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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.

27/2-2014 doc-2 Reg No. 1063-1

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

28 NOV 2014

THIS INDENTURE made on this 28th day of NOVEMBER Two Thousand and Fourteen **BETWEEN** (1) **MASTAN ALI MOLLA** son of Late Jamat Ali Molla residing at village and Post Office Kashinathpur, Police Station Rajarhat, Musalman Para, Patharghata, District North 24 Parganas Pin Code 700135, (2) **ENAT ALI MOLLA** son of Late Jamat Ali

ইউসুল আলি মোল্লা

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মাস্তান আলি মোল্লা

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P. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender



Samsul Han
s/o - Esrafi ali molla
vill - Chhatrabad.
P.O - Chaneli bari
P.S - Minakhan
Dist - 24 P. a. g. (N)

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Molla residing at village and Post Office Kashinathpur, Police Station Rajarhat, Musalman Para, Patharghata, District North 24 Parganas. Pin Code 700135, (3) **YUSUF ALI MOLLA** son of Late Jamat Ali Molla residing at village and Post Office Kashinathpur, Police Station Rajarhat, District North 24 Parganas Pin Code 700135, (4) **MANSUR ALI MOLLA** son of Late Jamat Ali Molla residing at village and Post Office Kashinathpur, Police Station Rajarhat, District North 24 Parganas Pin Code 700135, (5) **ROUFAN BIBI** (also known as Roupan Bibi) wife of Iunus residing at Majherpara, Paschim Changdana, Belpur, Police Station Deganga, also known as Berachanpa District North 24 Parganas Pin Code 743424 and (6) **JELOPAN BIBI** (also known as Jelean Bibi, Jelopan Molla or Jelean Bibi) wife of Alauddin residing at village Wari Molya Para, Wari, Post Office Paikan, Police Station.KLC, District South 24 Parganas Pin Code 743502, hereinafter referred to as "the **FIRST VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs executors administrators and legal representatives) of the **FIRST PART AND CRESCENT GRIHA NIRMAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Office at DLF Galleria, Unit No.307, 3rd Floor, Premises No.02-0124, Action Area 1B, New Town, Police Station - New Town, Kolkata -700156, having PAN AACCC1983H, represented by its Authorised Signatory Mr. Anil Agarwal son of Late M. P. Agarwal of DLF Galleria, Unit No.306, 3rd Floor, Premises No.02-0124, Action Area 1B, New Town, Kolkata -700156 having PAN ACXPA0940Q hereinafter referred to as "the **SECOND VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-office and/or successors-in-interest) of the **SECOND PART** (both the First Vendors and the Second Vendor hereinafter collectively referred to as "the **Vendors**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include insofar as the individuals are concerned their respective heirs executors administrators and legal representatives and insofar as the company is concerned its successors or successors-in-office and/or interest) **AND (1) MITHIL TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U51909WB2013PTC197857 and having PAN AAICM9139R and having its Office at 1, Old Court House Corner, Tobacco House, 1st Floor, Room No - 104, Police Station Hare Street, Kolkata-700001 and represented by its Authorised Signatory Mr. Chandra Sekhar Das son of Natabar Das of 1, Old Court House Corner, Tobacco House, 1st Floor, Room No - 104, Kolkata-700001 having PAN AJLPD6632M, (2) **BLUESNOW NIKETAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U70102WB2013PTC197854 and having PAN AAFCB7118N and having its Office at 23A N.S.Road, Room No 10, 10th Floor, Police Station Hare Street, Kolkata-700001 and represented by its Authorised Signatory Mr. Chandra Sekhar Das son of Natabar Das of 1, Old Court House Corner, Tobacco House, 1st Floor,

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Room No - 104, Kolkata-700001 having PAN AJLPD6632M, (3) **SUBHKARI DEALCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U51909WB2013PTC197909 and having PAN AATCS8398H and having its Office at 295, G.T Raod, Arihant Tower, Block-B Flat- 301, Belur, Police Station Bally, Howrah-711202 and represented by its Authorised Signatory Mr. Arindam Chowdhury son of Dilip Choudhury of 295, G.T Raod, Arihant Tower, Block-B Flat- 301, Belur, Howrah-711202 having PAN ACXPA0940Q, (4) **BRIJDHARA TRADECOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U51909WB2013PTC197882 and having PAN AAFCB7081C and having its Office at 5, Rameswar Malia Lane, Police Station Howrah, Howrah-1 and represented by its Authorised Signatory Mr. Biswajit Bhattasali son of Birendra Chandra Bhattasali of Zeosh Kuthir, Near-Kodbeltala Kalimandir, Patulia, PO-Patulia, Khardah, Police Station Khardah, Kolkata-700119 having PAN AKXPB8344H, (5) **JAGVANDANA CONSTRUCTIONS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U70102WB2013PTC197903 and having PAN AADCJ2068D and having its Office at Zeosh Kuthir, Near-Kodbeltala Kalimandir, Patulia, PO-Patulia, Khardah, Police Station Khardah, Kolkata-700119 and represented by its Authorised Signatory Mr. Biswjit Bhattasali son of Birendra Chandra Bhattasali of Zeosh Kuthir, Near-Kodbeltala Kalimandir, Patulia, PO-Patulia, Khardah-Kolkata-700119 having PAN AKXPB8344H (6) **DEEPSHIKA VINCOM PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U51909WB2013PTC197900 and having PAN AAECD8488L and having its Office at 20, Maharshi Devendra Road, Police Station Posta, Kolkata-700007 and represented by its Authorised Signatory Mr. Kamlesh Swatantra son of Sudhir Kumar Rajak of 20, Maharshi Devendra Road, Police Station Posta, Kolkata-700007 having PAN BFFPS6682R, (7) **BOSSLIFE ENCLAVE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 bearing CIN No. U70102WB2013PTC197863 and having PAN AAFCB7080D and having its Office at 14/1 Saha Lane, Police Station Jorasanko, Kolkata-700007 and represented by its Authorised Signatory Mr. Kamlesh Swatantra son of Sudhir Kumar Rajak of 20, Maharshi Devendra Road, Kolkata-700007 having PAN BFFPS6682R, hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors and/or assigns) of the **THIRD PART**:

