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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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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.

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

24 DEC 2014

THIS INDENTURE made on this 23<sup>rd</sup> day of DECEMBER Two Thousand and Fourteen **BETWEEN LALBANU BIBI** wife of Late Asraf Ali Molla residing at village and Post Office Kashinathpur, Police Station Rajarhat, Musalman Para, Patharghata, District North 24 Parganas, Pin Code 700135, hereinafter referred to as "the **VENDOR**" (which

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3 NOV 2014

DIP LAW ASSOCIATES  
 Advocates  
 4D NCC House  
 16 & 17, Hare Street,  
 Kolkata - 700001

MO: ..... Date: .....  
 Sold To .....  
 of .....  
 Rs .....  
 P. CHATTERJEE  
 16, India Exchange Place, Kol-1  
 Licensed Stamp Vender

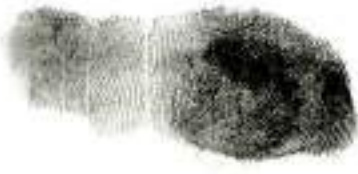
Chandra Sekhar Das



6063

For MITHIL TRADECOM PVT. LTD.

Chandra Sekhar Das  
Authorized Signatory



6063

For BLUESNOW NIKETAN PVT. LTD.

Chandra Sekhar Das  
Authorized Signatory



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

23 DEC 2014

SUBHKARI DEAL.COM PRIVATE LIMITED  
For BLUESNOW NIKETAN PVT. LTD.

Authorized Signatory

expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs executors administrators and legal representatives) of the **FIRST PART 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, 1<sup>st</sup> 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, 1<sup>st</sup> 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, 1<sup>st</sup> Floor, 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 Road, 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

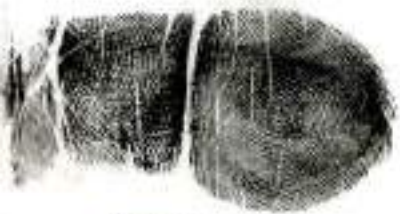
mta

Chandra

Chandra

Chandra

Chandra



6064

SUBHKARI DEAL.COM PRIVATE LIMITED

*Hindam Chowdhury*  
Authorized Signatory



6065

For BRIDHARA TRADECOM PVT. LTD.

*Bhrajit Bhattacharya*  
Authorized Signatory



6065

For JAGVANDANA CONSTRUCTION PVT. LTD.

*Bhrajit Bhattacharya*  
Authorized Signatory



6066

For DEEPSHIKA VINCOM PVT. LTD.

*Kamlesh K. Swatantra*  
Authorized Signatory



6066



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

23 DEC 2014

For BOSSLIFE ENCLAVE PVT. LTD.

*Kamlesh K. Swatantra*  
Authorized Signatory

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 their successor or successors and/or assigns) of the **SECOND 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 **CONFIRMING PARTY**" (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 **THIRD PART**:

**WHEREAS:**

A. The Vendor has approached the Purchasers (who are the nominees of the Confirming Party) for absolute freehold sale of, **ALL THAT** piece and parcel of land containing an area of 0.0195 acre or 1.95 satak more or less situate and lying at and being a portion out of 0.39 acre more or less comprised in R.S. and L.R. Dag No. 1063 (formerly C.S. Dag No. 1156), R.S. Khatian Nos. 56 and 286, 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, 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**" being her all and entire part and share in the said Dag No.1063 to the Purchasers with good marketable title and free from all encumbrances, mortgages, charges liens, lispensens, 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 and otherwise in respect thereof as follows:-

- a) By an Indenture of Conveyance dated 10<sup>th</sup> August 1987 and registered with the Additional District Sub Registrar Bidhannagar in Book I Volume No.90 Pages



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~~6067~~

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CRESCENT GRIHA NIRMAN PVT. LTD.

