

00302 NC-59/15

1-00488/15



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 467736 B 467736

11/10/15

Certified that the document is admitted to registration. The signature sheets and the endorsement sheet is attached with the document from the past of this document.

12/10/16

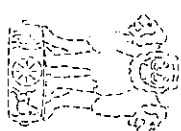
District Sub-Register-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

THIS DEED OF SALE MADE this the 14th day of January 2015 (Two

Thousand and Fifteen) BETWEEN

0000



239 No. 13/04/15
Panchmahal Conclave Pvt. Ltd.
Tamil Nadu
Section 2, Block 2, Plot 2, Salt Lake City, Kolkata-91.

Section - V, Salt Lake City - Kolkata-91.

PANCHMAHAL CONCLAVE PVT. LTD.

— Durgit Samant

Director. VDA B

NETI-131

PANCHMAHAL CONCLAVE PVT. LTD.

— Durgit Samant

Director

NETI-132

— Shreegopal Realtors Limited

SHREEGOPAL REALTORS LIMITED
Director

NETI-133

SHREEGOPAL REALTORS LIMITED

Shreegopal Bharti
Partner



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

Sambit Dasu.
S/O Subyadao Dasu.
B-5, Block-B,
New Alipore, Kolkata-700083.

Certificate of Registration under section 60 and Rule 69.

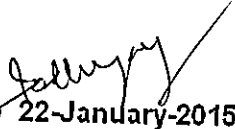
Registered in Book - I

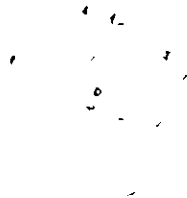
CD Volume number 1

Page from 8480 to 8495

being No 00488 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





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

Endorsement For Deed Number : I - 00488 of 2015
(Serial No. 00302 of 2015 and Query No. 1603L000000615 of 2015)

On 14/01/2015

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

Presented for registration at 20.00 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. Bhagyadhar Dhali
Partner, M /s Bayen Enterprise, Village:Krolberia, Thana:-Kolkata Leather Camp, P.O. :-Beonta, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502.
, By Profession : Others
2. Amit Banerjee
Director, Swapnabhumi Realtors Ltd., H / D 31, Sachindra Lal Sarani, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Others
3. Sri Surajit Samanta
Director, Panchmahal Conclave Pvt. Ltd., Jain Link , 3rd Floor , J 2, Salt Lake City, Block G P, Sector - V, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700091.
, By Profession : Others

Identified By Sambit Basu, son of Sabyasachi Basu, Block B, 32 S, New Alipore, Kolkata, Thana:-New Alipore, 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)

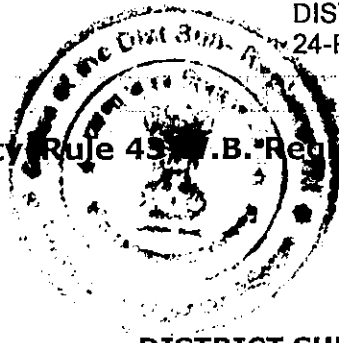
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-32,06,019/-

Certified that the required stamp duty of this document is Rs.- 192372 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

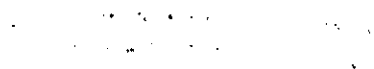
On 21/01/2015

Certificate of Admissibility(Rule 45,W.B.Registration Rules 1962)



District Sub-Registrar-III
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(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 - 00488 of 2015
(Serial No. 00302 of 2015 and Query No. 1603L000000615 of 2015)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 10564.00/-, on 21/01/2015

Amount by Draft

Rs. 35312/- is paid , by the draft number 331886, Draft Date 13/01/2015, Bank Name State Bank of India, AMTALA, received on 21/01/2015

(Under Article : A(1) = 35266/- B = 10571/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/01/2015)

Deficit stamp duty

Deficit stamp duty Rs. 187381/- is paid , by the draft number 331891, 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