WHEREAS:

- A. The First Vendors have approached the Purchasers for absolute freehold sale of **ALL THAT** piece and parcel of land containing an area of 0.39 acre or 39 satak more or less situate lying at and being R.S. and L.R. Dag No. 1063 (formerly C.S. Dag No. 1156), R.S. Khatian Nos. 56 and 286, L.R. Khatain Nos. 158, 544, 1060, 1061, 1062,



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1063, 1064, 1208, 1305, 1306 and 1307 in Mouza – Kalikapur, J. L. No. 40, 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 Property**” to the Purchasers with good marketable title and free from all encumbrances, mortgages, charges liens, lispendens, annuity, debutters, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities and with vacant peaceful possession and in connection therewith made several representations and assurances to the Purchasers as regards devolution of title in respect thereof as follows:-

- a) By a Deed of Gift dated 17th November 1943 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No.34 Pages 139 to 142 Being No.2543 for the year 1943 one Hayabtulla Mondal out of his natural love and affection granted conveyed and transferred by way of gift unto and to his wife one Khatunccha Bibi **ALL THAT** piece or parcel of land containing an area 0.20 acre more or less out of the said Property (hereinafter referred to as “the said 0.20 acre”) absolutely.
- b) By a Deed of Gift dated 24th November 1959 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No.108 Pages 232 to 237 Being No.8006 for the year 1959 the said Khatunccha Bibi out of her natural love and affection granted conveyed and transferred by way of gift unto and to her daughter one Jaheda Khatun Bibi wife of Mohiuddin Ahmed **ALL THAT** the said 0.20 acre more or less out of the said Property absolutely
- c) By Sale Deed dated 27th June 1969 and registered with the Sub Registrar Cossipore Dum Dum in Book I Volume No.69 Pages 252 to 254 Being No.4857 for the year 1969 the said Jaheda.Khatun Bibi for the consideration therein mentioned sold conveyed and transferred unto and to one Umed Ali **ALL THAT** the said 0.20 acre more or less out of the said Property absolutely and forever.
- d) By an Indenture of Conveyance dated 10th August 1987 and registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.90 Pages 167 to 174 Being No.4437 for the year 1987 the said Umed Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to the First Vendor Nos. 1 to 4 alongwith one Asraf Ali Molla (since deceased) **ALL THAT** the said 0.20 acre more or less out of the said property absolutely and forever.

The bottom of the page contains several handwritten signatures and stamps. On the left, there is a large, somewhat illegible signature in blue ink. To its right is a smaller signature. Further right, there is a signature that appears to be 'KS' followed by another signature. On the far right, there is a signature that looks like 'Anil'. There are also some faint, illegible markings and what might be a stamp or official mark in the center.



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- e) One Sambhu Nath Bhattacharya, Sankar Nath Bhattacharya Biswanath Bhattacharya and Rabindra Nath Bhattacharya all sons of Late Khetra Nath Bhattacharya were the owners of the balance piece or parcel of land containing an area of 0.19 acre more or less out of the said property (hereinafter referred to as "the said 0.19 acre").
- f) By an Indenture of Conveyance dated 5th November 1986 and registered with the Additional District Sub-Registrar, Bidhannagar in Book I Volume No.153 Pages 263 to 270 Being No.7989 for the year 1986 the First Vendor Nos. 1 and 2 purchased from the said Sankar Nath Bhattacharya **ALL THAT** portion admeasuring 0.076 acre more or less out of the said 0.19 acre;
- g) By an Indenture of Conveyance dated 5th November 1986 and registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.153 Pages 271 to 278 Being No.7990 for the year 1986, the First Vendor Nos. 3, 4 and the said Ashraf Ali Molla (since deceased) purchased from the said Sankar Nath Bhattacharya **ALL THAT** portion admeasuring 0.114 acre more or less out of the said 0.19 acre;
- h) The said Ashraf Ali Molla, a Mohammedan, died intestate on 20th December 2007 issueless but married leaving him surviving his wife Lal Bibi, four brothers namely one Yusuf Ali Molla, Mansur Ali Molla, Mastan Ali Molla and Enat Ali Molla and two sisters namely the said Roufan Bibi and Jelopan Molla as his only heirs, heiresses and legal representative who all seven upon his death inherited and became entitled to his part or share in the said Property with the said Lal Bibi succeeding to 1/4 part or share (hereinafter referred to as "the **Lal Bibi's Part or Share**") and each brother succeeding to 3/20 part or share and each sister succeeding to 3/40 part or share.
- i) By an Indenture of Conveyance dated 7th November 1986 registered with the Additional District Sub Registrar Bidhannagar in Book I Being No.8021 for the year 1986 the said Biswanath Bhattacharya for the consideration therein mentioned sold transferred and conveyed unto and to one Nazrul Islam Dhali, Emdadul Islam Dhali and Idrish Rahaman Dhali **ALL THAT** piece or parcel of land admeasuring 0.04875 acre more or less out of the said property absolutely and forever.

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- j) By an Indenture of Conveyance dated 1st June 2005 registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.230 Pages 69 to 81 Being No.3777 for the year 2005 one Fazila Bibi wife of Late Meher Ali Molla for the consideration therein mentioned sold transferred and conveyed unto and to one Nazimuddin Molla **ALL THAT** piece or parcel of land admeasuring 0.0122 acre more or less out of the said property absolutely and forever.
- k) By an Indenture of Conveyance dated 12th January 2006 registered with the District Sub Registrar Barasat in Book I Being No.248 for the year 2006 one Nasiruddin Molla, Noor Islam Molla and Chariuddin Molla all sons of the said Meher Ali Molla for the consideration therein mentioned sold transferred conveyed unto and to one Virtual Vyapaar Private Limited **ALL THAT** piece or parcel of land admeasuring 0.0474 acre out of the said property absolutely and forever.
- l) The said Sambhu Nath Bhattacharya, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his wife Pratima Bhattacharya, his only son Amar Bhattacharya and three daughters namely Rama Sardar, Sikha Bhattacharjee and Rekha Bhattacharjee as his only heir, heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share in the said property absolutely.
- m) The said Rabindra Nath Bhattacharya, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his wife Minati Bhattacharya and his only son Mithun Bhattacharjee and only daughter namely Piu (Priya) Bhattacharjee as his only heir, heiresses and legal representatives who all upon his death inherited and became entitled to his entire part or share in the said property absolutely.
- n) By an Indenture of Conveyance dated 24th January, 2006 and registered with the District Sub Registrar II, Barasat in Book I Volume No.1 Pages 1 to 29 Being No.6376 for the year 2006 the said Pratima Bhattacharya, Amar Bhattacharya, Rama Sardar, Sikha Bhattacharjee, Rekha Bhattacharjee, Minati Bhattacharya, Piu (Priya) Bhattacharjee and Mithun Bhattacharjee, Nazimuddin Molla, Nazrul Islam Dahli, Emdadul Islam Dhali and Idrish Rahaman Dhali and Hafijuddin Molla for the consideration therein mentioned sold transferred conveyed unto and to the Second Vendor herein **ALL THAT** their entire parts and shares in the said Property absolutely and forever.

