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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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I certify that the document is admitted to execution. The signature sheet/sheets, the endorsement sheet/sheets attached with this document are the part of this document.

Signature

Page-2

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

13 JAN 2016

THIS INDENTURE OF CONVEYANCE made this 13th day of January Two Thousand and Sixteen BETWEEN CRESCENT GRIHA NIRMAN PRIVATE LIMITED a Company incorporated under the Companies Act, 1956, having its Registered Office at DLF Galleria Unit No.306-308, 3rd floor, Premises No. 02-0124, Action Area, 1B, New Town, Post Office New Town, Police Station New Town,

Signature

Signature

12/01/16
2-0/20068

Signature

137284

DSP LAW ASSOCIATES

Advocates

NAME..... AD Nicco House
 ADD..... 1B, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

29 DEC 2015

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Road, Kolkata

29 DEC 2015

29 DEC 2015



Identified by me
 @ Dilip kr. Mahata
 s/o Lt. N. Mahata
 clo. Zava Tala
 p.o. Belsand
 p.o. Teriyani Chapra
 Dist. Sitamarhi
 pin- 845316
Service

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

13 JAN 2016

Kolkata – 700156, (having CIN U70101WB1993PTC057461 and PAN AACCC1983H represented by its Authorised Signatory Mr. Navin Jhunjunwala son of Sushil Kumar Jhunjunwala of P199 CIT Road, Scheme-VIIM, Kankurgachi, Police Station Kankurgachi, Post Office Kankurgachi, Kolkata -700064,, having PAN ACTPJ8281H, hereinafter referred to as “the **VENDOR**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office) of the **ONE PART AND LINKSTAR APPARTMENTS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its correspondence address at Zeosh Kutir, Kodbetala, Kali Mandir, Patulia, Post Office Kharda, Police Station Patulia, Kolkata 700119, (having CIN: U70102WB2013PTC197831 and PAN AACCL5834G) and represented by its Authorized Signatory **Chandra Sekhar Das** son of Natabar Das of Maa Tara Apartment Flat 2B Jayangra Battala Mandalpara, Baguiati,, Post Office Baguiati Police Station Baguiati, Pin 700109 (having PAN AJLPD6632M), hereinafter referred to as “the **PURCHASER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**:

WHEREAS:

A. The Vendor is fully seized and possessed of and well and sufficiently entitled to, **ALL THOSE** pieces and parcels of land containing an area of 1.30 acre or 130 Satak more or less comprised of (i) 0.17 acre or 17 satak more or less contained in a divided and demarcated portion out of 0.46 acre comprised in R.S. and L.R. Dag No.1062 (hereinafter referred to as “**the Dag 1062 Property**”), (ii) 0.07 acre or 7 satak more or less contained in entire R.S. and L.R. Dag No.1064 (hereinafter referred to as “**the Dag 1064 Property**”), (iii) 0.03 acre or 3 satak more or less contained in a divided and demarcated portion out of 0.07 acre comprised in R.S. and L.R. Dag 1065 (hereinafter referred to as “**the Dag 1065 Property**”), (iv) 0.19 acre or 19 satak more or less contained in a divided and demarcated portion out of 0.32 acre comprised in R.S. and L.R. Dag 1075 (hereinafter referred to as “**the Dag 1075 Property**”), (v) 0.28 acre or 28 satak more or less contained in entire R.S. and L.R. Dag 1076 (hereinafter referred to as “**the Dag 1076 Property**”), (vi) 0.24 acre or 24 satak more or less contained in a divided and demarcated portion out of 0.29 acre comprised in of R.S. and L.R. Dag No.1078 (hereinafter referred to as “**the Dag 1078 Property**”), (vii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion out of 0.35 acre comprised in R.S. and L.R. Dag No.1079 (hereinafter referred to as “**the Dag 1079 Property**”), (viii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion out of 0.58

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acre comprised in R.S. and L.R. Dag No.1086 (hereinafter referred to as "**the Dag 1086 Property**"), (ix) 0.25 acre or 25 satak more or less contained in a divided and demarcated portion out of 0.88 acre comprised in R.S. and L.R. Dag No.1087 (hereinafter referred to as "**the Dag 1087 Property**") and (x) 0.03 acre or 3 satak more or less contained in a divided and demarcated portion out of 0.28 acre comprised in R.S. and L.R. Dag No.1088 (hereinafter referred to as "**the Dag 1088 Property**") and all recorded in L.R. Khatian No.1208 in Mouza Kalikapur, J.L. No. 40, within Patharghata Grampanchayat, Police Station Rajarhat, in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the said Properties**". The facts about the Vendor deriving title to the said Properties as represented by the Vendor to the Purchaser is as follows:-