Anil

Authorised Signatory  
(ANIL AGARWAL)

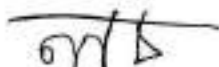
Inzamamul Haque  
INZAMAMUL HAQ  
Jalain Abi Malla  
Vill - Masherhat  
P.O - Kashipur  
Dist -zapig-1 (S)  
Student



Additional District Sub-Registrar  
Kashipur  
23 DEC 2014

167 to 174 Being No.4437 for the year 1987 one Umed Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to one Mastan Ali Molla Enat Ali Molla, Yusuf Ali Molla, Mansur Ali Molla and Asraf Ali Molla (since deceased) **ALL THAT** 0.20 acre more or less out of the said Dag No.1063 absolutely and forever.

- b) By an Indenture of Conveyance dated 5<sup>th</sup> 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 said Yusuf Ali Molla, Mansur Ali Molla and the said Asraf Ali Molla (since deceased) purchased from one Sankar Bhattacharya **ALL THAT** portion admeasuring 0.1140 acre more or less out of the Dag No.1063 absolutely and forever;
- c) The said Asraf Ali Molla, a Mohammedan, died intestate 20<sup>th</sup> December 2007 issueless but married leaving him surviving his wife Lal Banu Bibi (the Vendor herein), four brothers namely the said Yusuf Ali Molla, Mansur Ali Molla, Mastan Ali Molla and Enat Ali Molla and two sisters namely Roufan Bibi and Jelean Bibi 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 Banu Bibi succeeding to 1/4 part or share or the said Property and each brother succeeding to 3/20 part or share and each sister succeeding to 3/40 part or share and the Vendor accordingly became the owners of the said Property.
- B) The Vendor is paying khajana to the Government of West Bengal in respect of the said Property and is in Khas and exclusive possession thereof.
- C. The Vendor had previously contracted for sale of the said Property to the Confirming Party.
- D The Confirming Party not being desirous of completing the purchase of the said Property, nominated to the Vendor, the Purchaser herein, to complete the sale of the said Property in favour of the Purchaser and on being so nominated, the Vendor accepted such nomination and agreed to complete the sale of the said Property in favour of the Purchaser.
- E. The Purchaser has paid the entire agreed consideration i.e Rs.6,25,268.00 (Rupees six lacs twenty five thousand two hundred and sixty eight) only payable to the Vendor partly directly and partly through the Confirming Party.













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F. The Vendor has made the following further representations and assurances to the Purchaser which has been relied upon by the Purchaser in good faith as true and correct for the purpose of the transaction envisaged herein:-

- (i) That the Vendor is the sole and absolute owner of the said Property having clear good marketable title thereto 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 whatsoever or howsoever and in "khas" vacant peaceful possession thereof;
- (ii) 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 by the Vendor to the Purchasers;
- (iii) That there shall be no difficulty in mutation of the name of the Purchasers 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 Purchasers;
- (iv) That save and except the Vendor no other person has any right title or interest in the said Property or any part or share thereof and 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;
- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor have 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 any other applicable law;
- (vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said Property;
- (vii) That there is no action, suit, appeal or litigation in respect of the said Property or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore;
- (viii) That no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in

The bottom of the page contains five handwritten signatures or initials in blue ink. From left to right: a stylized signature, a signature that appears to be 'Chae' with a flourish, a signature that looks like 'S', a signature that looks like 'V', and a signature that looks like 'Amit'.



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

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respect thereof and that save and except the Vendor no other person can claim any right title or interest whatsoever in the said Property or any part thereof;

- (ix) That save those relating to sale of the said Property to the Purchasers hereto, the Vendor has not dealt with or encumbered the said Property in any manner nor entered upon any agreement or contract in respect thereof.

G. The Vendor is now completing the sale of the said Property in favour of the Purchaser and the Confirming Party is hereby concurring and confirming such sale.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.6,25,268.00 (Rupees six lacs twenty five thousand two hundred and sixty eight) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendor paid partly directly and partly through the Confirming Party 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 Purchasers 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 and the Confirming Party doth hereby concur and confirm unto and to the Purchasers herein **ALL THAT** piece or parcel of land containing an area of 0.0195 acre or 1.95 satak acre more or less situate lying at and being her entire portion of 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 RS 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**" **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 property claim easements quasi easements privileges claims and demand whatsoever of the Vendor out of or upon the entirety of the said R.S. 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



Additional District Sub-Registrar  
Rajahmundry, New Town, Andhra Pradesh.