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- o) By an Indenture of Conveyance dated 24th April 2006 and registered with the District Sub Registrar II, Barasat in Book I Volume No. 1 Pages 1 to 30 Being No.6025 for the year 2006 the said Virtual Vyapaar Private Limited for the consideration therein mentioned sold transferred conveyed unto and to Second Vendor herein **ALL THAT** its entire part and share out of the said Property absolutely and forever.
- p) The First Vendors asserted the ownership of the entirety of the said Property and the Second Vendor asserted the ownership in respect of the portions purchased by it as aforesaid leading to disputes and differences between them.
- q) That except the First Vendors and the said Lal Bibi and the claim of the Second Vendor no other person has any right title or interest in the said Property nor any person or persons has made any claim or raised any dispute in respect of or relating to the said Property or any part or share thereof in any manner whatsoever;
- r) That the said Property or any part thereof is not affected by any right of way water light support drainage or any other easement with any person or property and no material suppression has been made to the Purchaser;
- s) That there shall be no difficulty in mutation of the name of the Purchaser as owner in the Records of Rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said Property upon its purchase by the Purchaser;
- t) That they or any of them or their predecessors-in-title have not at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953 or Urban Land (Ceiling & Regulation) Act, 1976 or any other applicable law;
- (u) That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment of the Purchaser in respect of the said Property;
- (v) That except the Second Vendor and the said Lal Bibi, no other person has ever claimed any possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof;





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- (x) That save those relating to sale of the said Property to the Purchaser hereto, the Vendors have not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.
- B. The First Vendors also represented to the Purchasers that the First Vendors approached the Second Vendor to join in the sale of the said property which would also bring out the complete settlement and extinction to the disputes and differences between them and pursuant to discussions between them, they all have agreed to amicably and mutually settle their disputes and the Second Vendor also agreed to sell, convey and transfer its entire part or share in the said Property to the Purchasers.
- C. As part of the discussions and negotiations amongst the Vendors, it was agreed that the total price payable by the Purchasers shall be a sum of Rs. 1,23,80,078.00 and out of the same a sum of Rs.1,18,80,078.00 shall be paid to the First Vendors and a sum of Rs. 5,00,000.00 shall be paid to the Second Vendor for sale of the said property and the respective part or share therein.
- D. The Purchasers have agreed to purchase the said Property save and except the Lal Bibi's part or share relying upon the representations and assurances made and/or contained in the part of the Vendors and particularly the First Vendors and believing the same to be true and correct and acting on faith thereof.
- I. NOW THIS INDENTURE WITNESSETH** that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.1,18,80,078/- (Rupees one crore eighteen lacs eighty thousand and seventy eight) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the First Vendors paid at or before the execution hereof (the receipt whereof the First Vendors do hereby as also by the receipt and memo of consideration No.1 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) and in further consideration of a sum of Rs.5,00,000.00 (Rupees five lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Second Vendor paid at or before the execution hereof (the receipt whereof the Second Vendor doth hereby as also by the receipt and memo of consideration No.- 2 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 First Vendors and Second Vendors do hereby

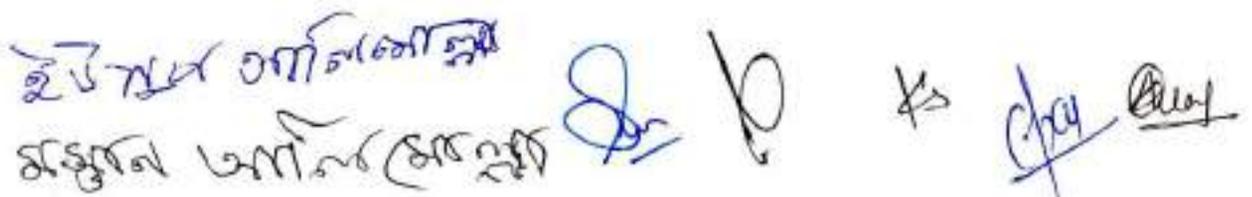

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grant sell convey transfer assign and assure unto and to the Purchaser herein **ALL THAT** piece or parcel of land containing an area of 0.39 acre or 39 satak more or less situate lying at and being the entire L. R. Dag No.1063 recorded in L.R. Khatian Nos. 158, 544, 1060, 1061, 1062, 1063, 1064, 1208, 1305, 1306 and 1307 (formerly R.S. Dag No.1063 recorded in R.S.Khatian Nos. 56 and 286) in Mouza Kalikapur, J.L. No. 40, under 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 Property**" (save and except the Lal Bibi's Part or Share as recited hereinabove) and the entire respective parts, shares, rights, title and interest of the First Vendors and the Second Vendor respectively in the same **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 0.39 acre more or less comprised in the said property (except the Lal Bibi's part or share) asserted by or belonging to the First Vendors or however otherwise the same may be owned by the First Vendors **AND** all the Raiyati and entire about 0.22 acre more or less comprised in the said property asserted by or belonging to the Second Vendor or however otherwise the same may be owned by the Second Vendor **AND** all share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the First Vendors and the Second Vendor into out of or upon the entirety of the said R.S. Dag and L.R. Dag No.1063 and each and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors 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 Vendors of and in any passages/roadways abutting the said property and leading to public road **TO HAVE AND TO HOLD** the same 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 leases tenancies occupancy rights liens lispensens


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attachments bargadars trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

II. THE FIRST VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the First Vendors and each of their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the First Vendors are 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 First Vendors have 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 First Vendors have now in themselves 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 First Vendors or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the First Vendors or their predecessors-in-title.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprised the entire



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one hundred percent share in the L.R. Dag No.1063 comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the First Vendors if found in such Dag.