Re: Dag No.1062 Property:-

1. By the following six Indentures of Conveyance all registered with District Sub Registrar -II, Barasat, North 24 Parganas the Vendor herein purchased All That land containing an area of 0.46 acre or 46 satak comprised in entire Dag No.1062 absolutely and forever:-
 - 1.1. By an Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 one Gita Rani Sardar and Hazari Pada Sardar, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0383 acre more or less out of the said Dag No.1062 absolutely and forever.
 - 1.2. By an Indenture of Conveyance dated 6th February 2006 and registered in Book I Volume No.1 Pages 1 to 28, Being No.1202 for the year 2006 one Kanta Ram Sardar and Namita Mondal, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0562 acre more or less out of the said Dag No.1062 absolutely and forever.
 - 1.3. By an Indenture of Conveyance dated 5th May 2006 and registered in Book I Volume No.1 Pages 1 to 18 Being No.6209 for the year 2006 one Md. Haran Ali Molla and Anwara Begum, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein

Handwritten signature in blue ink, possibly reading "Gita Rani Sardar" or similar, with a large flourish.



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All That portion measuring 0.1725 acre more or less out of the said Dag No.1062 absolutely and forever.

- 1.4 By an Indenture of Conveyance dated 10th May 2006 and registered in Book I Volume No.1 Pages 1 to 26 Being No.6291 for the year 2006, one Sk. Siraj Mohammed, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein **ALL THAT** portion measuring 0.02 acre more or less out of the said Dag No.1062 absolutely and forever.
- 1.5 By an Indenture of Conveyance dated 22nd May 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6407 for the year 2006, one Anita Sardar, Sabita Naskar and Netai Sardar, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, **ALL THAT** portion measuring 0.0819 acre more or less out of the said Dag No.1062 absolutely and forever.
- 1.6 By an Indenture of Conveyance dated 3rd June 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6555 for the year 2006, one Sambhu Sardar, Gourhari Sardar, Malati Sardar, Sanjit Sardar, Rita Sardar and Mita Sardar for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0921 acre more or less out of the said Dag No.1062 absolutely and forever.
- 1.7 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire said Dag No.1062 including the Dag No. 1062 Property.

Re: Dag No.1064 Property :-

- 2.1 By an Indenture of Conveyance dated 24th April 2006 and registered with the District Sub Registrar-II, Barasat, North 24 Parganas in Book I Volume No.1 Pages 1 to 20 Being No.6025 for the year 2006 one Virtual Vyapaar Private Limited, for the consideration therein mentioned, sold transferred and conveyed unto and to the Vendor herein **ALL THAT** the said Dag No.1064 Property absolutely and forever.

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- 2.2 The Vendor got its name mutated as raiyat of the said Dag No.1064 Property in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L.R. Khatian No.1208.

Re: Dag No.1065 Property:-

- 3.1 By an Indenture of Conveyance dated 28th February 2006 and registered with the District Sub Registrar- II, Barasat, North 24 Parganas in Book I Volume No.1 Pages No.1 to 13 Being No.2413 for the year 2006 one Lal Banu Bibi and Mansoor Ali Molla, for the consideration mentioned therein, sold conveyed and transferred unto and to Vendor herein **ALL THAT** the land measuring 0.07 acre comprised in the entire Dag No.1065 absolutely and forever.
- 3.2 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1065 (including the Dag No. 1065 Property).

Re: Dag No.1075 Property:-

4. By the following two Indentures of Conveyance both dated 24th April 2006 and registered with District Sub Registrar II, Barasat North 24 Parganas the Vendor herein purchased **ALL THAT** land containing an area of 0.188 acre out of the said Dag No.1075 absolutely and forever:-
- 4.1. By an Indenture of Conveyance registered in Book I Volume No.362 Pages 125 to 148 Being No.6040 for the year 2006 one Rina Majumder and Bijan Kumar Majumder, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein **ALL THAT** portion measuring 0.06 acre more or less out of the said Dag No.1075 absolutely and forever.
- 4.2 By an Indenture of Conveyance registered in Book I Volume No.1 Pages 1 to 20 Being No.6025 for the year 2006, the said Virtual Vyapaar Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein **ALL THAT** portion measuring 0.1280 acre more or less out of the said Dag No.1075 absolutely and forever.

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- 4.3 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the Dag No. 1075 Property

Re: Dag No.1076 Property:-

- 5.1 By an Indenture of Conveyance dated 6th February 2006 and registered with the District Sub-Registrar II, Barasat, North 24 Parganas, in Book I Volume No.1 Pages 1 to 25 Being No.1206 for the year 2006 one Chunnat Gazi, Yakub Gazi, Ansar Gazi and Abed Ali Gazi for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein, **ALL THAT** land measuring 0.28 acre more or less comprised in the entire Dag No.1076 absolutely and forever.
- 5.2 The Vendor got its name mutated as raiyat in respect of the said Dag No.1076 Property in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208.

