

10218/2011

* I - 11177/11



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 201918

$\frac{21,00,000}{21,00,000}$
 MW 21,00,000
 hp
 26/8/11



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

hnb

Additional Registrar
of Assurances-II, Kolkata

29.08.11

2011 Registrar of Assurances
Kolkata.

THIS INDENTURE made this 26th day of August Two Thousand
 Eleven BETWEEN DEB KUMAR GHOSH, son of the Late Sasadhar
 Ghosh, residing at Flat No.A-3, Diganatika Apartment, Sector-II, Salt
 Lake City, Police Station Bidhannagar, Kolkata-700 091, hereinafter
 referred to as the VENDOR (which expression shall unless excluded by
 or repugnant to the subject or context be deemed to mean and include

$\frac{215374}{215374}$



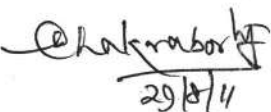



$\frac{240}{240}$

26/8/11

Debenmalukh


Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. R. A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 10218 / 2011, Deed No. (Book - I , 11177/2011)

II . Signature of the person(s) admitting the Execution at Office.

Sl.No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gautam Chakraborty Address -7, C R Avenue, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072	Self		 LTI	 29/8/11
			29/08/2011	29/08/2011	
2	Gautam Chakraborty Address -7, C R Avenue, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072	Self		 LTI	
			29/08/2011	29/08/2011	

Name of Identifier of above Person(s)
S Biswas
High Court, Kol, District:-Kolkata, WEST BENGAL,
India, P.O. :-

Signature of Identifier with Date


Adv.
29.8.11





(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11177 of 2011
(Serial No. 10218 of 2011)

On 26/08/2011

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

Presented for registration at 14.39 hrs on :26/08/2011, at the Private residence by Gaurav Bajaj (Confirming Party) , one of the Executants.

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

Execution is admitted on 26/08/2011 by

1. Deb Kumar Ghosh, son of Late S Ghosh , Diganatika Apartment,, I I, Flat No:A - 3, Salt Lake City, Kol, Thana:-Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700091 , By Caste Hindu, By Profession : Others
2. Gaurav Bajaj (Confirming Party)
Authorised Signatory/ Director, Crescent Enclave Pvt Ltd, 28, Rai Bahadur Road, Kol, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700053 .
, By Profession : Business
Identified By S Biswas, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 27/08/2011

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.-4100000/-
- Certified that the required stamp duty of this document is Rs.- 287010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

On 29/08/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

29/08/2011 15:35:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11177 of 2011
(Serial No. 10218 of 2011)

Rs. 45180/-, on 29/08/2011

Amount By Cash

Rs. 0/-, on 29/08/2011

(Under Article : A(1) = 45089/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 29/08/2011)

Deficit stamp duty

Deficit stamp duty Rs. 287010/- is paid 25537126/08/2011 State Bank of India, ESPLANADE, received on 29/08/2011

Payment of Fees:

Exempted (on 29/08/2011)

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

Execution is admitted on 29/08/2011 by

1. Gautam Chakraborty
Authorised Signatory, Dhanistha Apartments Pvt Ltd, 7, C R Avenue, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072 .
Director, Kritartha Realtors Pvt Ltd, 7, C R Avenue, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072 .
, By Profession : Business
 2. Gautam Chakraborty
Director, Kritartha Realtors Pvt Ltd, 7, C R Avenue, Kol, Thana:-Bowbazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700072 .
, By Profession : Business
- Identified By S Biswas, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- ,
By Caste: Hindu, By Profession: Advocate.

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II

29/08/2011 15:35:00

EndorsementPage 2 of 2

his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND CRESCENT ENCLAVE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having PAN AADCC3599E, having its registered office at 28, Rai Bhadur Road, Police Station - Behala, Kolkata-700 053, represented by its Director, Mr. Gaurav Bajaj, son of Sandip Bajaj, working for gain at 28, Rai Bhadur Road, Police Station - Behala, Kolkata-700 053, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor, successors-in-interest and assigns) of the **SECOND PART AND (1) DHANISTHA APARTMENTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having PAN AADCD4160C, having its registered offices at 7, Chittaranjan Avenue, Police Station - Bowbazar, Kolkata-700 072, represented by its Authorized Signatory Mr. Gautam Chakraborty, son of the Late Priyatosh Chakraborty, working for gain at 7, Chittaranjan Avenue, Police Station - Bowbazar, Kolkata-700 072, **AND (2) KRITARTHA REALTORS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having PAN AADCK9147L, having its registered offices at 7, Chittaranjan Avenue, Police Station - Bowbazar, Kolkata-700 072, represented by its Director Mr. Gautam Chakraborty, son of the Late Priyatosh Chakraborty, working for gain at 7, Chittaranjan Avenue, Police Station - Bowbazar, Kolkata-700 072, hereinafter jointly referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor, successors-in-interest and assigns) of the **THIRD PART:**

WHEREAS:

A. By a Bengali Kobala [Deed of Conveyance] dated the 10th day of June, 1955 made between one Sayed Ali Mondal therein referred to as the Vendor of the One Part and one Ajit Kumar Deb therein referred to as the Purchaser of the Other Part and registered with the office of the Sub-Registrar Cossipore-Dumdum in Book No.I, Volume No.75, Pages 195 to 197, Being No.5354 for the year 1955 the Vendor therein at and for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of Sali land containing an area of 53 decimals be the same a little more or less situate lying at Mouza Salua J.L. No.3, R.S. No.109, Touzi No.125B/1, District the then 24-Parganas in the following manner,

C.S.DAG NO.	AREA [Dcml.]
463	08
464	45
TOTAL	53

Debeswar Chakraborty

(hereinafter referred to as the **said mother land**) more fully and particularly described in the Schedule thereunder written.