- (vi) **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 without any lawful eviction interruption claim or demand whatsoever from or by the First Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the First Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the First Vendors 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.
- (vii) **AND THAT** the First Vendors 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 of in trust for the First Vendors or their 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.

V. AND WITHOUT AFFECTING THE COVENANTS OF THE FIRST VENDOR AS REGARDS THE ENTIRETY OF THE SAID PROPERTY AS HERIENBEFORE STATED AND NONETHELESS IN ADDITION THERETO, THE SECOND VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

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

The bottom of the page contains several handwritten signatures and stamps in blue ink. On the left, there are two lines of text in Hindi: "पूरी तरह से सत्यापित" (Fully verified) and "सर्वोपरान्त" (Final). To the right of this text is a large, stylized signature. Further right, there is a circular stamp with some illegible text inside. To the right of the stamp is another signature, followed by the initials "KS" and a final signature on the far right.



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

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contrary the Second 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 by the Second Vendor 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 Second 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 by the Second Vendor 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 Second 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 by the Second Vendor 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 by the Second Vendor 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 Second 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 Second Vendor.
- (v) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprised the Second Vendor entire one hundred percent share of the Second Vendor in the L.R. Dag No.1063 comprised in the said Property without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Second Vendor if found in such Dag.

३०/०५/२०१८
 ३०/०५/२०१८

b

KS

Char
 Dual



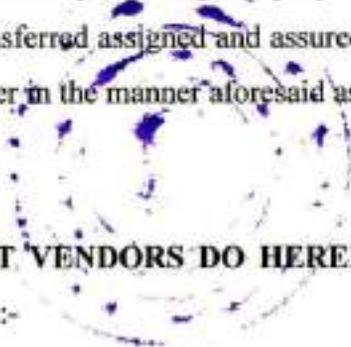
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

28 NOV 2014

- (vi) **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 without any lawful eviction interruption claim or demand whatsoever from or by the Second Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Second Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Second 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 created or suffered by the Second Vendor.
- (vii) **AND THAT** the Second 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 Second Vendor 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.

IV. AND THE FIRST VENDORS DO HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- a) **THAT** the said Property 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 First Vendors 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.





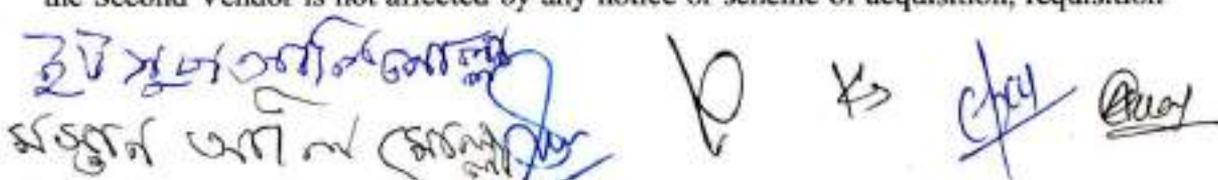

Additional District Sub-Registrar
Rajarat, New Town, North 24 Pgs.

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- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Land Acquisition Collector or any Planning Authority or Development Authority or Highway 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 said Property or any portion thereof under the Land Acquisition Act or The Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property 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 First Vendors 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 Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

V. AND THE SECOND VENDOR DOETH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- a) **THAT** the portion of the said Property hereby sold conveyed and transferred by the Second Vendor 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 Second 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 portion of the said Property hereby sold conveyed and transferred by the Second Vendor is not affected by any notice or scheme of acquisition, requisition



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Rajahat, New Town, North 24 Pgs.

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or alignment of the Land Acquisition Collector or any Planning Authority or Development Authority or Highway 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 the portion of the said Property hereby sold conveyed and transferred by the Second Vendor under the Land Acquisition Act or The Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said Property 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 Second Vendors to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured by the Second Vendor 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 Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

ALL THAT pieces or parcel of "Sali" land containing an area of 0.39 acre or 39 Satak more or less situate lying at and being a portion of L.R. Dag No.1063 (formerly R.S. Dag No.1063) as described below and comprised in Mouza Kalikapur, J.L. No.40, under Patharghata Gram Panchayat Police Station Rajarhat, Additional District Sub-Registrar Rajarhat, District North 24 Parganas:-

R.S. Dag and Khatian Number	L.R. Dag and Khatian Number	Total Area in Dag
Dag No. 1063 recorded in Khatian Nos. 56 and 286	Dag No. 1063 recorded in Khatian Nos. 158, 544, 1060, 1061, 1062, 1063, 1064, 1208, 1305, 1306 and 1307	0.39 acre

The R.S. and L.R. Dag No.1063 is delineated in the plan annexed hereto duly bordered thereon in "RED" butted and bounded as follows.



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Rajarhat, New Town, North 24 P.S.

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- On the North : By portion of each of Dag Nos.1076 and 1064;
- On the South : By portion of Mouza Patharghata;
- On the East : By portion of each of Dag Nos. 1077 and 1078 and portion of Mouza Patharghata and;
- On the West : By portion of each of Dag Nos.1062 and 1064.

OR HOWSOEVER OTHERWISE the same or any of them 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 by the abovenamed **FIRST VENDORS** at Kolkata in the presence of:

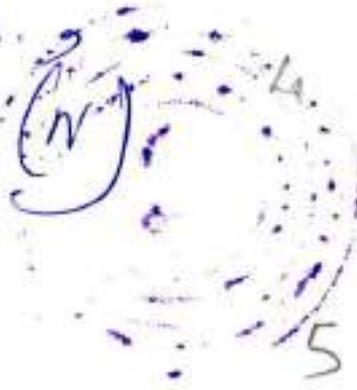
1 সফুল আলম মোস্তাফিজ

Samsul Alam
 Vill - Grayabael,
 P.O - Chandibari,
 P.S - Mirakhana,
 Dist. 24 P.a.g.