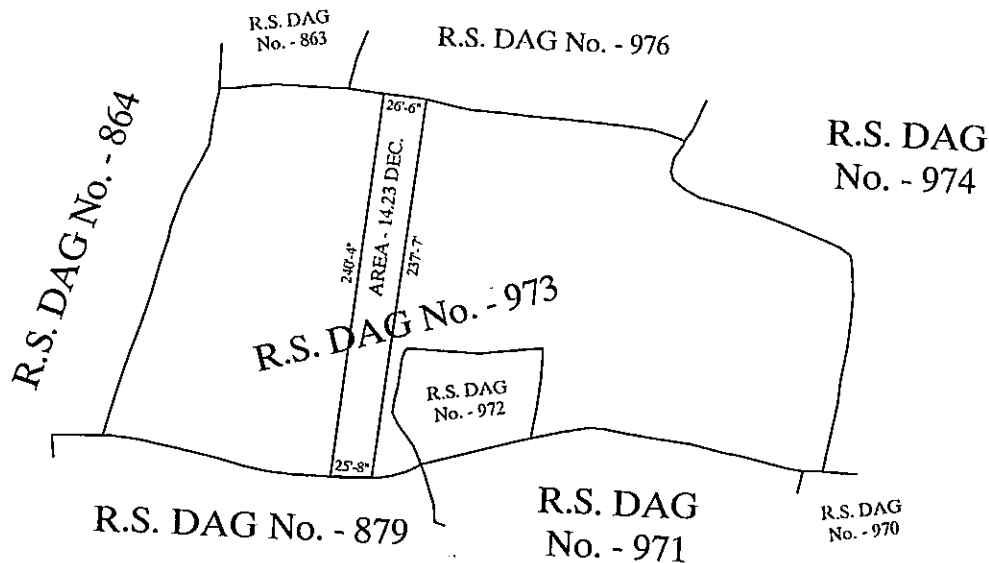
(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas

(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

A SITE PLAN FOR PART OF R.S DAG No. - 973. R.S KHATIAN No.- 241, 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 - 14.23 DECIMAL. WHICH IS MARKED BY RED BORDER.

NOT TO SCALE



REFERENCE.....

R.S KHATIAN No.	R.S. DAG No.	SCHEDULE AREA
241	973 (P)	14.23 DEC.

Swapnabhumi Realtors Limited

Director

For Dayen Enterprise

BhagyaDhar Dhal

Partner

SIGNATURE OF VEDOR.

DRAWN BY:-

14/10/2015

Md.Ketab Ali

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



District Sub-Registrar-III
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M/S BAYEN ENTERPRISE [PAN NO. AALFB4448G] a partnership firm having its office at Vill. – Krolberia, P.O. – Beonta, P.S. – K. L. C. Dist. – 24 Parganas (S), Pin code No. – 743502, represented by its partners **BHAGYADHAR DHALI**, [Pan No. BAEPD1930P] son of Sri Mahadev Chandra Dhali, residing at Vill. + P. O. – Kamargathi, P.S. – Haroa, Dist. – 24 Parganas (N), hereinafter called and referred to as the VENDORS (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 FIRST PART.

AND

PANCHMAHAL CONCLAVE PVT. LTD., [PAN NO. AAHCP8863Q] a Company registered under the Companies Act, 1956, 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.

SWAPNABHUMI REALTORS LTD., [Pan No. AAOSC4471J] 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** [Pan No. AWTBP8520F] son of late Gangadhar Banerjee residing at Agarpara North Station Road, near



District Surge Registrar - III
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Kutir Silpa Bari, P.O.-Agarpara, P.S.-Khardah, Kol-109, hereinafter called and referred to as the **CONFIRMING PARTY** (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 **THIRD PART**.