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**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 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 property and leading to public road **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers 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 lispendens attachments bargadars trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor and her 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;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in herself 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 Purchasers 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



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

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all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or her 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 Vendor's entire 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 Vendor if found in such Dag.
- (vi) **AND THAT** the Purchasers 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 Vendor 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 Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vii) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or her predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things 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 Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.











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

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**III. AND THE VENDOR DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS 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 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 Property 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 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 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 Purchasers 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.

**IV. AND THE CONFIRMING PARTY DOTH HEREBY COVENANT WITH THE PURCHASER** that the Confirming Party has no claim or dues on any account in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.



Additional District Sub-Registrar  
Registrar, New Town, West Bengal

23 DEC 2014

**THE SCHEDULE ABOVE REFERRED TO:**  
(said Property)

**ALL THAT** pieces or parcel of "Sali" land containing an area of 0.0195 acre or 1.95 Satak more or less out of 0.39 acre 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 | Area of Dag being subject matter of sale |
|--|---|-------------------|--|
| 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         | 0.0195 acre or 1.95 Satak                |

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.

- 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 **VENDOR** at Kolkata in the  
presence of:

*Jasmanul Haque*

*Atiqur Rahman*

*Samar Shahabuddin  
Abdullah*

*Read Over and explained  
The Content of this docu-  
ments in Bengali language  
to Lal Bahu bibi who  
has understood the same*

*Jasmanul Haque*



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

23 DEC 2014

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

*Samar Chakraborty*  
Advocate  
for DSP Law Associates  
2 Hare Street  
Kolkata

*Smajit Chakraborty*  
DSP Law Associates  
2 Hare Street  
Kolkata.

For MITHIL TRADECOM PVT. LTD.

*Chandra Sekhar Das*  
Authorized Signatory

For BLUESNOW NIKETAN PVT. LTD.

*Chandra Sekhar Das*  
Authorized Signatory

SHIKHARI DEAL COM PRIVATE LIMITED

*Abhinav Chowdhury*  
Authorized Signatory

For BRJDHARA TRADECOM PVE LTD.

*Bhrajit Bhattacharya*  
Authorized Signatory

For JAGVANDANA CONSTRUCTION PVT. LTD.

*Bhrajit Bhattacharya*  
Authorized Signatory

For DEEPSHIKA VINCOM PVT. LTD.

*Kamlesh Kr. Swatantra*  
Authorized Signatory

For BOSSLIFE ENCLAVE PVT. LTD.

*Kamlesh Kr. Swatantra*  
Authorized Signatory

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

*Samar Chakraborty*  
Advocate

CRESCENT GRIHA NIRMAN PVT. LTD.

*Anil Agarwal*  
Authorized Signatory  
(ANIL AGARWAL)

*Smajit Chakraborty*



Additional District Sub-Registrar  
Rajahmundry, New Town, North 24-Pgs.  
23 DEC 2014

**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** by the Vendor of and from the within named Purchasers the within mentioned sum of Rs.6,25,268.00 (Rupees six lacs twenty five thousand two hundred sixty eight) only being the consideration in full payable under these presents by cash partly paid by the Confirming Party (subsequently reimbursed to it by the Purchaser) and partly by the Purchaser from time to time.

**WITNESSES:**

Jhannul Haque  
Mazher haat  
P.O. - Kashi pur  
Dist. - South 24 P.G.S.