2 এনাৎ আলম মোস্তাফিজ

3 ইউসুফ আলম মোস্তাফিজ

Samer Chakraborty
 Attorney



L.T.I. of Mansurabi Molla. By the Pen of - Samsul Alam

5 Roufan Bibi

6652608777777777

Read over and explained the contents of this documents in Bengali Language to Mastanali molla, Enat ali molla, Yusuf Ali molla, Mansur ali molla, Roufan Biki, Jelapan Biki who have understood the same, Samsul Alam



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-225.

28 NOV 2014

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

Samsul Alam

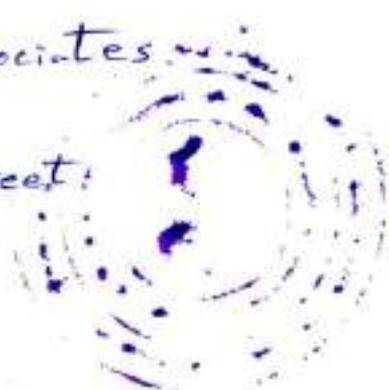
*Samar Chakraborty
Advocate*

Subhan Nankar

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

*Samar Chakraborty
Advocate*
for DSP Law Associates
1 B Hare Street, Kolkata

Subhan Nankar
c/o DSP Law Associates
4D, New House
1B 42, Hare Street
Kolkata - 70001.



CRESCENT GRIHA NIRMAN PVT. LTD.

Anil Kumar Agarwal
Authorized Signatory

(ANIL KUMAR AGARWAL)

MITHIL TRADECOM PRIVATE LIMITED

Chandra Sekhar Das
Authorized Signatory

BLUESNOW NIKETAN PRIVATE LIMITED

Chandra Sekhar Das
Authorized Signatory

SUBHKARI DEALCOM PRIVATE LIMITED

Arindam Mookherjee
Authorized Signatory

BRUDHARA TRADECOM PRIVATE LIMITED

Brijrajit Bhattacharya
Authorized Signatory

Jagvendana Constructions Private Limited

Brijrajit Bhattacharya
Authorized Signatory

DEEPSHIKA VINCOM PRIVATE LIMITED

Kamlesh K. Swatantra
Authorized Signatory

BOSSLIFE ENCLAVE PRIVATE LIMITED

Kamlesh K. Swatantra
Authorized Signatory



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

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RECEIPT AND MEMO OF CONSIDERATION No1.

RECEIVED by the First Vendors of and from the within named Purchaser the within mentioned sum of Rs.1,18,80,078.00 (Rupees one crore eighteen lacs eighty thousand and seventy eight) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION

Sl.	By or out of Cash/Cheque Number/De mand Draft/RTGS	Date	Bank	Drawee	Amount (in Rs. P.)
1.	476428	27.11.2014	HDFC Bank Ltd.	Enat Ali Molla	410890.00
2.	476414	27.11.2014	-do-	-do-	410890.00
3.	476442	27.11.2014	-do-	-do-	410890.00
4.	476456	27.11.2014	-do-	-do-	410890.00
5.	476470	27.11.2014	-do-	-do-	410890.00
6.	476496	27.11.2014	-do-	-do-	410890.00
7.	476484	27.11.2014	-do-	-do-	410890.00
8.	476498	27.11.2014	-do-	Mansur Ali Molla	410890.00
9.	476486	27.11.2014	-do-	-do-	410890.00
10.	476472	27.11.2014	-do-	-do-	410890.00
11.	476458	27.11.2014	-do-	-do-	410890.00
12.	476444	27.11.2014	-do-	-do-	410890.00
13.	476416	27.11.2014	-do-	-do-	410890.00
14.	476430	27.11.2014	-do-	-do-	410890.00
15.	476426	27.11.2014	-do-	Yusuf Ali Molla	410890.00
16.	476412	27.11.2014	-do-	-do-	410890.00
17.	476440	27.11.2014	-do-	-do-	410890.00
18.	476454	27.11.2014	-do-	-do-	410890.00
19.	476468	27.11.2014	-do-	-do-	410890.00
20.	476482	27.11.2014	-do-	-do-	410890.00
21.	476495	27.11.2014	-do-	-do-	410890.00
22.	476494	27.11.2014	-do-	Mastan Ali Molla	410890.00
23.	476480	27.11.2014	-do-	-do-	410890.00



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Rajahmundry, New Town, North 24-P25.

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24.	476410	27.11.2014	-do-	-do-	410890.00
25.	476452	27.11.2014	-do-	-do-	410890.00
26.	476466	27.11.2014	-do-	-do-	410890.00
27.	476438	27.11.2014	-do-	-do-	410890.00
28.	476424	27.11.2014	-do-	-do-	410890.00
29.	476502	27.11.2014	-do-	Jelean Bibi	26797.00
30.	476490	27.11.2014	-do-	-do-	26797.00
31.	476476	27.11.2014	-do-	-do-	26797.00
32.	476462	27.11.2014	-do-	-do-	26797.00
33.	476448	27.11.2014	-do-	-do-	26797.00
34.	476420	27.11.2014	-do-	-do-	26797.00
35.	476434	27.11.2014	-do-	-do-	26797.00
36.	476500	27.11.2014	-do-	Roufan Bibi	26797.00
37.	476488	27.11.2014	-do-	-do-	26797.00
38.	476474	27.11.2014	-do-	-do-	26797.00
39.	476460	27.11.2014	-do-	-do-	26797.00
40.	476446	27.11.2014	-do-	-do-	26797.00
41.	476432	27.11.2014	-do-	-do-	26797.00
42.	476418	27.11.2014	-do-	-do-	26797.00
				Total amount	<u>1,18,80,078.00</u>

(Rupees one crore eighteen lacs eighty thousand and seventy eight) only

Samsul Alam

Samar Akbari
Advocate

1 স্বাক্ষর করা হয়েছে

2 গণনা করা হয়েছে

3 ২ টি প্রকৃতির সাক্ষর

4 L.T. i. of Mansur
ali molla.
By the Pen of
Samsul Alam

5 Roufan Bibi

6.