B. By another Bengali Kobala [Deed of Conveyance] dated the 13th day of May, 1964 made between the said Ajit Kumar Deb therein referred to as the Vendor of the One Part and one Usha Rani Ghosh, Deb Kumar Ghosh, Sukumar Ghosh and Prasanta Kumar Ghosh therein jointly referred to as the Purchasers of the Other Part and registered with the Sub-Registrar Cossipore-Dumdum, in Book No.I, Volume No.52, Pages 236 to 239, Being No.3635 for the year 1964, the Vendor therein at and for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers All that the said mother land more fully and particularly described in the Schedule thereunder written.

C. The said Deb Kumar Ghosh the Vendor herein thus became seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of Sali land containing an area of 13.25 Dcml. be the same a little more or less equivalent to his undivided 1/4th share in and being portion of the said mother land in the following manner,

C.S.Dag No.	R.S.Dag No.	Area[Dcml.]
463	526	02
464	525	11.25
	Total Area	13.25

more fully and particularly described in the **Schedule** hereunder written [herein after referred to as the **said land**].

D. By an Agreement dated 30th June....., 2008 made between the said Deb Kumar Ghosh and others therein jointly referred to as the Vendors of the One Part and Crescent Enclave Private Limited the Confirming Party herein therein referred to as the Purchaser of the Other Part, the said Deb Kumar Ghosh and others agreed to sell and the said Crescent Enclave Private Limited agreed to purchase amongst others All That the said land by itself or it's nominee or nominees.

E. The said Crescent Enclave Private Limited since nominated the Purchasers herein to purchase the said land.

F. The Vendor has now agreed to sell, the Confirming Party has agreed to confirm the said sale and the Purchasers have agreed to purchase All That the said land upon being so offered free from all mortgages charges liens lispens attachments liabilities bargadars acquisitions requisitions and trusts whatsoever at and for the consideration of Rs.41,00,000/- (Rupees Forty One Lacs only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.41,00,000/-

Deben Kumar Ghosh

(Rupees Forty One Lacs only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendor doth hereby grant transfer convey assign and assure and the Confirming Party doth hereby confirm and assure unto and in favour of the Purchasers All That the piece and parcel of Sali land containing an area of 13.25 dcml. be the same a little more or less situate lying at Mouza- Salua, J.L. No.3, R.S. Dag Nos. 526[P] and 525[P], R.S. Khatian Nos.250 and 180, Ward No.5 under the limits of the Rajarhat-Gopalpur Municipality, Police Station-Airport, District-North 24 Parganas, more fully and particularly described in the **Schedule** hereunder written (hereinafter referred to as **the said Land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom he may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendor and the Confirming Party hereby jointly covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from

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or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **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 and the Confirming Party well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or the Confirming Party or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor, the Confirming Party 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 him the Vendor or the Confirming Party shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of Sali land containing an area of 13.25 dcml. be the same a little more or less situate lying at Mouza-Saiua, J.L. No.3, R.S.Dag Nos. 526[P] and 525[P], R.S.Khatian Nos.250 and 180, Ward No.5 under the limits of the Rajarhat-Gopalpur Municipality, Police Station-Airport, District-North 24 Parganas, Kolkata and butted and bounded in the manner following:-

ON THE NORTH : By No.211 bus route;

ON THE EAST : By R.S.Dag Nos. 526[P] and 527[P];

ON THE SOUTH : By R.S.Dag Nos. 523 and 525 and

ON THE WEST : By R.S.Dag Nos. 524 and 525.

Debanjan

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED
by the **VENDOR** at Kolkata in the presence of:

Jan. Bhowal
ARUN KUMAR BHOWALKA
A3-79 Salt Lake City
Sector II, Kolkata-700091

Debeswar...

Namnet Ghosh

SIGNED SEALED AND DELIVERED
by the **CONFIRMING PARTY** at Kolkata in the presence of:

Rungta
(ROHIT RUNGTA)
B-4-201, Indraprastha
VIP Road, KOL

For CRESCENT ENCLAVE PVT. LTD.
Chakraborty
Authorised Signatory/Director

Namnet Ghosh

SIGNED SEALED AND DELIVERED
by the **PURCHASERS** at Kolkata in the presence of:

Amit Panikar
Sh. Devi Dutta Panikar
170, R. G. Nagar
Hindmatern.

For Dhanistha Apartments Pvt. Ltd.
Chakraborty
Authorised Signatory

Namnet Ghosh
Advocate
Calcutta High Court.

For Kritartha Realtors Pvt. Ltd.
Chakraborty
Director.

RECEIVED of and from the within-named Purchaser the within mentioned sum of Rs.41,00,000/- (Rupees Forty One Lacs only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

Pay Order/Draft/Cheque No.	Date	Bank and Branch	Amount
158020	19.7.2011	VUAYA BANK	Rs.1,00,000/-...../-
179369	26.8.2011	" "	Rs 87,000/-
179372	" " "	" "	Rs 5,23,000/-
179370	" " "	" "	Rs 33,90,000/-
		TOTAL:	Rs.41,00,000/-

(RUPEES FORTY ONE LACS ONLY).

WITNESSES :

Jai Bhalla

ARUN KUMAR BHUWALKA
A2-79 Salt Lake City
Sector II, Kolkata-700091

Naveet-Bhatia

Debanarayan

Drafted by me:-
Naveet-Bhatia
Advocate
Calcutta High Court

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 43
Page from 185 to 197
being No 11177 for the year 2011.



Sudhakar Sahu

(Sudhakar Sahu) 07-September-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal