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V 919617

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.

K
 Additional District Registrar
 Rajbari, New Town, North 24 Pgs

13 MAY 2016

THIS INDENTURE OF CONVEYANCE made this 13th day of MAY Two Thousand and Sixteen BETWEEN CRESCENT GRIHA NIRMAL 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

Qusaf. L.

Qusaf. L.

8309

DSP LAW ASSOCIATES
Advocates
4D Nicco House
1B & 2 Hare Street,
Kolkata - 700001

NAME.....
ADD.....
No.....
19 APR 2016
SURANJAN MUKHERJEE
Licensee Stamp Vendor
C. C. Court
2B To A. S. Road, Kolkata

19 APR 2016

19 APR 2016



Additional District Sub-Registrar
Bardhaman, North 24 Parganas

13 MAY 2016

Identified by me
Subhan Banerjee
C/o DSP Law Associate
4D, Nicco House
1B & 2, Hare Street
Kolkata - 700001
Service.

Station New Town, 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 -700054, 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 LINKPLAN RESIDENCY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its correspondence address at Zeosh Kuthir, Near Kodbeltala Kalimandir, Patulię Post Office Patulię Police Station - Khardah, Kolkata-700119, (having CIN: U70102WB2013PTC197865 and PAN AACCL5842Q) and represented by its Authorized Signatory Mr. Anil Kumar Agarwal son of M. P. Agarwal of Flat No 301 B1-B 295 GT Road, Post Office Belurmah Police Station Bali, Pin 711202 (having PAN ACXPA0940Q), 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 0.10 acre or 10 Satak more or less comprised of (i) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion of 0.88 acre comprised in R.S. and L.R. Dag No.1087 (hereinafter referred to as “**the Dag 1087 Property**”), (ii) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion of 0.29 acre comprised in R.S. and L.R. Dag No.1078 (hereinafter referred to as “**the Dag 1078 Property**”) and (iii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion 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:-

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Agarwal

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Additional District Sub-Inspector
Rajahmundry, New Town, North 24424

13 MAY 2016

Re: Dag No.1087 Property:-

1. 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 acre more or less comprised in a portion of the said Dag No.1087 absolutely and forever:-
 - 1.1 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, 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.
 - 1.2 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, the said Kutubuddin Molla, Saifuddin Molla, Azizuddin Molla, Nazimuddin Molla, Anichaddin Molla, Rahila Bibi, 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.
 - 1.3 By an 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.
 - 1.4 By an 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 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.
 - 1.5 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

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


13 MAY 2016

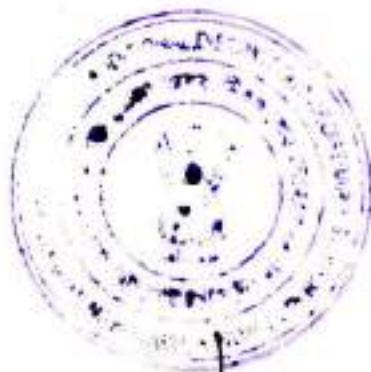
conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0199 acre more or less out of the said Dag No.1087 absolutely and forever.

- 1.6 By an 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.
- 1.7 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 includes the said Dag No. 1087 Property.

Re: Dag No.1078 Property:-

2. 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 :-
- 2.1 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 Begam, 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.
- 2.2 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 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

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Additional District Sub-Registrar
Rajahmundry, New Town, North 24-P

13 3 MAY 2016

0.0386 acre more or less out of the said Dag No.1078 absolutely and forever.

- 2.3 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 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.
- 2.4 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 1078 Property.

Re: Dag No.1088 Property:-

3. 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.
- 3.1 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 includes the said Dag 1088 Property.

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 of **All Those** 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

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

13 MAY 2016

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 **ALL THOSE** pieces and parcels of land containing an area of 0.10 acre or 10 satak more or less comprised of (i) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion of 0.88 acre comprised in R.S. and L.R. Dag No.1087 (hereinafter referred to as "**the Dag 1087 Property**"), (ii) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion of 0.29 acre comprised in R.S. and L.R. Dag No.1078 (hereinafter referred to as "**the Dag 1078 Property**"), and (iii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion 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**". **TOGETHER WITH** 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

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Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pg.