Atiqur Rahman  
P.O. - Kashi pur  
24 P.G.S. (S)

Drafted by me:-

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



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

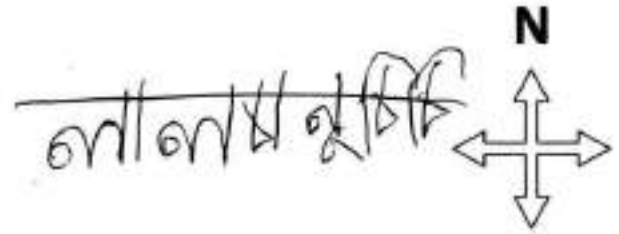
23 DEC 2014



**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: 1.95 Dec



BEYTA TRADECOM PRIVATE LIMITED  
Chandna Sekhon Das  
Authorized Signatory

BLUESHOW NIKETAN PRIVATE LIMITED  
Chandna Sekhon Das  
Authorized Signatory

SUSHRVA DEALCOM PRIVATE LIMITED  
Anindam Chowdhury  
Authorized Signatory

BRUDHARA TRADECOM PRIVATE LIMITED  
Biswanjit Bhattacharya  
Authorized Signatory

Jagvandana Constructions Private Limited  
Biswanjit Bhattacharya  
Authorized Signatory

DEEPSHIKA VINCOM PRIVATE LIMITED  
Kamlesh Kr. Swadantika  
Authorized Signatory

BOSSLIFE ENCLAVE PRIVATE LIMITED  
Kamlesh Kr. Swadantika  
Authorized Signatory

CRESCENT GRIHA NIRMAN PVT. LTD.  
  
Authorized Signatory












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












NOT TO SCALE



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

23 DEC 2014

|  |  | <i>Finger prints of the executant</i>  |  |   |   |  |
|--|--|--|--|---|---|--|
|  <p><del>শ্রী মতিলাল</del><br/><del>শ্রী মতিলাল</del></p> |   |   |  |  |  |  |
|  | Little   | Ring   | Middle<br>(Left Hand)  | Fore  | Thumb   |  |
|  |  |  |  |  |  |  |
| Thumb  | Fore   | Middle<br>(Right Hand)   | Ring   | Little  |   |  |

|  |   | <i>Finger prints of the executant</i>   |  |   |   |  |
|--|---|---|--|---|---|--|
|  <p>Chandana Sekhon nas</p> |  |  |  |  |  |  |
|  | Little  | Ring  | Middle<br>(Left Hand)  | Fore  | Thumb   |  |
|  |  |  |  |  |  |  |
| Thumb  | Fore  | Middle<br>(Right Hand)  | Ring   | Little  |   |  |












to line












2014/12/23













Additional District Sub Registrar  
Karnataka, New Town, Bangalore

23 DEC 2014

| <i>Finger prints of the executant</i>  |   |   |  |   |   |
|--|---|---|--|---|---|
| <br>Arindam Chowdhury |  |  |  |  |  |
|  | Little  | Ring  | Middle<br>(Left  | Fore<br>Hand)   | Thumb   |
|  |  |  |  |  |  |
| Thumb  | Fore  | Middle<br>(Right  | Ring<br>Hand)  | Little  |   |












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

| <i>Finger prints of the executant</i>  |   |   |  |   |   |
|--|---|---|--|---|---|
| <br>Kamlesh Kumar Sasthri |  |  |  |  |  |
|  | Little  | Ring  | Middle<br>(Left  | Fore<br>Hand)   | Thumb   |
|  |  |  |  |  |  |
| Thumb  | Fore  | Middle<br>(Right  | Ring<br>Hand)  | Little  |   |



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

23 DEC 2014

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

| <i>Finger prints of the executant</i>   |               |             |                          |                       |               |
|---|---------------|-------------|--------------------------|-----------------------|---------------|
| <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">           Space for pasting<br/>           Photograph of<br/>           the executant.         </div> |               |             |                          |                       |               |
|   | <b>Little</b> | <b>Ring</b> | <b>Middle<br/>(Left</b>  | <b>Fore<br/>Hand)</b> | <b>Thumb</b>  |
|   |               |             |                          |                       |               |
|   | <b>Thumb</b>  | <b>Fore</b> | <b>Middle<br/>(Right</b> | <b>Ring<br/>Hand)</b> | <b>Little</b> |

| <i>Finger prints of the executant</i>   |               |             |                          |                       |               |
|---|---------------|-------------|--------------------------|-----------------------|---------------|
| <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">           Space for pasting<br/>           Photograph of<br/>           the executant.         </div> |               |             |                          |                       |               |
|   | <b>Little</b> | <b>Ring</b> | <b>Middle<br/>(Left</b>  | <b>Fore<br/>Hand)</b> | <b>Thumb</b>  |
|   |               |             |                          |                       |               |
|   | <b>Thumb</b>  | <b>Fore</b> | <b>Middle<br/>(Right</b> | <b>Ring<br/>Hand)</b> | <b>Little</b> |



