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D-08661/16



11.8.16
 G-0/1126970

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 904457

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

X
 Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs.
 11 AUG 2016

THIS INDENTURE made this the 11th day of August, 2016
BETWEEN SK. NOOR MOHAMMED MONDAL, alias NOOR MOHAMAD MANDAL alias Sk. Nur Mahammad, PAN No. CTGPM3317K, son of Late

21/03/2016

3308

ANISH BISWAS

NAME..... Advocate,
 Add. High Court, Calcutta
 Rs. 100/-
 - 7 APR 2016
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. Court
 2 & 3, K. S. Roy Road, Kol-1

- 7 APR 2016
- 7 APR 2016

128808 V

LETTER WITH WRIT WEST BENGAL

RECEIVED
21/03/2016

NOTICE OF THE DISTRICT JUDGE

Solihul Islam.
 Noor muhammad Mondal
 Raigaachi - 135



Additional District Registrar
 Raiganj, New Town, North 24 Pgs.

11 AUG 2016

Badsha Mondal, residing at Village- Raigachi, Post Office & Police Station- Rajarhat, District- North 24-Parganas, PIN 700 135, hereinafter referred to and called as the "**VENDOR**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND CRESCENT TIE-UP PRIVATE LIMITED**, PAN No. AADCC1299B, a Company, incorporated under the Companies Act, 1956 having its registered office at Executive Palace, CA 16/2A, Rail Pukur Road, 4th Floor, Deshbandhu Nagar, Kolkata 700 059, represented by its Authorised Signatory **[Mr.] Bikram Kumar Jha**, PAN No. AFSPJ4367C, son of Sri Chandi Charan Jha, residing at 379/1, B.C. Chatterjee Street, Belgharia, Kolkata- 700 056, hereinafter referred to as the "**PURCHASER**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS:

- A. By virtue of Records Of Rights, (1) **LAL BABU MIDDA**, and (2) **SHYAM BABU MIDDA**, both son of Late Nuruddin Midda were well seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of plot of land admeasuring an area of total 38 (Thirty Eight) Decimal, more or less, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S. Dag No. 919, under R.S. Khatian No. 93, Police Station Rajarhat, District of North 24-Parganas, free from all encumbrances ;

- B. Out of the aforesaid plot of land, said **SHYAM BABU MIDDA**, being owner of the 50% share in the aforesaid plot of land, by virtue of a Sale Deed dated 20.02.1988 sold, transferred and conveyed, duly demarcated **ALL THAT** piece or parcel of land measuring 9.08 (Nine point Zero Eight) Decimals equivalent to 5 (Five) Cottah 7 (Seven) Chittacks and 41 (Forty One) Square Feet, more or less, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, unto and in favour of one **SRI SOUMENDRA BHARADWAJ**, duly registered at the office of the Sub-Registry Office at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 26, Pages 497 to 504, Being No. 1317 for the year 1988, absolutely and forever ;
- C. After the aforesaid purchase, by virtue of a Sale Deed dated 08.10.2004 said **SRI SOUMENDRA BHARADWAJ** sold, transferred and conveyed, duly demarcated **ALL THAT** piece or parcel of land measuring 9.08 (Nine point Zero Eight) Decimals equivalent to 5 (Five) Cottah 7 (Seven) Chittacks and 41 (Forty One) Square Feet, more or less, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, unto and in favour of **SK. NOOR MOHAMMED MONDAL**, the Vendor herein, duly registered at the office of the Additional District Sub-Registrar at Bidhan Nagar (Salt Lake City), recorded in Book No. I, Volume No. 560, Pages 247 to 257, Being No. 08430 for the year 2004, absolutely and forever ;
- D. After the aforesaid purchase and acquisition of the aforesaid plot of land, said **SK. NOOR MOHAMMED MONDAL**, the Vendor herein, duly recorded his name in Record Of Rights vide L.R. Khatian No. 2028 and is enjoying the same free from all encumbrances ;