13 MAY 2016

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 DOTH 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 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;

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Additional District Sub-Registrar
Rajahmundry, North 24 P.G.S.

3 MAY 2016

- (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 lispendens 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 and clear 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 lispendens 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

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

17 MAY 2016

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.
- 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

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Additional District Sub-Registrar
Rajahmundry, North 24-Pgs.

13 MAY 2016

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 of land containing an area of 0.10 acre or 10 Satak more or less comprised of (i) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion of 0.88 acre comprised in R.S. and L.R. Dag No.1087, (ii) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion of 0.29 acre comprised in R.S. and L.R. Dag No.1078 and (iii) 0.02 acre or 2 satak more or less contained in a divided and demarcated portion 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. 1087 is butted and bounded as follows:

On the **North** : By portion of Dag No. 1088; ✓
 On the **South** : By remaining portion of Dag No.1087; ✓
 On the **East** : By remaining portion of Dag No.1087; ✓
 On the **West** : By remaining portion of Dag No.1087; ✓

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

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Additional D.E.
Bajarat, New Town, North 24 Pgs

13 MAY 2016

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

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 remaining portion of Dag No.1088;
 On the **West** : By remaining portion of Dag No.1088

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:

CRESCENT BIRHA NIRMAN PVT. LTD.

 Authorized Signatory

Saurabh Bothra.
 UNIWORLD CITY
 VISTAS-TOWER-3, UNIT-1504
 KOLKATA-700160

Subhas Nankar.

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

For LINKPLAN RESIDENCY PVT. LTD.


 Authorized Signatory
 (ANIL K.R. AGARWAL)

Saurabh Bothra.
 Subhas Nankar.
 c/o. DSP Law Associates.
 40, Pico House
 1B & 2, Hare Street
 Kolkata-70001.



Additional District and Sessions Judge
Najarat, New Town, North 24-PGs.

13 MAY 2016

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. 000008 dated 11.05.2016, on HDFC Bank Branch Suraj Apartment, Dhalipara, New Town, Rajarhat, Kolkata, for Rs.12,70,500.00..

WITNESSES:

Saurabh Bhatnagar

Subhas Nankar

CRESCENT GRIHA NIRMAN PVT. LTD.

[Signature]
Authorized Signatory

Drafted by me:

