

00305

VC-62/15

1. 00 486/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 467735

B 467735

Certified that the document is admitted to
registration. The signature sheets and
the endorsement sheets attached with the
document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

THIS DEED OF SALE MADE this the 14th day of January 2015 (Two
Thousand and Fifteen) BETWEEN

238 13/04/15 smoy



Tain Linn, 3rd floor, F2, Block - A.

ଡେଡ଼ାରି ଓ ଶ୍ରୀ ସତ୍ୟଦ୍ରବ୍ୟ ସରସ୍ବତୀ

Section - V, Salt Lake city, Kolo-91.

বিক্রপ্ত এ.ডি. এস. অফিস

ଜିଲ୍ଲା-୮୫ ୨୫ ମରଗଦା

Surajit Samanta

Director.

REF (293) 04 8

PANCHMAHAL CONCLAVE PVT. LTD.

Surajit Samanta
Director

Director.

vet/-132

Swarnabhumi Realtors Limited

AMIT BANEJEE
Director



District Sub-Registrar-III
Alipore, South 24 Parganas
14 JAN 2015

Sambit Basu, 5/0. Sabyasachi Basu.
32-S, Block-B, New Alipore,
Kolkata-700053.



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00486 of 2015
(Serial No. 00305 of 2015 and Query No. 1603L000000621 of 2015)

On 14/01/2015

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

Presented for registration at 20.04 hrs on :14/01/2015, at the Private residence by Sri Surajit Samanta ,Claimant.

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

Execution is admitted on 14/01/2015 by

1. Amit Banerjee
 Director, M/s. Swapnabhumi Realtors Ltd, H / D 31, S. L. Sarani Baguihati, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
 , By Profession : Business
2. Sri Surajit Samanta
 Director, Panchmahal Conclave Pvt. Ltd., Jain Link, 3rd Floor, J2, Block - G P, Sector - V, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091.
 , By Profession : Business
 Identified By Sambit Basu, son of Sabyasachi Basu, 32-s, Block - B, New Alipore, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700053, By Caste: Hindu, By Profession: Others.

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH
 24-PARGANAS

On 15/01/2015

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.-12,05,355/-

Certified that the required stamp duty of this document is Rs.- 60288 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH
 24-PARGANAS

On 21/01/2015

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.

Payment of Fees:

Amount by Draft



District Sub-Registrar-III
 Alipore, South 24 Parganas

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00486 of 2015
(Serial No. 00305 of 2015 and Query No. 1603L000000621 of 2015)

Rs. 13301/- is paid , by the draft number 331888, Draft Date 13/01/2015, Bank Name State Bank of India, AMTALA, received on 21/01/2015

(Under Article : A(1) = 13255/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 21/01/2015)

Deficit stamp duty

Deficit stamp duty Rs. 55288/- is paid , by the draft number 331883, Draft Date 13/01/2015, Bank : State Bank of India, AMTALA, received on 21/01/2015

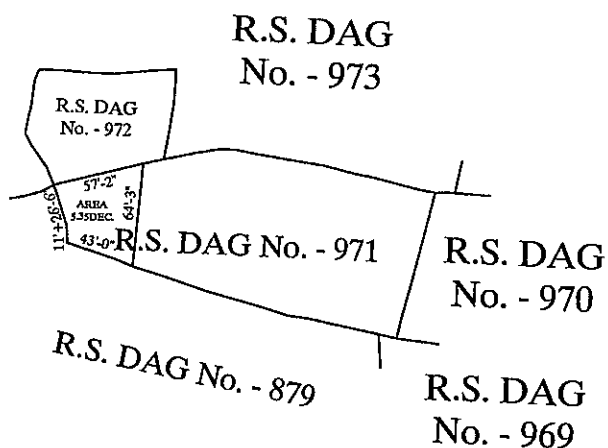
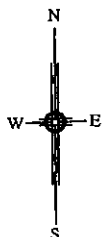
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Signature)
District Sub-Registrar-III
Alinore, South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

A SITE PLAN FOR PART OF R.S DAG No. - 971. R.S KHATIAN No.- 244
AT MOUZA HATISALAH. J.L No. - 9. UNDER BEONTA No.II GRAM
PANCHAYET. P.S - K.L.C. (FORMERLY BHANGORE). DIST (SOUTH) 24
PARGANAS. SCHEDULE LAND - 05.35 DECIMAL. WHICH IS MARKED
BY RED BORDER. NOT TO SCALE



REFERENCE.....