E. The Vendor due to paucity of funds and inability to administer and maintain the aforesaid plot of land, has offered to sell the undivided 50% share in the aforesaid plot of land, i.e. **ALL THAT** piece or parcel of land measuring 4.54 (Four point Five Four) Decimals, more or less, lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, corresponding to the L.R. Khatian No. 2028, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station Rajarhat, District North 24 Parganas, hereinafter called the **SAID PROPERTY**, free from all sort of encumbrances, liens, charges, mortgages, attachments thereto and the Purchaser herein has agreed to purchase the same at and for a Total Consideration of Rs.24,50,000/- (Rupees Twenty Four Lac And Fifty Thousand) only according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the Said Property to the Purchaser.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of the sum of Rs.24,50,000/- (Rupees Twenty Four Lac And Fifty Thousand) only, duly paid by the Purchaser to the Vendor only at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring 4.54 (Four point Five Four) Decimals, more or less, (being undivided 50% share in the said 9.08 decimal of land), lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, corresponding to the L.R. Khatian No. 2028, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat,

Police Station Rajarhat, District North 24 Parganas, more fully and particularly described in the Schedule hereunder written and delineated on the map or plan annexed hereto and bordered **RED** thereon and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR** **HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the said property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances, trust, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER:**

- 1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed

or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and

- III) **THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and

- IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and

- V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under

or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- VI) **THAT** the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published;
- VIII) **THAT** the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) **THAT** the Purchaser and all person claiming through or under the Purchaser has undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- X) **THAT** the Vendor shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendor or by the discovery of any charge, acquirable or otherwise

mortgage or trust, lien, lispendense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

- XI) **THAT** simultaneously with the execution of this deed of conveyance, the Vendor has delivered peaceful and vacant possession of the Said Property, described in the Schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the purchaser by virtue of this deed of conveyance, absolutely and forever;
- XII) **THAT** the Vendor do hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the Schedule hereto below; and
- XIII) **THAT** the Vendor shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of effecting mutation of Purchaser's name in the Record of Rights, as well as in the records of local authority;

THE SCHEDULE

(the Said Property)

ALL THAT piece or parcel of land measuring 4.54 (Four point Five Four) Decimal, more or less, (being undivided 50% share in the said 9.08 decimal of land), lying and situated at Mouza RAIGACHI, J.L. No. 12, comprised in R.S./L.R. Dag No. 919, recorded in R.S. Khatian No. 93, corresponding to the L.R. Khatian No. 2028, within the limit of Rajarhat Bishnupur No.1 Gram Panchayat, Police Station Rajarhat, District North 24

Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto. Total 9.08 decimal land, as aforesaid, is butted and bounded as follows:

ON THE NORTH : By land in R.S. Dag No. 920 ;
ON THE SOUTH : By land in R.S. Dag No. 918/1534 ;
ON THE EAST : By land in R.S. Dag No. 919 ;
ON THE WEST : By land in R.S. Dag No. 919 ;

IN WITNESS WHEREOF the **VENDOR** set and subscribed their hands and seal on the day month and year above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata
In the presence of:

স্বাক্ষরিত ও সীলিত

Sohidul Alam.

Raigachi - 135

Lauamun
Raigachi
Kul - 135

Read over and explained by me to the Vendor who executed the document after fully understanding the purport meaning and contents thereof.

Lauamun

RECEIVED from the within named Purchaser the within mentioned sum towards full and final Payment of the Total Consideration of the Said Property.....

Rs.24,50,000/-

(Rupees Twenty Four Lac And Fifty Thousand) only.

MEMO OF CONSIDERATION

Date	Amount (Rs.)	Cheque No.	Bank/Branch	Issued In favour of
10.08.2016	12,00,000/-	672117	Indian Overseas Bank, Baguiati Branch	NOOR MOHAMAD MANDAL
10.08.2016	12,50,000/-	672118	Indian Overseas Bank, Baguiati Branch	NOOR MOHAMAD MANDAL
Total:	24,50,000/-	Rupees Twenty Four Lac and Fifty Thousand only.		

Witnesses:

Sahidul Islam.

[Handwritten signature in Bengali]

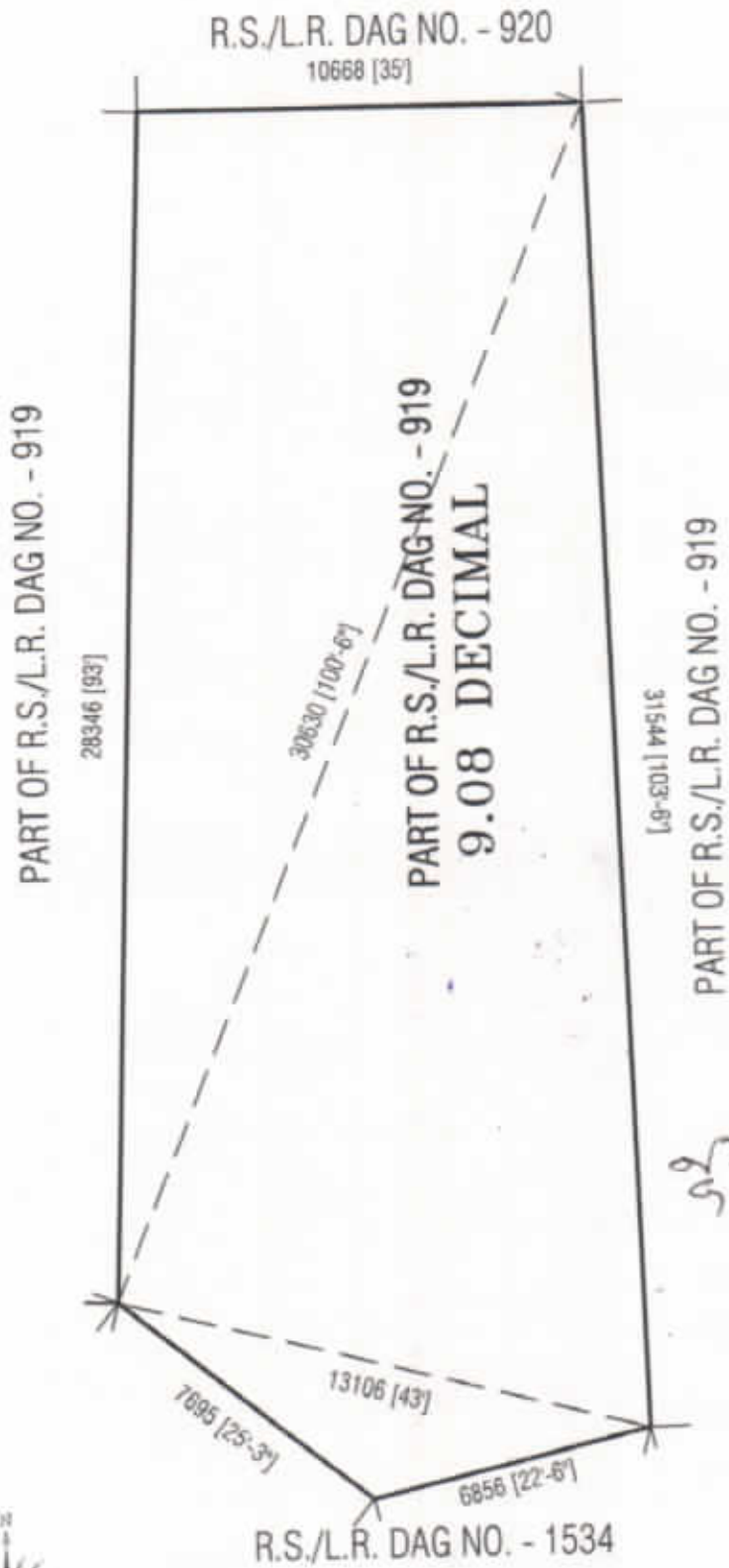
[Handwritten signature]

VENDOR

*Aravindh
I. Nijim
Advocate. S.C. En.
15/3/2011*

PART OF R.S./L.R. DAG NO.-919, R.S. KHATIAN NO.-93, L.R. KHATIAN NO.-2028, J.L. NO.-12, R.S. NO.-194, TOUZI NO.- 160, AT MOUZA-RAIGACHI, P.S.-RAJARHAT, DIST. -NORTH 24 PGS.

AREA OF LAND = 9.08 DECIMAL







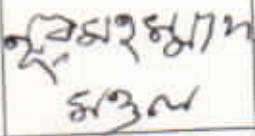











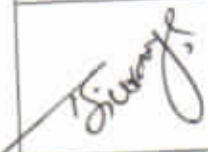







Handwritten signature in Odia script

SIGN. OF VENDOR

SITE PLAN
NOT TO SCALE

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Major Information of the Deed



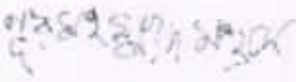
Deed No :	I-1523-08661/2016	Date of Registration	8/11/2016 11:57:05 AM
Query No / Year	1523-0001126970/2016	Office where deed is registered	
Query Date	09/08/2016 12:09:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Noor Mohammed Mondal Raigachi,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836475200, Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 24,50,000/-	Rs. 24,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,22,520/- (Article:23)	Rs. 26,953/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-919	LR-93	Bastu	Shali	4.54 Dec	24,50,000/-	24,50,000/-	
Grand Total :					4.54Dec	24,50,000 /-	24,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Noor Mohammed Mondal Son of Late Badsha Mondal Executed by: Self, Date of Execution: 11/08/2016 , Admitted by: Self, Date of Admission: 11/08/2016 ,Place : Office			
		11/08/2016	LT 11/08/2016	11/08/2016
RAIGACHI, P.O:- RAIGACHI, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. CTGPM3317K, Status :Individual				


Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CRESCENT TIEUP PVT. LTD EXECUTIVE PALACE, 16/2A, RAIL PUKUR ROAD, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AADCC1299B, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIKRAM KUMAR JHA Son of Mr CHANDI CHARAN JHA 379/1, B C CHATTERJEE STREET, BELGHARIA, P.O:- BELGHARIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AFSPJ4367C, Status : Representative, Representative of : CRESCENT TIEUP PVT. LTD

Identifier Details :

Name & address	
Mr SAHIDUL ISLAM Son of Mr NOOR MOHAMMAD ISLAM RAIGACHI, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Mr Noor Mohammed Mondal, Mr BIKRAM KUMAR JHA	
	11/08/2016

Endorsement For Deed Number : I - 152308661 / 2016**On 11-08-2016****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.

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

Presented for registration at 11:49 hrs on 11-08-2016, at the Office of the A.D.S.R. RAJARHAT by Mr Noor Mohammed Mondal ,Executant.

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 24,50,000/-

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962)

Execution is admitted on 11/08/2016 by Mr Noor Mohammed Mondal, Son of Late Badsha Mondal, RAIGACHI, P.O: RAIGACHI, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Identified by Mr SAHIDUL ISLAM, Son of Mr NOOR MOHAMMAD ISLAM, RAIGACHI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 26,953/- (A(1) = Rs 26,939/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,953/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2016 4:35PM with Govt. Ref. No: 192016170018337791 on 10-08-2016, Amount Rs: 26,953/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKA2101172 on 10-08-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,22,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,22,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3308, Amount: Rs.100/-, Date of Purchase: 07/04/2016, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 10/08/2016 4:35PM with Govt. Ref. No: 192016170018337791 on 10-08-2016, Amount Rs: 1,22,420/-,

Bank: State Bank of India (SBIN0000001), Ref. No. CKA2101172 on 10-08-2016, Head of Account 0030-02-103-003-02



Debasish Dhar
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 1523-2016, Page from 267338 to 267356
being No 152308661 for the year 2016.



Digitally signed by PANCHALI MUNSHI
Date: 2016.08.16 17:06:23 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 16-08-2016 17:06:23
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)