Saman Chakraborty Advocate

C/o DSP Law Associates, Advocates

4D, Nicco House,

1B Hare Street, Kolkata-700001

WB 1431/1371 of 1995



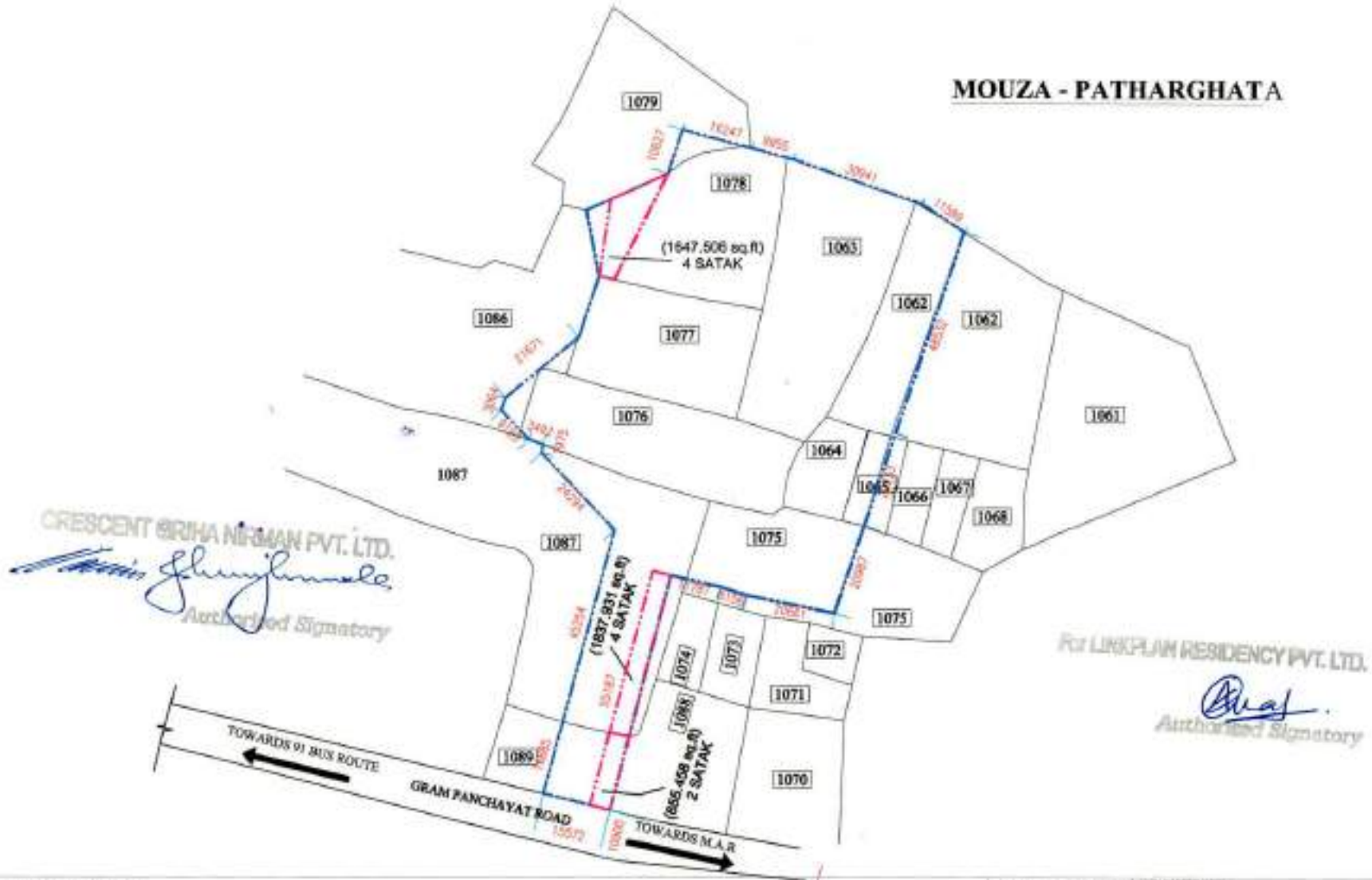
Additional District Sub-Registrar
Bajarnat, New Town, North 24-Pgs.

13 MAY 2016

SITE PLAN SHOWING AN AREA OF 10 SATAKS MORE OR LESS COMPRISED IN R.S. & L.R. DAG NOS. 1078 (P), 1087 (P) AND 1088(P), MOUZA KALIKAPUR, JL NO.40 WITHIN GRAMPANCHAYAT PATHARGHATA, POLICE STATION RAJARHAT DISTRICT NORTH 24 PARGANAS.



MOUZA - PATHARGHATA



**KALIKAPUR,
NEWTOWN . RAJARHAT**












SCALE - 1 : 600
DATE - 08.01.16












ARCHITECTS:
AGRAWAL & AGRAWAL
BARODA KOLKATA



ADDITIONAL LEADERSHIP REGISTRATION
Registrar, New Town, North 2470

13 MAY 2016

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little





Additional District Sub-Registrar
Bejamat, New Town, North 24 P.W.D.

13 MAY 2016

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DATED THIS 13th DAY OF MAY 2016

BETWEEN

CRESCENT GRIHA NIRMAN PRIVATE
LIMITED

... VENDOR

AND

LINKPLAN RESIDENCY 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	<p>Mr Anil Kumar Agarwal Flat No 301 BI-B 295 GT Road, P.O:- Belurmath, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202</p>	 13/05/2016 12:30:57 PM	 LTI 13/05/2016 12:31:03 PM
		 13/05/2016 12:31:15 PM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>CRESCENT GRIHA NIRMAN PRIVATE LIMITED DLF Galleria Unit No.306-308, Action Area, 1B New, 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)	<p>Mr Navin Jhunjunwala P199 CIT Road, Scheme-VIIM, Kankurgachi, P.O:- Kankurgachi, P.S:- New Town, District:- North 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 : 13/05/2016; Date of Admission : 13/05/2016; Place of Admission of Execution : Office</p>	 13/05/2016 12:31:32 PM	 LTI 13/05/2016 12:31:38 PM
		 13/05/2016 12:31:52 PM	



Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	LINKPLAN RESIDENCY PRIVATE LIMITED Zeosh Kuthir, Near Kodbeltala Kalimandir, Patulia, P.O:- Patulia, P.S:- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700119 PAN No. AACCL5842Q.; Status : Organization, Represented by representative as given below:-		
1(1)	Mr Anil Kumar Agarwal Flat No 301 BI-B 295 GT Road, P.O:- Belurmath, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. ACXPA0940Q.; Status : Representative; Date of Execution : 13/05/2016; Date of Admission : 13/05/2016; Place of Admission of Execution : Office	 13/05/2016 12:30:57 PM	 LTI 13/05/2016 12:31:03 PM
		 13/05/2016 12:31:15 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Subhas Naskar Son of Mr M. Naskar 68/1, N. Pally, P.O:- Thakurpukur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Navin Jhunjhunwala, Mr Anil Kumar Agarwal	 13/05/2016 12:32:17 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:- 1087 LR Khatian No:- 1208	4 Dec	5,08,200/-	12,54,544/-	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:- 1078 LR Khatian No:- 1208	4 Dec	5,08,200/-	12,54,544/-	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:- 1088 LR Khatian No:- 1208	2 Dec	2,54,100/-	9,40,908/-	Proposed Use: Bastu, ROR: Shali, Property is on Road 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	LINKPLAN RESIDENCY PRIVATE LIMITED	4	100
L2	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKPLAN RESIDENCY PRIVATE LIMITED	4	100
L3	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	LINKPLAN RESIDENCY PRIVATE LIMITED	2	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Anil Kumar Agarwal
Address	Flat No 301 BI-B 295 GT Road, Thana : Bally, District : Howrah, WEST BENGAL, PIN - 711202
Applicant's Status	Buyer/Claimant



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

Endorsement For Deed Number : I - 152305257 / 2016

Query No/Year	15230000635188/2016	Serial no/Year	1523005415 / 2016
Deed No/Year	I - 152305257 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Anil Kumar Agarwal	Presented At	Office
Date of Execution	13-05-2016	Date of Presentation	13-05-2016

Remarks

On 12/05/2016

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 34,49,996/-

(Trideeb Kumar Acharjee)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 13/05/2016

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 11:31 hrs on : 13/05/2016, at the Office of the A.D.S.R. RAJARHAT by Mr Anil Kumar Agarwal .

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

Execution is admitted on 13/05/2016 by

Mr Navin Jhunjunwala Authorised Signatory, CRESCENT GRIHA NIRMAN PRIVATE LIMITED, DLF Galleria Unit No.306-308, Action Area, 1B New, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Mr Navin Jhunjunwala, Son of Mr Sushil Kumar Jhunjunwala, P199 CIT Road, Scheme-VIIM, Kankurgachi, P.O: Kankurgachi, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession Business
Identified by Mr Subhas Naskar, Son of Mr M. Naskar, 68/1, N. Pally, P.O: Thakurpukur, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, By caste Hindu, By Profession Service

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

Execution is admitted on 13/05/2016 by



Mr Anil Kumar Agarwal Authorised Signatory, LINKPLAN RESIDENCY PRIVATE LIMITED, Zeosh Kuthir, Near Kodbeltala Kalimandir, Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 Mr Anil Kumar Agarwal, Son of , Flat No 301 Bl-B 295 GT Road, P.O: Belurmath, Thana: Bally, Howrah, WEST BENGAL, India, PIN - 711202, By caste Hindu, By profession Private Service
Indetified by Mr Subhas Naskar, Son of Mr M. Naskar, 68/1, N. Pally, P.O: Thakurpukur, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,953/- (A(1) = Rs 37,939/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 37,953/-

Description of Draft

1. Rs 37,953/- is paid, by the Draft(8554) No: 152158000429, Date: 13/05/2016, 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. 1,72,520/- and Stamp Duty paid by Draft Rs 1,72,550/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 8309, Purchased on 19/04/2016, Vendor named S Mukherjee.

Description of Draft

1. Rs 1,72,550/- is paid, by the Draft(8554) No: 152157000429, Date: 13/05/2016, 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 164792 to 164813
being No 152305257 for the year 2016.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2016.05.18 15:59:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 18-05-2016 15:59:18
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

