ্চিম বঙ্গ - 700055

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



2220 8486 3948
VID: 9105 9681 3681 3504

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

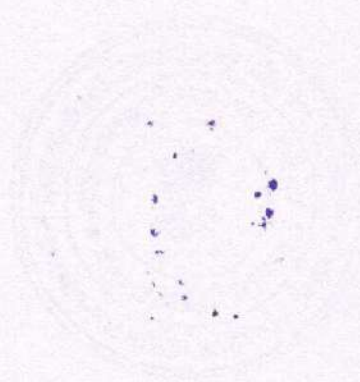
SANTOSH AGARWAL
MOTILAL AGARWAL
21/06/1989

परमार्थन, कर्मचारी, मालिक
AGQPA9978M


Signature



Santosh



आयकर विभाग
INCOME TAX DEPARTMENT
CRESCENT PRIME INFRA



भारत सरकार
GOVT. OF INDIA



02/03/2016
Permanent Account Number
AALFC1074H

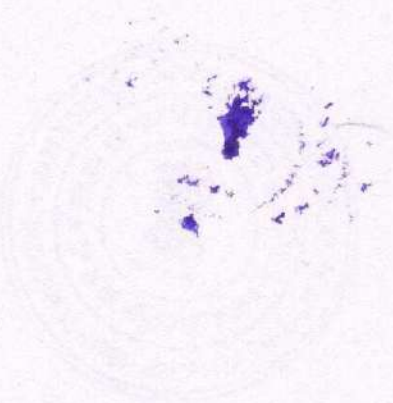
21033016

CRESCENT PRIME INFRA

Partner

CRESCENT PRIME INFRA

Partner



 ভারত সরকার
Government of India

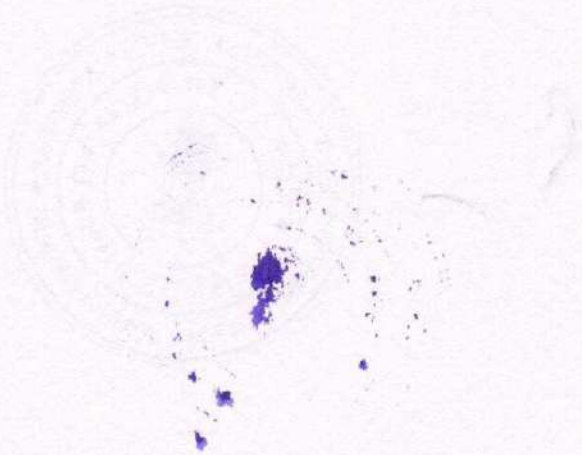
 শ্যাম অগরওয়াল
SHYAM AGARWAL
পিতা - রাম লাল অগরওয়াল
Father: Ram Lal Agarwal
জন্মতারিখ / DOB: 07/08/1968
পুরুষ / Male



8937 9714 1988

আধার - সাধারণ মানুষের অধিকার

Shyam Agarwal



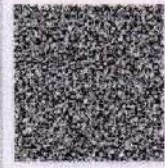
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACRPAB425G



नाम / Name
SHYAM AGARWAL

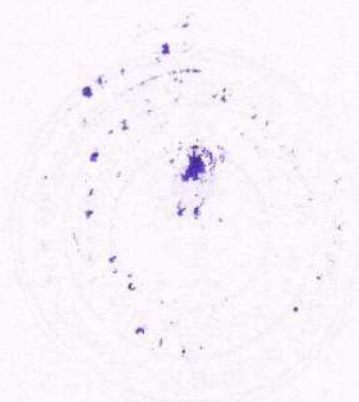
पिता का नाम / Father's Name
RAM LAL AGARWAL

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

हस्ताक्षर / Signature

29125018

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

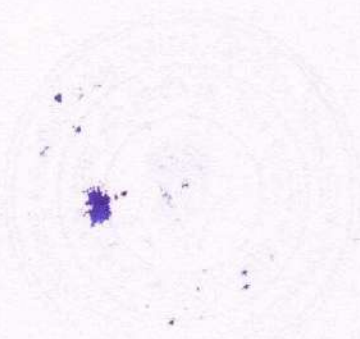
पुरुष / Male



4736 0503 6777

मेरा आधार, मेरी पहचान

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BINOD KUMAR GUPTA

BANWARI LAL GUPTA

26/01/1961
Permanent Account Number

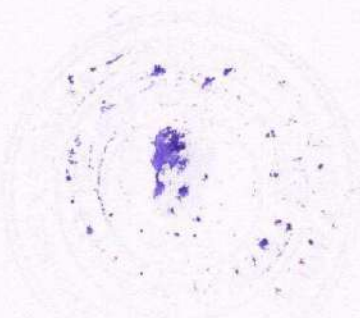
ADNPG2956R

Banwari Lal Gupta
Signature



04015007

Banwari Lal Gupta



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAAFX3147P

नाम / Name
XELVA HIRISE LLP

निगमन/गठन का तिथि
Date of Incorporation/Formation
24/07/2019

27082019



XELVA HIRISE LLP

Authorised Signatory



सत्यमेव जयते
आम आदमी



आधार

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 Ramchhabala 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: 19-201920-019493883-8

GRN Date: 25/02/2020 15:40:04

BRN: 1393915165410

SBI ePay txn No.: GTN

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-State Bank of India

BRN Date: 25/02/2020 15:41:49

SBI ePay txn Date. 25/02/2020 15:40:34

DEPOSITOR'S DETAILS

Name : SUBHASH CHANDRA TULSYAN Id No. : 15231000352843/3/2020

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	15231000352843/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	14006 ✓
2	15231000352843/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	69880 ✓

Total Amount 83886

In Words : Rupees Eighty Three Thousand Eight Hundred Eighty Six Only.