R.S KHATIAN No.	R.S. DAG No.	SCHEDULE AREA
244	971 (P)	05.35 DEC.

Swapnabhumi Realtors Limited

Director

SIGNATURE OF VEDOR.

DRAWN BY:-

Md.Ketab Ali

Civil Draughts man & Surveyor
 Regd.No.- 0010/92 & 8884/98.
 Authorised Surveyor of
 Swapnabhumi Realtors Ltd.



District Sub-Registrar-III
Allipore, South 24 Parganas

14 JAN 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8246 to 8261
being No 00486 for the year 2015.



(Rajendra Prasad Upadhyay) 22-January-2015
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

District Sub-Registrar-III
Alipore, South 24-Parganas

M/S SWAPNABHUMI REALTORS Ltd. [Pan No. AAOSC4471J] a Company registered under the Companies Act, 1956, Vide Certificate of Incorporation No. U70109WB2009PLC138813, having its office at H/D 31 S. L. Sarani Baguihati, Kolkata-700059 and corporate office at Systron Building, Salt Lake Electronics Complex, 5th Floor, Plot: J-5, Block EP & GP, Sector -V, Kolkata-700091, represented by its Director **AMIT BANERJEE** [Pan No. AWTPB8520F] son of late Gangadhar Banerjee residing at Agarpara North Station Road, near Kutir Silpa Bari, P.O.-Agarpara, P.S.-Khardah, Kol-109, hereinafter called and referred to as the **VENDOR** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **ONE PART.**

AND

PANCHMAHAL CONCLAVE PVT. LTD., [PAN NO. AAHCP8863G] A Company registered under the Companies Act, 1956, Vide Certificate of Incorporation No. U70102WB2014PTC204194, having its office at Jain Link, 3rd Floor, J2, Block-GP, Sector-V, Salt Lake City, and Kolkata-700 091, represented by its Director **SRI. SURAJIT SAMANTA,** [PAN NO. CMXPS3210B] son of Late. Madan Mohan Samanta, residing at Vill- Borhanpur, P.O. Sukdebpur, P.S. Bishnupur, District- 24 Parganas (South), hereinafter called and referred to as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART.**



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

WHEREAS by a Registered Deed of Sale Being No. – 2948 for the year 2011, recorded as Book No. 1, CD Volume No. – 9, Pages 2316 to 2332, Rahim Midde and Rafique midde, sold and transferred her landed property unto and in favour of **M/S SWAPNABHUMI REALTORS Ltd.** A Company registered under the Companies Act, 1956, having its office at H/D 31 S. L. Sarani Baguihati, Kolkata-700059 and corporate office at Systron Building, Salt Lake Electronics Complex, 5th Floor, Plot: J-5, Block EP & GP, Sector -V, Kolkata-700091, represented by its Director **AMIT BANERJEE** son of late Gangadhar Banerjee residing at Agarpara North Station Road, near Kutir Silpa Bari, P.O.-Agarpara, P.S.-Khardah, Kol-109, with valuable consideration mentioned therein and surrender peaceful vacant khas possession in favour of purchaser ALL THAT land comprised in R. S. Dag No. – 971, land measuring more or less 5.35 decimals of Sali land out of 38 decimals of Sali land, R. S. Khatian No. – 244, in Mouza - Hatishala, J. L. No. – 9, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS by virtue of aforesaid purchased said **SWAPNABHUMI REALTORS Ltd.** acquired and became the absolute and lawful owner in respect of ALL THAT land comprised in R. S. Dag No. - 971, R. S. Khatian No. – 244, in Mouza - Hatishala, J.L. No. - 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S) and he have every right to Sale/transfer the property to any person or persons.