WHEREAS by virtue of normal inheritance **ARATEE GHOSH** and 6 others are the sole and absolute owner in respect of ALL THAT land comprised in R. S. Dag No. 973, appertaining to R. S. Khatian No. – 241, in Mouza - Hatishala, J. L. No. – 09, Parganas- Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.), District - South 24 Parganas, have in use, possession and enjoyment of the said property without any interruption and free from all encumbrances and attachments whatsoever and during his life time he made a registered General Power of Attorney in favour of **SURAJIT MONDAL** son of – Rabin Mondal, vide Deed No. – 00033, dated 14.02.2014 recorded in Book No. – IV, CD Volume No. – 1, Pages 423 to 436, for the year 2012 and in terms of said Power of Attorney said Surajit Mondal sold and transferred the said property by a registered Deed of Sale being No. –001577 for the year 2012, recorded as Book No. 1, CD Volume No. – 6, pages 2389 to 2405, in favour **M/S BAYEN ENTERPRISE** a partnership firm having its office at Vill. – Krolberia, P.O. – Beonta, P.S. – K. L. C. Dist. – 24 Parganas (S), Pin code No. – 743502, represented by its partners 1. **BHAGYADHAR DHALI**, son of Sri Mahadev Chandra Dhali residing at Vill. + P. O. – Kamargathi, P. S. – Haroa, Dist. – 24 Parganas (N), 2. **SOUMEN KUMAR MONDAL**, son of – Sri Bijay Krishna Mondal, residing at Vill. – Banamalipur, P. O. – Akandakeshari, P. S. – New Town (Rajarhat) Dist. – 24 Parganas (N), 3. **BIKASH KUMAR BAYEN**, son of Sri Rabindra Nath Bayen, residing at Vill. – Krolberia, P. O. – Beonta, P. S. – K. L. C. Dist. – 24 Parganas(S), with valuable consideration mentioned therein and surrender peaceful vacant khas possession in favour of purchaser ALL THAT land comprised in R. S. Dag No. – 973, land measuring more or less 14.23 decimals of



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Sali land out of 179 decimals of Sali land, R. S. Khatian No. – 241, 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 **M/S BAYEN ENTERPRISE** acquired and became the absolute and lawful owner in respect of ALL THAT land comprised in R. S. Dag No. - 973, R. S. Khatian No. – 241, 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 third part being Confirming Party herein i.e. **SWAPNABHUMI REALTORS LTD.,** has aggregated, collected and negotiated the aforesaid below scheduled landed property and connected the aforesaid landed property by developing road, and finally develop the aforesaid below scheduled landed property by transforming it from inhabitable condition to habitable piece of land at the cost and expenses of the Second Party.

AND WHEREAS the Vendor hereto in urgent need of money and for other lawful reasons offered to sell, transfer and convey ALL THAT undivided plot of land contacted with the Second Party Purchaser herein, through the Confirming Party measuring an area 14.23 Decimals out of 179 decimals of Sali land comprised in R. S. Dag No. - 973, R. S. Khatian No. – 241, 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. 32,06,019/- (Rupees Thirty Two Lack Six Thousand Nineteen) only, **AND WHEREAS** the Purchaser herein has agreed with the Vendors herein for absolute purchase of the said plot of land fully mentioned and described in the schedule



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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. 32,06,019/- (Rupees Thirty Two Lack Six Thousand Nineteen) only lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors 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 Vendors do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser ALL THAT demarcated plot of land measuring an area **14.23 Decimals/Sataks** more or less more fully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, 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 vendors or which the vendors can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said vendors 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



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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 Vendors AND the Vendors doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the vendors 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 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 VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- I. THAT notwithstanding any act deed matter or thing whereby the vendors done or executed or knowingly suffered to the contrary the vendors 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 Vendors 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



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Ajipore, South 24 Parganas
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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 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 Vendors herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendors.

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 Vendors or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendors.

V. AND FURTHER THAT the Vendors 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 Vendors 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



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the use of the purchaser herein in the manner as aforesaid as shall or may be reasonably required by the purchaser.

VI. AND FURTHERMORE THAT the Vendors and all their successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, their 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 Vendors 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 14.23 Sataks/decimals out of 179 decimals of Sali land, comprised in R. S. Dag No. – 973, R. S. Khatian No. – 241, in Mouza - Hatishala, J. L. No. - 09, A. D. S. R. Office - Bhargore, under Police Station - Bhargore 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 - 976.

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

ON THE EAST : R.S. Dag No - 973 (P).

ON THE WEST : R.S. Dag No - 973 (P).

The old property is not beside the metal Road.

PANCHMAHAL CONCLAVE PVT. LTD.
Singit Samanta
Director.



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IN WITNESSES WHEREOF the Vendors hereunto have set and subscribed their hands & seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE VENDORS IN THE PRESENCE

OF WITNESSES:

1. Sambit Basu.
B2-S, Block-B,
New Alipore,
Kolkata - 700053.

2. Aniruddh Das
North Station Road,
Bhagyanagar, Kol-104

PANCHMAHAL CONCLAVE PVT. LTD.

Surajit Samanta

Director.

Signature of Purchaser.

For Bayan Entertainment

Bhagyashree Dhal

SIGNATURE OF THE VENDOR

Swapnabhumi Realtors Limited


Director

Signature of Confirming Party



District Sub-Registrar-III
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MEMO OF CONSIDERATION

RECEIVED from the within purchaser the within mentioned sum of Rs. 32,06,019/- (Rupees Thirty Two Lack Six Thousand Nineteen) 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:-
R.S. 22,44,213/- Received by Vendor, of Rs. 9.61,806 Received by Confirming Party,
Rs. 32,06,019/- (Rupees Thirty Two Lack Six Thousand Nineteen) only.

WITNESSES:

1. Sambit Das.
32-S, Block-B,
New Alipore,
Kolkata-700083.
2. Anitesh Das
North Station Road
Baganpara, Kul-109

For Boyen Bhargava

Bhagya Shor Dhal

Director

SIGNATURE OF VENDOR

Drafted By:

Anisali Sani
of Shal Pakur

A.D. S.R. Bishnupur
are no. 210, P-31
Printed By,

Surajit Samanta

Swapnabhumi Realtors Limited


Director

Signature of Confirming Party.



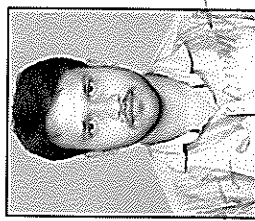
District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

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

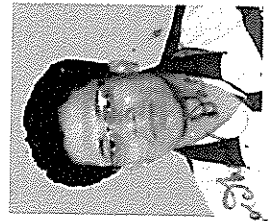
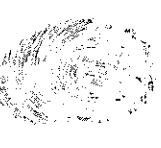
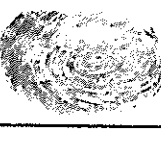
Name

Signature

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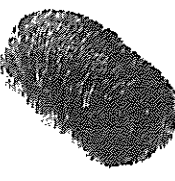
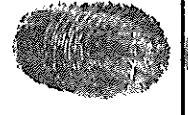
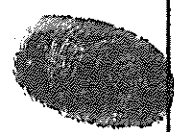
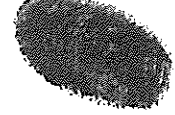
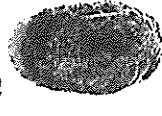
Name PANCHMAHAL CONCLAVE PVT. LTD.

Signature *Sunjit Samanta*
Director.

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

Name

Signature *Bhagyashree Dhar*

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

Name *AMIT BANERJEE*
Swapnabhumi Realtors Limited

Signature *[Signature]*
Director



District Sub-Registrar-III
Alipore, Sonitpur District, Assam

14 JAN 2015