৬ জনের সাক্ষর



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

28 NOV 2014

RECEIPT AND MEMO OF CONSIDERATION No.2

RECEIVED by the Second Vendor of and from the within named Purchaser the within mentioned sum of Rs.5,00,000.00 (Rupees five lacs) only being the consideration in full payable under these presents as per memo written hereinbelow:

MEMO OF CONSIDERATION

Sl.	By or out of Cash/Cheque Number/ Demand Draft/RTGS	Date	Bank	Drawer	Amount (in Rs. P.)
1.	000002	27.11.2014	HDFC Bank Ltd.	Mithil Tradecom Private Limited	71,428.00
2.	000011	27.11.2014	-do-	Bluesnow Niketan Private Limited	71,429.00
3.	000011	27.11.2014	-do-	Subhkari Dealcom Private Limited	71,429.00
4.	000011	27.11.2014	-do-	Brijdhara Tradecom Private Limited	71,429.00
5.	000011	27.11.2014	-do-	Jagvandana Constructions Private Limited	71,429.00
6.	000012	27.11.2014	-do-	Deepshika Vincom Private Limited	71,429.00
7.	000005	27.11.2014	-do-	Bosslife Enclave Private Limited	71,427.00
				Total amount	5,00,000.00

(Rupees five lacs) only

CRESCENT GRIHA NIRMAN PVT. LTD.

Anil Kumar Agarwal
Authorised Signatory

WITNESSES:

Samsul Han
Samer Chakraborty
Advocate

Drafted by me:-

Samer Chakraborty Advocate
C/o DSP Law Associates
4D, Nicco House
1B & 2, Hare Street
Kolkata - 700001



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

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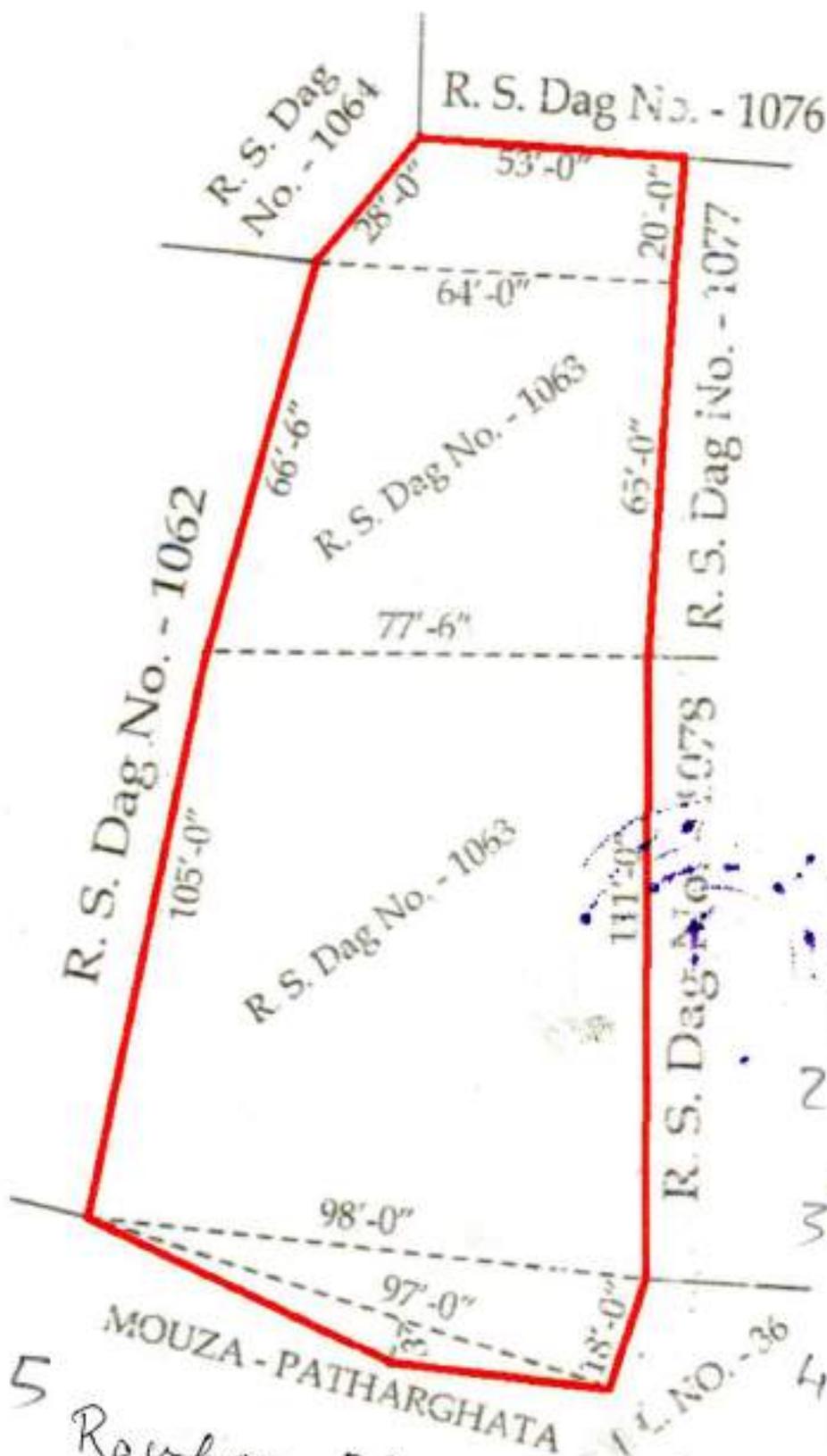
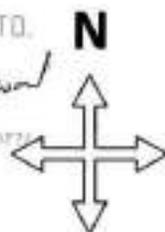
PLAN SHOWING R. S. AND L. R. DAG NO. 1063, L. R. KHATIAN NOS. 158, 544, 1060, 1061, 1062, 1063, 1064, 1208, 1305, 1306 and 1307 IN MOUZA KALIKAPUR, J.L.NO. 40, POLICE STATION RAJARHAT, DISTRICT NORTH 24 PARGANAS.

TOTAL AREA IN DAG: 39 Dec

SUBJECT MATTER OF SALE: 39 Dec

CRESCENT GRIHA NIRMAN PVT. LTD.