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

23 DEC 2014



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

GRN: 19-201415-001204812-2

Payment Mode Counter Payment

GRN Date: 26/11/2014 18:28:44

Bank: AXIS Bank

BRN: WB271120140021714

BRN Date: 27/11/2014 14:08:02

DEPOSITOR'S DETAILS

Id No. : 1523L000024094/1/2014

(Query No./Query Year)

Name : SUBHKARI DEALCOM PVT LTD

Contact No. :

Mobile No. : +91 9007016007

E-mail :

Address : 1 OLD COURT HOUSE  
KOLKATA- 700001

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  | 1523L000024094/1/2014 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 31283       |
| 2  | 1523L000024094/1/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 6889        |
| In Words : Rupees Thirty Eight Thousand One Hundred Seventy Two only |                       |  |                    | Total 38172 |



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

23 DEC 2014



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

Endorsement For Deed Number : I - 14306 of 2014  
(Serial No. 15696 of 2014 and Query No. 1523L000024094 of 2014)

On 23/12/2014

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

Presented for registration at 18.00 hrs on :23/12/2014, at the Private residence by Chandra Sekhar Das , one of the Claimants.

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

Execution is admitted on 23/12/2014 by

1. Lalbanu Bibi, wife of Lt. Asraf Ali Molla , Kashinathpur, Musalman Para, Patharthata, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Anil Agarwal  
Authorised Signatory, Crescent Griha Nirman Pvt. Ltd., D L F Galleria, Unit 306, 3rd Floor, 02-0124, Action Area I I B, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156,  
, By Profession : Business
3. 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
4. Arindam Chowdhury  
Authorised Signatory, Subhkari Dealcom Pvt. Ltd., 295, G T Road, Arihant Tower, Bl - 301, Belur, Thana:-Bally, District:-Howrah, WEST BENGAL, India, Pin :-711202,  
, By Profession : Business
5. 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 :-700119,  
, By Profession : Business
6. 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

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

24 DEC 2014

( Debasish Dhar )  
Additional District Sub-Registrar  
Endorsement Page 1 of 2





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

Endorsement For Deed Number : I - 14306 of 2014  
(Serial No. 15696 of 2014 and Query No. 1523L000024094 of 2014)

Identified By Inzamamul Haque, son of I. Ali Molla, Majherhat, Thana-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Student.

( Debasish Dhar )  
Additional District Sub-Registrar

On 24/12/2014

**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. 6,889/- paid online on 27/11/2014 2:08PM with Govt. Ref. No. 192014150012048122 on 26/11/2014 6:28PM, Bank: AXIS Bank, Bank Ref. No. WB271120140021714 on 27/11/2014 2:08PM, Head of Account: 0030-03-104-001-16, Query No:1523L000024094/2014

**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.-6,25,268/-

Certified that the required stamp duty of this document is Rs.- 31283 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Stamp duty Rs. 31,283/- paid online on 27/11/2014 2:08PM with Govt. Ref. No. 192014150012048122 on 26/11/2014 6:28PM, Bank: AXIS Bank, Bank Ref. No. WB271120140021714 on 27/11/2014 2:08PM, Head of Account: 0030-02-103-003-02, Query No:1523L000024094/2014