Re: Dag No1078 Property:-

6. By the following three Indentures of Conveyance all registered with District Sub Registrar –II, Barasat, North 24 Parganas, the Vendor herein purchased All That land measuring 0.29 acre more or less comprised in the entire Dag No.1078 absolutely and forever :-
- 6.1 By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 one Abdur Rashid Molla, Ansaruddin Ahmed, Aftabuddin Ahmed, Sarifa Khatoon, Jarima Begum, Sabera Khatoon, Sakila Purokait, Rasida Khatoon, Subid Ali Molla, Javed Ali Molla, Hamida Bibi, Sobejan Bibi, Sahabuddin Molla and Jane Alam Molla for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.1554 acre more or less out of the said Dag No.1078 absolutely and forever.
- 6.2 By the said Indenture of Conveyance dated 6th February 2006 and registered in Book I Volume No.1 Pages 1 to 28 Being No.1202 for the

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year 2006 one Atiar Rahaman, Afazuddin Molla, Moksed Ali Molla, Rabia Bibi and Achia Bibi, for the consideration therein mentioned, sold conveyed and transferred unto and to Vendor herein **All That** portion measuring 0.0386 acre more or less out of the said Dag No.1078 absolutely and forever.

- 6.3 By the said Indenture of Conveyance dated 10th May 2006 and registered in Book I Volume No.1 Pages 1 to 26 Being No.6291 for the year 2006, one Jobed Mondal, for the consideration mentioned, therein sold conveyed and transferred unto and to the Vendor herein **ALL THAT** portion measuring 0.0967 acre more or less out of the said Dag No.1078 absolutely and forever.
- 6.4 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the said entire Dag No. 1078 including the Dag No. 1078 Property.

Re: Dag No.1079 Property:-

7. By the following six Indentures of Conveyance all registered with District Sub Registrar -II, Barasat, North 24 Parganas the Vendor herein purchased **ALL THAT** land measuring 0.35 acre comprised in the entire R.S. and L.R. Dag 1079 absolutely and forever:-
- 7.1 By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 the said Gita Rani Sardar and Hazari Pada Sardar, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0291 acre more or less out of the said Dag No. 1079 absolutely and forever.
- 7.2 By the said Indenture of Conveyance dated 6th February 2006 and registered in Book I Volume No.1 Pages 1 to 28 Being No.1202 for the year 2006 the said Kantaram Sardar and Namita Mondal, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0427 acre more or less out of the said Dag No.1079 absolutely and forever

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- 7.3 By the said Indenture of Conveyance dated 5th May 2006 and registered in Book I Volume No.1 Pages 1 to 18 Being No.6209 for the year 2006, the said Md.Haran Ali Molla and Anwara Begum, for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein, All That portion measuring 0.1312 acre more or less out of the said Dag No.1079 absolutely and forever.
- 7.4 By the said Indenture of Conveyance dated 10th May 2006 and registered in Book I Volume No.1 Pages 1 to 26 Being No.6291 for the year 2006, the said Sk. Siraj Mohammad for the consideration therein sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0167 acre more or less out of the said Dag No.1079 absolutely and forever.
- 7.5 By Indenture of Conveyance dated 22nd May 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6407 for the year 2006, the said Anita Sardar, Sabita Naskar and Netai Sardar, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0621 acre more or less out of the said Dag No.1079 absolutely and forever.
- 7.6 By the said Indenture of Conveyance dated 3rd June 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6555 for the year 2006, the said Sambhu Sardar, Gourhari Sardar, Malati Sardar, Sanjit Sardar, Rita Sardar and Mita Sardar, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0699 acre more or less out of the said Dag No. 1079 absolutely and forever.
- 7.7 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1079 including the Dag No. 1079 property.

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Rajahat, New Town, North 24-Pgs

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Re: Dag No.1086:-

8. By the following four Indentures of Conveyance and all registered with District Sub Registrar -II, Barasat, North 24 Parganas, the Vendor herein purchased **ALL THAT** land containing an area of 0.44 acre more or less comprised in a portion of Dag No.1086 recorded in L.R. Khatian Nos.1208 absolutely and forever:-
- 8.1 By an Indenture of Conveyance dated 24th January 2006 and registered in Book I Volume No.1 Pages 1 to 29 Being No.6376 for the 2006 one Hafizuddin Molla, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0097 acre more or less out of the said Dag No.1086 absolutely and forever.
- 8.2 By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 one Rahila Bibi, Kutubuddin Molla, Saifuddin Molla, Azizuddin Molla, Nazimuddin Molla, Anichaddin Molla, Sabera Bibi, Manira Bibi, Minara Khatoon and Mansura Khatoon, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0114 acre more or less out of the said Dag No.1086 absolutely and forever.
- 8.3 By an Indenture of Conveyance dated 24th April 2006 and registered in Book I Volume No.1 Pages 1 to 19 Being No.6026 for the 2006 the said Virtual Vyapaar Private Limited, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.3901 acre more or less out of the said Dag No.1086 absolutely and forever.
- 8.4 By an Indenture of Conveyance dated 20th June 2006 and registered in Book I Volume No.3 Pages 7595 to 7617 Being No.2431 for the 2007, one Atab Ali Molla, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0155 acre more or less out of the said Dag No.1086 absolutely and forever.

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- 8.5 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of 0.44 acre in the said Dag No. 1086 which included the said Dag No.1086 Property.

Re: Dag No.1087 Property:-

9. By the following six Indentures of Conveyance and all registered with District Sub Registrar -II, Barasat, North 24 Parganas, the Vendor herein purchased **ALL THAT** land measuring 0.471 more or less comprised in a portion of the said Dag No.1087 absolutely and forever:-
- 9.1 By the said Indenture of Conveyance dated 24th January 2006 and registered in Book I Volume No.1 Pages 1 to 29 Being No.6376 for the year 2006, the said Hafizuddin Molla, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0590 acre more or less out of the said Dag No.1087 absolutely and forever.
- 9.2 By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006, the said Rahila Bibi, Kutubuddin Molla, Saifuddin Molla, Azizuddin Molla, Nazimuddin Molla, Anichaddin Molla, Sabera Bibi, Manira Bibi, Minara Khatoon and Mansura Khatoon, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0491 acre more or less out of the said Dag No.1087 absolutely and forever.
- 9.3 By the said Indenture of Conveyance dated 24th April 2006 and registered in Book I Volume No.362 Pages 125 to 148 Being No.6040 for the year 2006, one Nasiruddin Molla and Noor Islam Molla, for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.1270 acre more or less out of the said Dag No.1087 absolutely and forever.
- 9.4 By the said Indenture of Conveyance dated 24th April 2006 and registered in Book I Volume No.1 Pages 1 to 18 Being No.6038 for the year 2006, the said Virtual Vyapaar Private Limited for the consideration therein

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mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.15 acre more or less out of the said Dag No.1087 absolutely and forever.

- 9.5 By the said Indenture of Conveyance dated 20th June 2006 and registered in Book I Volume No.3 Pages 7595 to 7617 Being No.2431 for the 2007, one Atab Ali Molla for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0199 acre more or less out of the said Dag No.1087 absolutely and forever.
- 9.6 By the said Indenture of Conveyance dated 7th November 2006 and registered in Book I Volume No.3 Pages 6517 to 6535 Being No.2373 for the year 2007, one Shankar Bhattacharjee for the consideration therein mentioned, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.066 acre more or less out of the said Dag No.1087 absolutely and forever.
- 9.7. The Vendor got its name mutated as raiyat of the said Dag No.1087 in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of 0.43 acre in the said Dag No. 1087 which included the said Dag No. 1087 Property.

Re: Dag No.1088 Property:-

- 10.1 By an Indenture of Conveyance dated 24th April 2006 and registered with the District Sub Registrar II Barasat, North 24 Parganas in Book I Volume No.1 Pages 1 to 14 Being 6039 for the year 2006, one Navketan Enterprise for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein **ALL THAT** land containing an area of 0.1866 acre more or less comprised in a portion of the Dag No. 1088 absolutely and forever.
- 10.2 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of 0.19 acre in the said Dag No. 1088 which included the said Dag No. 1088 Property.

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B. AND WHEREAS the Vendor is the full and absolute owner of the said Properties and is in "Khas vacant and peaceful possession of the said Properties and the Vendor is paying Khajana to the Government of West Bengal

C. AND WHEREAS the Vendor has approached the Purchaser to purchase **All That** the 1/13th (one-thirteenth) undivided part or share of and in the said Properties free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs.12,70,500.00 (Rupees twelve lacs seventy thousand and five hundred) only.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.12,70,500.00 (Rupees twelve lacs seventy thousand and five hundred) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser herein the 1/13th (one-thirteenth) undivided part or share in **ALL THOSE** pieces and parcels land containing an area of 1.30 acre or 130 Satak more or less comprised of (i) 0.17 acre or 17 satak more or less in a divided and demarcated portion out of 0.46-acre comprised in R.S. and L.R. Dag No.1062, (ii) 0.07 acre or 7 satak more or less contained in entire R.S. and L.R. Dag No.1064, (iii) 0.03 acre or 3 satak more or less contained in a divided and demarcated portion out of 0.07 acre comprised in R.S. and L.R. Dag 1065, (iv) 0.19 acre or 19 satak more or less contained in a divided and demarcated portion out of 0.32 acre comprised in R.S. and L.R. Dag 1075, (v) 0.28 acre or 28 satak more or less contained in entire R.S. and L.R. Dag 1076, (vi) 0.24 acre or 24 satak more or less contained in a divided and demarcated portion out of 0.29 acre comprised in of R.S. and L.R. Dag No.1078, (vii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion out of 0.35 acre comprised in R.S. and L.R. Dag No.1079, (viii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion out of 0.58 acre comprised in R.S. and L.R. Dag No.1086, (ix) 0.25 acre or 25 satak more or less contained in a divided and demarcated portion out of 0.88 acre comprised in R.S. and L.R. Dag No.1087 and (x)

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0.03 acre or 3 satak more or less contained in a divided and demarcated portion out of 0.28 acre comprised in R.S. and L.R. Dag No.1088 and all recorded in L.R. Khatian No.1208 in Mouza Kalikapur, J.L. No. 40, within Patharghata Grampanchayat, Police Station Rajarhat, in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the said Properties**" **TOGETHER WITH like one-thirteenth undivided part or share in** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession properties claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Properties or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Properties **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances, mortgages, charges, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER
as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor and its predecessors-in-title done omitted executed or knowingly permitted or suffered to

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the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and its predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof to the extent of one-thirteenth undivided part or share without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely

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and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.

- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- a) **THAT** the said Properties or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Properties or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.

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- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the Entire Properties or any portion thereof under the Land Acquisition Act or Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 any other Act for the time being in force and that the Entire Properties or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.
- e) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoings and impositions payable in respect of the said Properties has duly been paid and there is no amount in arrears or outstanding in connection therewith.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTIES)

ALL THOSE pieces and parcels land containing an area of 1.30 acre or 130 Satak more or less comprised of (i) 0.17 acre or 17 satak more or less in a divided and demarcated portion out of 0.46 acre comprised in R.S. and L.R. Dag No.1062, (ii) 0.07 acre or 7 satak more or less contained in entire R.S. and L.R. Dag No.1064, (iii) 0.03 acre or 3 satak more or less contained in a divided and demarcated portion out of 0.07 acre comprised in R.S. and L.R. Dag 1065, (iv) 0.19 acre or 19 satak more or less contained in a divided and demarcated portion out of 0.32 acre comprised in R.S. and L.R. Dag 1075, (v) 0.28 acre or 28 satak more or less contained in entire R.S. and L.R. Dag 1076, (vi) 0.24 acre or 24 satak more or less contained in a divided and demarcated portion out of 0.29 acre comprised in of R.S. and L.R. Dag No.1078, (vii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion out of 0.35 acre comprised in R.S. and L.R. Dag No.1079, (viii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion out of 0.58 acre comprised in R.S. and L.R. Dag No.1086, (ix) 0.25 acre or 25 satak more or less contained in a divided and demarcated portion out of 0.88 acre comprised in R.S. and L.R. Dag No.1087 and (x)

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0.03 acre or 3 satak more or less contained in a divided and demarcated portion out of 0.28 acre comprised in R.S. and L.R. Dag No.1088 and all recorded in L.R. Khatian No.1208 in Mouza Kalikapur, J.L. No. 40, within Patharghata Grampanchayat, Police Station Rajarhat, within Additional District Sub Registrar Rajarhat, in the District of North 24 Parganas, West Bengal, and delineated in the plan annexed hereto duly bordered thereon in "RED".

The divided and demarcated portion of "Sali" R.S. Dag No. 1062 is butted and bounded as follows:

- On the **North** : By portion of Dag Nos. 1064 and 1065;
 On the **South** : By portion of Mouza Patharghata;
 On the **East** : By portion of Dag No.1063 belonging to Mithil Tradecom Private Limited and others;
 On the **West** : By remaining portion of Dag No.1062;

The entire "Sali" R.S. Dag No. 1064 is butted and bounded as follows:

- On the **North** : By portion of Dag No.1075;
 On the **South** : By portion of Dag Nos.1062 and 1063 belonging to Mithil Tradecom Private Limited and others;
 On the **East** : By portion of Dag Nos.1076 and 1063 belonging to Mithil Tradecom Private Limited and others;
 On the **West** : By portion of Dag No.1065;

The divided and demarcated portion of "Sali" R.S. Dag No. 1065 is butted and bounded as follows:

- On the **North** : By portion of Dag No:1075;
 On the **South** : By portion of Dag-No.1062;
 On the **East** : By portion of Dag No.1064;
 On the **West** : By remaining portion of Dag No.1065;

The divided and demarcated portion of "Sali" R.S. Dag No. 1075 is butted and bounded as follows:

- On the **North** : By portion of Dag No.1074 and remaining portion of Dag No.1075;
 On the **South** : By portion of Dag Nos.1064, 1065 and 1076;
 On the **East** : By portion of Dag Nos.1087 and 1076 ;

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On the **West** : By remaining portion of Dag No.1075;

The entire "Sali" R.S. Dag No. 1076 is butted and bounded as follows:

On the **North** : By portion of Dag Nos.1075 and 1087;

On the **South** : By portion of Dag No.1063, 1077 both Dag belonging to Mithil Tradecom Private Limited and others and portion of Dag No.1086;

On the **East** : By portion of Dag No.1086;

On the **West** : by portion of Dag Nos.1075 and 1064;

The divided and demarcated portion of "Sali" R.S. Dag No. 1078 is butted and bounded as follows:

On the **North** : By portion of Dag No.1077 belonging to Mithil Tradecom Private Limited and others;

On the **South** : By portion of Dag No.1079 and portion of Mouza Patharghata;

On the **East** : By portion of Dag Nos.1079 and remaining portion of Dag No.1078;

On the **West** : By portion of Dag No.1063 belonging to Mithil Tradecom Private Limited and others;

The divided and demarcated portion of "Sali" R.S. Dag No. 1079 is butted and bounded as follows:

On the **North** : By portion of Dag No.1078;

On the **South** : By remaining portion of Dag No.1079;

On the **East** : By remaining portion of Dag No.1079;

On the **West** : By remaining portion of Dag No.1079.

The divided and demarcated portion of "Sali" R.S. Dag No. 1086 is butted and bounded as follows:

On the **North** : By portion of Dag No.1076;

On the **South** : By remaining portion of Dag No.1086;

On the **East** : By remaining portion of Dag No.1086;

On the **West** : By portion of Dag No.1077 belonging to Mithil Tradecom Private Limited and others.

The divided and demarcated portion of "Sali" R.S. Dag No. 1086 is butted and bounded as follows:

On the **North** : By remaining portion of Dag No.1086;



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- On the **South** : By remaining portion of Dag No.1086;
 On the **East** : By remaining portion of Dag No.1086;
 On the **West** : By portion of Dag No.1076.

The divided and demarcated portion of "Sali" R.S. Dag No. 1087 is butted and bounded as follows:

- On the **North** : By remaining portion of Dag Nos.1087 and portion of Dag Nos.1088 and 1074;
 On the **South** : By portion of Dag No.1076;
 On the **East** : By remaining portion of Dag No.1087;
 On the **West** : By the portion of Dag Nos.1074, 1075 and 1088.

The divided and demarcated portion of "Sali" R.S. Dag No. 1088 is butted and bounded as follows:

- On the **North** : By portion of Panchayat road;
 On the **South** : By portion of Dag No.1087;
 On the **East** : By portion of Dag No.1089;
 On the **West** : By remaining portion of Dag No.1088

BE IT MENTIONED All That 1/13th undivided share in each Dag comprised in the said properties will be equivalent to undivided areas as follows:-

Sl No.	Dag No.	Said Properties	1/13 th undivided share has been conveyed by this presents:
1.	1062	0.17 acre or 17 satak	0.01307692 acre or 1.307692 satak
2.	1064	0.07 acre or 7 satak	0.00538462 acre or 0.538462 satak
3.	1065	0.03 acre or 3 satak	0.00230769 acre or 0.230769 satak
4.	1075	0.19 acre or 19 satak	0.01461538 acre or 1.461538 satak
5.	1076	0.28 acre or 28 satak	0.02153846 acre or 2.153846 satak
6.	1078	0.24 acre or 24 satak	0.01846154 acre or 1.846154 satak
7.	1079	0.02 acre or 2 satak	0.00153846 acre or 0.153846 satak
8.	1086	0.02 acre or 2 satak	0.00153846 acre or 0.153846 satak
9.	1087	0.25 acre or 25 satak	0.01923077 acre or 1.923077 satak
10.	1088	0.03 acre or 3 satak	0.00230769 acre or 0.230769 satak
	TOTAL	1.30 acre or 130 satak	0.10 acre or 10 satak

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OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED on behalf of the abovenamed **VENDOR**, by its Mr. Navin Jhunjhunwala pursuant to the Board Resolution dated 12-01-2016 at Kolkata in the presence of:

Samar Chakraborty
Advocate
for DSP Law Associates
2 Hare Street
Kolkata

Subho Nankar

CRESCENT GRIHA NIRMAN PVT. LTD.
Navin Jhunjhunwala
Authorized Signatory

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

Samar Chakraborty
Advocate
Subho Nankar
c/o. DSP Law Associates
40, Nicco House
1B & 2, Hare Street
Kolkata - 700011

For **LINKSTAR APPARTMENTS PVT. LTD.**

Chandra Sekhar Das
Authorized Signatory

(CHANDRA SEKHAR DAS)



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RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.12,70,500.00 (Rupees twelve lacs seventy thousand and five hundred) only being the consideration in full payable under these presents by a Cheque No. 000014 dated 12.01.2016, Branch Suraj Apartment, Dhalipara, New Town, Rajarhat, Kolkata, on HDFC Bank for Rs.12,70,500.00.

WITNESSES:

Samir Chakraborty
Advocate

Subho Nankar

CRESCENT GRIHA NIRMAN PVT. LTD.

[Signature]
Authorized Signatory

[Handwritten mark]

Drafted by me:

Samir Chakraborty Advocate
C/o DSP Law Associates, Advocates
4D, Nicco House,
1B Hare Street, Kolkata-700001
NB 1431/1371 of 1995



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SITE PLAN SHOWING SUBJECT PROPERTIES UNDER SALE CONTAINING AN AREA OF 130 SATAK MORE OR LESS COMPRISED IN R.S. & L.R. DAG NOS. 1062(P), 1064, 1065(P), 1075(P), 1076, 1078(P), 1079(P), 1086(P), 1087(P) AND 1088(P) ALL RECORDED IN L.R. KHATAN NO.1208, MOUZA KALIKAPUR, JL NO.40 WITHIN GRAMPANCHAYAT PATHARGHATA, POLICE STATION RAJARHAT DISTRICT NORTH 24 PARGANAS.