Arul Desmer Agarwal
Authorized Signatory



MITHIL TRADECOM PRIVATE LIMITED
Chandra Sekhar Das
Authorized Signatory

BLUESNOW NIKETAN PRIVATE LIMITED
Chandra Sekhar Das
Authorized Signatory

SUBHKARI DEALCOM PRIVATE LIMITED
Shridhar Choudhury
Authorized Signatory

BRUHARA TRADECOM PRIVATE LIMITED
Biswajit Bhattacharjee
Authorized Signatory

Jagvandana Constructions Private Limited
Biswajit Bhattacharjee
Authorized Signatory

DEEPSHIKA VINCOM PRIVATE LIMITED
Kamlesh K. Swatantra
Authorized Signatory

BOSSLIFE ENCLAVE PRIVATE LIMITED
Kamlesh K. Swatantra
Authorized Signatory

Handwritten notes in Bengali script:
১. ১০৬৩ নং রাস্তা
২. ১০৬৩ নং রাস্তা
৩. ১০৬৩ নং রাস্তা

5 Rouhan Bibi
6

Surveyor & Planner
KSHITISH NASKAR
VIII-P.O. Patharghata
P.S. - New Town, Kol-135

L.T.I. of Mansur Ali Molla By the Pen of Sam Subudhi



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

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<i>Finger prints of the executant</i>					
 <p>Handwritten text in Odia: ଧର୍ମେଶ୍ଵର ପାଣିଗ୍ରାହୀ କୋଷ୍ଠୀ</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

<i>Finger prints of the executant</i>					
 <p>Handwritten text in Odia: ଧର୍ମେଶ୍ଵର ପାଣିଗ୍ରାହୀ କୋଷ୍ଠୀ</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					



Additional District Sub-Registrar
Rajahat, New Town, North 24-Parganas

28 NOV 2014



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

28 NOV 2014

C-526msp

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

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

Ahmed Kumar Agard

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

Chandra Sekhan Das

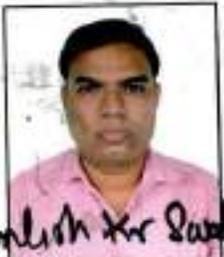


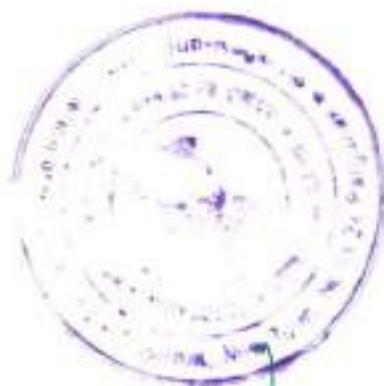
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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

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

<i>Fingerprints of the executant</i>					
 <i>Kamlesh Kr Sachdev</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	



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

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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-001204615-2

Payment Mode Counter Payment

GRN Date: 26/11/2014 18:09:31

Bank : AXIS Bank

BRN : WB271120140021713

BRN Date: 27/11/2014 14:06:54

DEPOSITOR'S DETAILS

Id No. : 1523L000024096/1/2014

(Query No./Query Year)

Name : MITHIL TRADECOM PVT.LTD.

Contact No. : Mobile No. : +91 9007016007

E-mail :

Address : 1-OLD COURT HOUSE
KOLKATA - 700 001

Applicant Name : D S P Law Associates

Office Name : A.D.S.R. RAJARHAT, North 24-Parganas

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	1523L000024096/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	742825
2	1523L000024096/1/2014	Property Registration- Registration Fees	0030-03-104-001-16	136194
Total				879019
In Words :	Rupees Eight Lakh Seventy Nine Thousand Nineteen only			



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

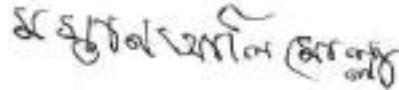
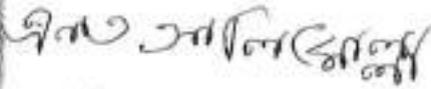
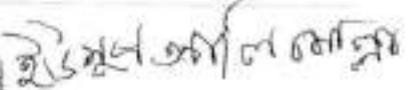
28 NOV 2014

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 14480 / 2014, Deed No. (Book - I , 13211/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Biswajit Bhattasali Zeosh Kuthir, Patulia, Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119	 28/11/2014	 LTI 28/11/2014	Biswajit Bhattasali 28/11/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mastan Ali Molla Address -Kashinathpur, Musalman Para, Patharghata, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 28/11/2014	 LTI 28/11/2014	
2	Enat Ali Molla Address -Kashinathpur, Musalman Para, Patharghata, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 28/11/2014	 LTI 28/11/2014	
3	Yusuf Ali Molla Address -Kashinathpur, Musalman Para, Patharghata, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 28/11/2014	 LTI 28/11/2014	
4	Mansur Ali Molla Address -Kashinathpur,, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 28/11/2014	 LTI 28/11/2014	L.T.I. of Mansur ali molla By the Pen of Samsul Alam

Additional District Sub-Registrar
 Rajarhat, North 24-Pgs.
 Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

28 NOV 2014



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 14480 / 2014, Deed No. (Book - I , 13218/2014)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Roufan Bibi Address -Majherpara, Paschim Changdana, Belpur, Thana:-Deganga, District:-North 24-Parganas, WEST BENGAL, India	Self		 LTI	Roufan Bibi
			28/11/2014	28/11/2014	
6	Jelohan Bibi Address -Wari Molya Para, Warl , Paikan, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502	Self		 LTI	6526ms pda 7454
			28/11/2014	28/11/2014	
7	Anil Agarwal Address -D L F Galleria, Unit No - 306, 3rd Floor, Action Area - 1 B, 02-0124, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156	Self		 LTI	Anil Kumar Agarwal
			28/11/2014	28/11/2014	
8	Chandra Sekhar Das Address -1, Old Court House Corner, Tobacco House, 1st Floor, Room No. - 104, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self		 LTI	Chandra Sekhar Das
			28/11/2014	28/11/2014	
9	Arindam Chowdhury Address -295, G T Road, Arihant Tower, Bl - 301, Belur, District:-Howrah, WEST BENGAL, India, Pin :-711202	Self		 LTI	Arindam Chowdhury
			28/11/2014	28/11/2014	
10	Biswajit Bhattasali Address -Zeosh Kuthir, Patulia, Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119	Self		 LTI	Biswajit Bhattasali
			28/11/2014	28/11/2014	