AND WHEREAS the Vendor hereto need of money and for other lawful reasons offered to sell, transfer and convey ALL THAT undivided plot of land



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

measuring an area 5.35 Decimals of Sali land comprised in R. S. Dag No. - 971, R. S. Khatian No. - 244, in Mouza - Hatishala, J. L. No. - 09, under Police Station Bhangore now K. L. C., District 24 Parganas (S) morefully mentioned in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at or for the total price and/or consideration of Rs. 12,05,355/- (Rupees Twelve Lack Five Thousand Three Hundred Fifty Five) only.

AND WHEREAS the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

NOW THIS DEED OF SALE WITNESSETH THAT in consideration of total sum of Rs. 12,05,355/- (Rupees Twelve Lack Five Thousand Three Hundred Fifty Five) only lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser **ALL THAT** demarcated plot of land measuring an area **5.35 Decimals/Sataks** more or less morefully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages,



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenances whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the vendor or which the vendor can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said vendor into or upon the said property and every part or portion thereof TO HAVE AND TO HOLD the said property hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/ taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- I. THAT notwithstanding any act deed matter or thing whereby the vendor done or executed or knowingly suffered to the contrary the vendor herein is now lawfully and rightfully and absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.
- II. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.
- III. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed transferred assigned and assured



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.

IV. AND THAT the said property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

V. AND FURTHER THAT the Vendor and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold, conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

VI. AND FURTHERMORE THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect in the of the Vendor or any breach of the covenants hereunder contained.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of demarcated plot of agricultural land (recorded as "Sali") measuring an area 5.35 Sataks/decimals out of 38 decimals of Sali land, comprised in R. S. Dag No. - 971, R. S. Khatian No. - 244, in Mouza - Hatishala, J. L. No. - 09, A. D. S. R. Office - Bhangore, under Police Station - Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Parganas (S) at present within the limits of *Beonta 2 No. Gram Panchayet* TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale of Deed.

The said plot of land is butted and bounded in the manner following;

ON THE NORTH : R.S. Dag No- 972.

ON THE SOUTH : R.S. Dag No- 879

ON THE EAST : R.S. Dag No- 971 (P)

ON THE WEST : R.S. Dag No- 879.

The sold property is not beside the Metal Road.

PANCHMAHAL CONCLAVE PVT. LTD.
Sanjay Samanta
Director.



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

IN WITNESSES WHEREOF the Vendor hereunto has set and subscribed his hand
& seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE VENDOR IN THE PRESENCE

OF WITNESSES:

1. Sambit Badae .
32-S, Block-B,
New Airport, Kol-53.

2. Anitesh Das
North Station Road
Agarpara, Kol-109

Swapnabhumi Realtors Limited



Director

SIGNATURE OF THE VENDOR

PANCHMAHAL CONCLAVE PVT. LTD.

Srinjit Samanta
Director.

Signature of Purchaser.



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

MEMO OF CONSIDERATION

RECEIVED from the within purchaser the within mentioned sum of Rs. 12,05,355/- (Rupees Twelve Lack Five Thousand Three Hundred Fifty Five) only being full and final payment of the consideration for sale of the said land from the purchaser described in the schedule above, in the following manner:-

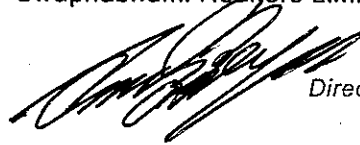
Rs. 12,05,355/- (Rupees Twelve Lack Five Thousand Three Hundred Fifty Five) only.

WITNESSES:

1. *Sambit Basu.*
32-S, Block-B,
New Aripore, KOL-58.

2. *Anitesh Das*
North Station Road
Gyanpara, KOL-109

Swapnabhumi Realtors Limited



Director

SIGNATURE OF THE VENDOR

Drafted By:

Ausali Ezi
General Partner

21 E.M. D.T.P-31

S.D.S. R. Bishnupur

Print By,

Surajit Samanta



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

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	left hand					
	right hand					

Name PANCHMAHAL CONCLAVE PVT. LTD.
Signature *Surajit Samanta*
Director.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Swapnabhumi Realtors Limited
Signature *[Signature]*
Director

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PHOTO	left hand					
	right hand					

Name

Signature



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015