( Debasish Dhar )  
Additional District Sub-Registrar

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

24 DEC 2014

( Debasish Dhar )  
Additional District Sub-Registrar





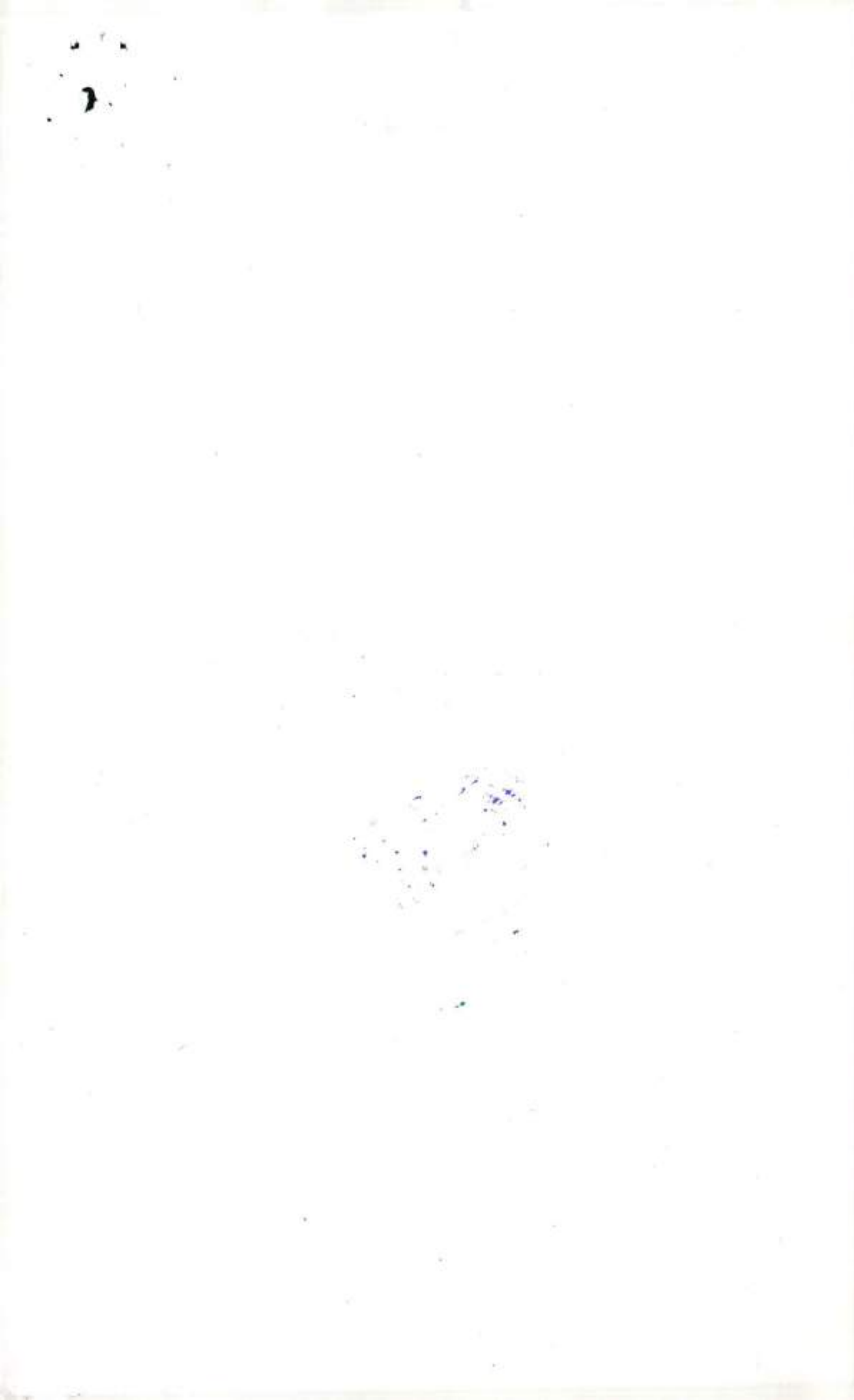
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 10966 to 10988  
being No 14306 for the year 2014.



*K*  
(Debasish Dhar) 24-December-2014  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal





3 Sets

DATED THIS 23<sup>rd</sup> DAY OF December 2014

BETWEEN

LALBANU BIBI

... VENDOR

AND

MITHIL TRADECOM PRIVATE LIMITED  
& ORS.

... PURCHASERS

AND

CRESCENT GRIHA NIRMAN PRIVATE  
LIMITED

.. CONFIRMING PARTY.

INDENTURE OF CONVEYANCE

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