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)

Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 14480 / 2014, Deed No. (Book - I , 13210/2014)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
11	Kamlesh Swatantra Address -20, Maharshi Devendra Road, Kolkata, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007	Self	 28/11/2014	 LTI 28/11/2014	Kamlesh Swatantra

Name of Identifier of above Person(s)

Samsul Alam
Garabad, Thana:-Minakhan, District:-North
24-Parganas, WEST BENGAL, India

Signature of Identifier with Date

Samsul Alam 28/11/14





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 13218 of 2014
(Serial No. 14480 of 2014 and Query No. 1523L000024096 of 2014)

On 28/11/2014

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, 4 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 1,36,194/- paid online on 27/11/2014 2:06PM with Govt. Ref. No. 192014150012046152 on 26/11/2014 6:09PM, Bank: AXIS Bank, Bank Ref. No. WB271120140021713 on 27/11/2014 2:06PM, Head of Account: 0030-03-104-001-16, Query No:1523L000024096/2014

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.-1,23,80,078/-

Certified that the required stamp duty of this document is Rs.- 742825 /- and the stamp duty paid as: Impresive Rs.- 100/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Stamp duty Rs. 7,42,825/- paid online on 27/11/2014 2:06PM with Govt. Ref. No. 192014150012046152 on 26/11/2014 6:09PM, Bank: AXIS Bank, Bank Ref. No. WB271120140021713 on 27/11/2014 2:06PM, Head of Account: 0030-02-103-003-02, Query No:1523L000024096/2014

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

Presented for registration at 13.59 hrs on :28/11/2014, at the Office of the A.D.S.R. RAJARHAT by Biswajit Bhattasali , one of the Claimants.

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

Execution is admitted on 28/11/2014 by

1. Mastan Ali Molla, son of Lt. Jamat Ali Molla , Kashinathpur, Musalman Para, Patharghata, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Enat Ali Molla, son of Lt. Jamat Ali Molla , Kashinathpur, Musalman Para, Patharghata, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Yusuf Ali Molla, son of Lt. Jamat Ali Molla , Kashinathpur, Musalman Para, Patharghata, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim, By Profession : Others

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar

12 8 NOV 2014





Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 13218 of 2014
(Serial No. 14480 of 2014 and Query No. 1523L000024096 of 2014)

4. Mansur Ali Molla, son of Lt. Jamat Ali Molla , Kashinathpur,, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
5. Roufan Bibi, wife of lunus , Majherpara, Paschim Changdana, Belpur, Thana:-Deganga, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Others
6. Jelopan Bibi, wife of Alauddin , Wari Molya Para, Wari , Paikan, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Muslim, By Profession : Others
7. Anil Agarwal
Authorised Signatory, Crescent Griha Nirman Pvt. Ltd., D L F Galleria, Unit No - 307, 3rd Floor, Action Area - 1 B, 02-0124, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156,
, By Profession : Business
8. Chandra Sekhar Das
Authorised Signatory, Mithil Tradecom Pvt. Ltd., 1, Old Court House Corner, Tobacco House, 1st Floor, Room No. - 104, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700001.

Authorised Signatory, Bluesnow Niketan Pvt. Ltd., 23 A, N S Road, Room No - 10, 10th Floor, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
9. Arindam Chowdhury
Authorised Signatory, Subhkari Dealcom Pvt. Ltd., 295, G T Road, Arihant Tower, BI - 301, Belur, Thana:-Bally, District:-Howrah, WEST BENGAL, India, Pin :-711202.
, By Profession : Business
10. Biswajit Bhattasali
Authorised Signatory, Brijdhara Tradecom Pvt. Ltd., 5, Rameswar Malia Lane, Thana:-Howrah, District:-Howrah, WEST BENGAL, India.

Authorised Signatory, Jagvandana Construction Pvt. Ltd., Zeosh Kuthir, Patulia, Khardah, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110.
, By Profession : Business
11. Kamlesh Swatantra
Authorised Signatory, Deepshika Vincom Pvt. Ltd., 20, Maharshi Devendra Road, Kolkata, Thana:-Posta, District:-Kolkata, WEST BENGAL, India, Pin :-700007.

Authorised Signatory, Bosslife Enclave Pvt. Ltd., 14/1, Saha Lane, Kolkata, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007.
, By Profession : Business

Identified By Samsul Alam, son of E Ali Molla, Garabad, Thana:-Minakhan, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Others.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)

12 8 NOV 2014

Additional District Sub-Registrar

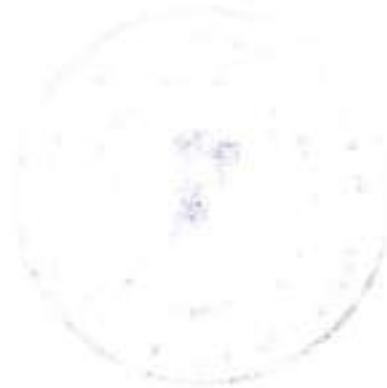




Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 13218 of 2014
(Serial No. 14480 of 2014 and Query No. 1523L000024096 of 2014)

(Debasish Dhar)
Additional District Sub-Registrar



28 NOV 2014

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

(Debasish Dhar)

Additional District Sub-Registrar

Endorsement Page 3 of 3



DATED THIS 28th DAY OF November 2014

BETWEEN

MASTAN ALI MOLLA & ORS.

... FIRST VENDORS

AND

CRESCENT GRIHA NIRMAN PRIVATE
LIMITED

... SECOND VENDOR

AND

MITHIL TRADECOM PRIVATE LIMITED
& ORS.

... PURCHASER

INDENTURE OF CONVEYANCE

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



4 Sets

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 11848 to 11881
being No 13218 for the year 2014.



(Debasish Dhar) 28-November-2014
Additional District Sub-Registrar
Office of the A.D. S.R. RAJARHAT
West Bengal