MOUZA - PATHARGHATA



ARCHITECTS
AGRAWAL & AGRAWAL
KOLKATA

SCALE - 1 : 600
DATE - 08.01.16

KALIKAPUR,
NEWTOWN, RAJARHAT



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

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

13 JAN 2016



DATED THIS DAY OF 2016

BETWEEN

CRESCENT GRIHA NIRMAN PRIVATE
LIMITED

...VENDOR

AND

LINKSTAR APPARTMENTS PRIVATE
LIMITED

... PURCHASER

CONVEYANCE

DSP LAW ASSOCIATES
Advocates
4D NICCO HOUSE
1B & 2 HARE STREET,
KOLKATA-700001

Seller, Buyer and Property Details



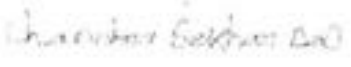
A. Seller & Buyer Details

Presentant Details							
SL No.	Name, Address, Photo, Finger print and Signature of Presentant						
1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; padding: 5px;"> <p>Mr Navin Kumar Jhunjunwala P 199, CIT Road, Scheme 7M, Kankurgachi, P.O:- Kankurgachi, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700064</p> </td> <td style="width: 20%; text-align: center; padding: 5px;">  13/01/2016 2:59:09 PM </td> <td style="width: 20%; text-align: center; padding: 5px;">  LTI 13/01/2016 3:04:15 PM </td> </tr> <tr> <td colspan="3" style="text-align: center; padding: 5px;">  13/01/2016 3:04:25 PM </td> </tr> </table>	<p>Mr Navin Kumar Jhunjunwala P 199, CIT Road, Scheme 7M, Kankurgachi, P.O:- Kankurgachi, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700064</p>	 13/01/2016 2:59:09 PM	 LTI 13/01/2016 3:04:15 PM	 13/01/2016 3:04:25 PM		
<p>Mr Navin Kumar Jhunjunwala P 199, CIT Road, Scheme 7M, Kankurgachi, P.O:- Kankurgachi, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700064</p>	 13/01/2016 2:59:09 PM	 LTI 13/01/2016 3:04:15 PM					
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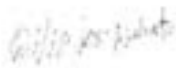
Seller Details							
SL No.	Name, Address, Photo, Finger print and Signature						
1	<p>CRESCENT GRIHA NIRMAN PRIVATE LIMITED DLF GALLERIA, UNIT NO: 306-308, 3RD FLOOR, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 PAN No. AACCC1983H., Status : Organization; Represented by representative as given below:-</p>						
1(1)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; padding: 5px;"> <p>Mr Navin Kumar Jhunjunwala P 199, CIT Road, Scheme 7M, Kankurgachi, P.O:- Kankurgachi, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACTPJ8281H., Status : Representative; Date of Execution : 13/01/2016; Date of Admission : 13/01/2016; Place of Admission of Execution : Office</p> </td> <td style="width: 20%; text-align: center; padding: 5px;">  13/01/2016 2:59:09 PM </td> <td style="width: 20%; text-align: center; padding: 5px;">  LTI 13/01/2016 3:04:15 PM </td> </tr> <tr> <td colspan="3" style="text-align: center; padding: 5px;">  13/01/2016 3:04:25 PM </td> </tr> </table>	<p>Mr Navin Kumar Jhunjunwala P 199, CIT Road, Scheme 7M, Kankurgachi, P.O:- Kankurgachi, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACTPJ8281H., Status : Representative; Date of Execution : 13/01/2016; Date of Admission : 13/01/2016; Place of Admission of Execution : Office</p>	 13/01/2016 2:59:09 PM	 LTI 13/01/2016 3:04:15 PM	 13/01/2016 3:04:25 PM		
<p>Mr Navin Kumar Jhunjunwala P 199, CIT Road, Scheme 7M, Kankurgachi, P.O:- Kankurgachi, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACTPJ8281H., Status : Representative; Date of Execution : 13/01/2016; Date of Admission : 13/01/2016; Place of Admission of Execution : Office</p>	 13/01/2016 2:59:09 PM	 LTI 13/01/2016 3:04:15 PM					
 13/01/2016 3:04:25 PM							



Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>LINKSTAR APPARTMENTS PRIVATE LIMITED ZEOSH KUTIR, KODBETALA, KALI MANDIR, PATULIA, P.O:- PATULIA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 PAN No. AACCL5834G.; Status : Organization; Represented by representative as given below:-</p>		
1(1)	<p>Mr Chandra Sekhar Das Maa Tara Apartment Flat 2B Jayangra Battala Mandalpara, P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male; By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AJLPD6632M.; Status : Representative; Date of Execution : 13/01/2016; Date of Admission : 13/01/2016; Place of Admission of Execution : Office</p>	 13/01/2016 3:19:18 PM	 LTI 13/01/2016 3:19:23 PM
		 13/01/2016 3:19:34 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Dileep Mahato (Alias Name: Mr Dilip Kumar Mahato) Son of Late N Mahato Zava Tola, P.O:- Tariyani Chapra, P.S:- BELSAND, District:-Sitamarhi, Bihar, India, PIN - 843316 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,</p>	<p>Mr Chandra Sekhar Das, Mr Navin Kumar Jhunjunwala</p>	 13/01/2016 3:14:39 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1062(Corresponding RS Plot No:- 1062) , LR Khatian No:- 1208	1.30769 Dec	1,66,142/-	4,10,139/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1064(Corresponding RS Plot No:- 1064) , LR Khatian No:- 1208	0.538462 Dec	68,412/-	1,68,881/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L3	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1065(Corresponding RS Plot No:- 1065) , LR Khatian No:- 1208	0.230769 Dec	29,319/-	72,377/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L4	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1075(Corresponding RS Plot No:- 1075) , LR Khatian No:- 1208	1.46154 Dec	1,85,688/-	4,58,391/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L5	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1076(Corresponding RS Plot No:- 1076) , LR Khatian No:- 1208	2.15385 Dec	2,73,646/-	6,75,524/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L6	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1078(Corresponding RS Plot No:- 1078) , LR Khatian No:- 1208	1.84615 Dec	2,34,554/-	5,79,020/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L7	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1079(Corresponding RS Plot No:- 1079) , LR Khatian No:- 1208	0.153846 Dec	19,546/-	48,252/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L8	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1086(Corresponding RS Plot No:- 1086) , LR Khatian No:- 1208	0.153846 Dec	19,546/-	48,252/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L9	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1087(Corresponding RS Plot No:- 1087) , LR Khatian No:- 1208	1.92308 Dec	2,44,327/-	6,03,146/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 2 Ft.,
L10	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur	LR Plot No:- 1088(Corresponding RS Plot No:- 1088) , LR Khatian No:- 1208	0.230769 Dec	29,320/-	1,08,566/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 40 Ft., Adjacent to Metal Road,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	1.30769	100
L2	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	0.538462	100
L3	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	0.230769	100
L4	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	1.46154	100



Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L5	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	2.15385	100
L8	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	1.84615	100
L7	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	0.153846	100
L8	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	0.153846	100
L9	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	1.92308	100
L10	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKSTAR APPARTMENTS PRIVATE LIMITED	0.230769	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Saurabh Bothra
Address	DLF GALLERIA, UNIT NO: 306-308, 3RD FLOOR, PREMISES NO. 02-0124, ACTION AREA - 1B, NEW TOWN, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156
Applicant's Status	Buyer/Claimant



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152300323 / 2016

Query No/Year	15230000030068/2016	Serial no/Year	1523000340 / 2016
Deed No/Year	I - 152300323 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Navin Kumar Jhunjhunwala	Presented At	Office
Date of Execution	13-01-2016	Date of Presentation	13-01-2016

Remarks

On 08/01/2016

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 31,72,548/-

(Debasish Dhar)

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

On 13/01/2016

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 14:02 hrs on : 13/01/2016, at the Office of the A.D.S.R. RAJARHAT by Mr Navin Kumar Jhunjhunwala .

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

Execution is admitted on 13/01/2016 by

Mr Chandra Sekhar Das Authorized signatory, LINKSTAR APPARTMENTS PRIVATE LIMITED, ZEOSH KUTIR, KODBETALA, KALI MANDIR, PATULIA, P.O:- PATULIA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119

Identified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Late N Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, , Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Service

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

Execution is admitted on 13/01/2016 by

Mr Navin Kumar Jhunjhunwala Authorized signatory, CRESCENT GRIHA NIRMAN PRIVATE LIMITED, DLF GALLERIA, UNIT NO: 306-308, 3RD FLOOR, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas,



West Bengal, India, PIN - 700156

Identified by Mr Dileep Mahato, Alias Mr Dilip Kumar Mahato, Son of Late N Mahato, Zava Tola, P.O: Tariyani Chapra, Thana: BELSAND, Sitamarhi, BIHAR, India, PIN - 843316, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 34,906/- (A(1) = Rs 34,892/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 34,906/-

Description of Draft

1. Rs 34,906/- is paid, by the Draft(8554) No: 147434000429, Date: 11/01/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,58,647/- and Stamp Duty paid by Draft Rs 1,58,700/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 137284, Purchased on 29/12/2015, Vendor named S M

Description of Draft

1. Rs 1,00,000/- is paid, by the Draft(8554) No: 147449000429, Date: 11/01/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.

2. Rs 58,700/- is paid, by the Draft(8554) No: 147462000429, Date: 11/01/2016, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING.


(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 18394 to 18426

being No 152300323 for the year 2016.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2016.01.18 13:01:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 18-01-2016 13:01:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