Damay

Major Information of the Deed

Deed No :	I-1523-03070/2020	Date of Registration	16/03/2020
Query No / Year	1523-1000352843/2020	Office where deed is registered	
Query Date	24/02/2020 8:20:23 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. 13,23,410/-	Rs. 13,99,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 69,980/- (Article:23)	Rs. 14,006/- (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	1.66 Dec	1,88,410/-	1,99,200/-	
		TOTAL :			11.66Dec	13,23,410 /-	13,99,200 /-	
		Grand Total :			11.66Dec	13,23,410 /-	13,99,200 /-	

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

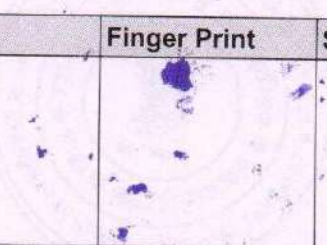

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	XELVA HIRISE LLP KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: AAAFX3147P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	UPNVETA BUILDER LLP KAMDUNI MORE, P.O:- KAMDUNI, 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	Mr BINOD KUMAR GUPTA Son of Mr BANAWARI 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 SANTOSH AGARWAL (Presentant) Son of Late MOTILAL AGARWAL 293, GOURI NATH SHASTRI SARANI, 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 : XELVA HIRISE LLP (as AUTHORISED SIGNATORY), UPNVETA BUILDER 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 SANTOSH AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	XELVA HIRISE LLP-10 Dec

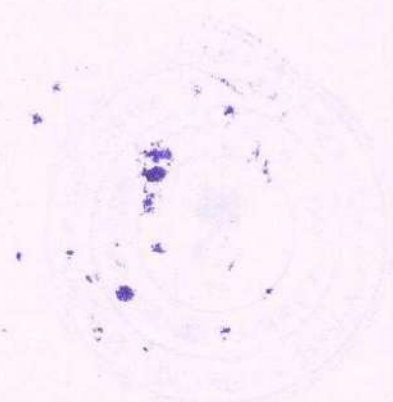
Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CRESCENT PRIME INFRA	UPNVETA BUILDER LLP-1.66 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

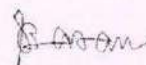


Endorsement For Deed Number : I - 152303070 / 2020

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 13,99,200/-



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 21:42 hrs on 28-02-2020, at the Private residence by Mr SANTOSH AGARWAL ..

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

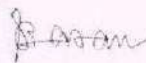
Indetified by Mr JITENDRA KUMAR SINGH, , , Son of Late RAM CHABILA SINGH, 2, DAKSHIN PARA 3RD LANE, P.O: RISHRA, Thana: Rishra, , Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by profession Service

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 SANTOSH AGARWAL, AUTHORISED SIGNATORY, XELVA HIRISE LLP, KAMDUNI MORE, P.O:- KAMDUNI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135; AUTHORISED SIGNATORY, UPNVETA BUILDER LLP, KAMDUNI MORE, P.O:- KAMDUNI, 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
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 14,006/- (A(1) = Rs 13,992/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 14,006/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 3:41PM with Govt. Ref. No: 192019200194938838 on 25-02-2020, Amount Rs: 14,006/-, Bank: SBI EPay (SBlePay), Ref. No. 1393915165410 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. 69,980/- and Stamp Duty paid by by online = Rs 69,880/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2020 3:41PM with Govt. Ref. No: 192019200194938838 on 25-02-2020, Amount Rs: 69,880/-, Bank: SBI EPay (SBIPay), Ref. No. 1909915165410 on 25-02-2020, Head of Account 0030-02-103-003-02

Sanjoy Basak

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.

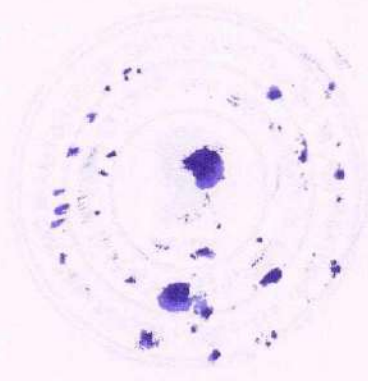
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 69,980/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 091467, Amount: Rs.100/-, Date of Purchase: 06/02/2020, Vendor name: S Chanda

Sanjoy Basak

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 139028 to 139062

being No 152303070 for the year 2020.



Basak

Digitally signed by SANJOY BASAK
Date: 2020.05.22 14:02:33 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2020/05/22 02:02:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

091467

Sl. No. Date
Name
Add.
AMT. 100

06 FEB 2020
06 FEB 2020

Anil Choudhury
Advocate
High Court, Calcutta

Santosh Agarwal



1519

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

XELVA HIRISE LLP

Danay

Authorized Signatory



1519



UPNVETA BUILDERS LLP

Danay

Authorized Signatory



1518

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

CRESCENT PRIME INFRA

Syad

28 FEB 2020