

1-00489/15



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**

00002

236 13/01/15 50004

নাম..... Panchmahal Conclave Pvt. Ltd.

ঠিকানা..... Jain Linn, 3rd floor, T2, Block-A.P.

উদ্ভাৱক: শ্রী সত্যেন্দ্রনাথ সরকার

বিক্রয় এ.ডি.এস.আর.অফিস

Sector-V, Salt Lake City, Kolkata.

জেনা-নং ২৪ পরিশোধ

PANCHMAHAL CONCLAVE PVT. LTD.

- Sanjay Samanta

Director.

NET-131

PANCHMAHAL CONCLAVE PVT. LTD.

- Sanjay Samanta

Director.

NET-132

Swarnabhumi Realtors Limited

AMIT BANERJEE

Director

NET-134

- Bhola Nath Gayen



District Sub-Registrar-III
Alipore, South 24 Parganas

14 JAN 2015

Sambit Basu.

S/O. Sabyasachi Basu.

32-B, Block-B,

New Alipore, Kolkata-700053.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8513 to 8536
being No 00489 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 - 00489 of 2015
(Serial No. 00303 of 2015 and Query No. 1603L000000619 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. 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
2. 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.

Executed by Attorney

Execution by

1. Bholanath Gayen, son of Harendra Nath Gayen , Village:Krolberia, Thana:-Kolkata Leather Camp, P.O. :-Beonta, District:-South 24-Parganas, WEST BENGAL, India By Caste Hindu By Profession: Business,as the constituted attorney of Ayep Ali Midde is admitted by him.
 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.-41,86,074/-

Certified that the required stamp duty of this document is Rs.- 251176 /- and the Stamp duty paid as: Impresive Rs.- 5000/-



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 - 00489 of 2015
(Serial No. 00303 of 2015 and Query No. 1603L000000619 of 2015)

(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, 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. 13798.00/-, on 21/01/2015

Amount by Draft

Rs. 46092/- is paid , by the draft number 331884, Draft Date 13/01/2015, Bank Name State Bank of India, AMTALA, received on 21/01/2015

(Under Article : A(1) = 46046/- B = 13805/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/01/2015)

Deficit stamp duty

Deficit stamp duty Rs. 246185/- is paid , by the draft number 331889, 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



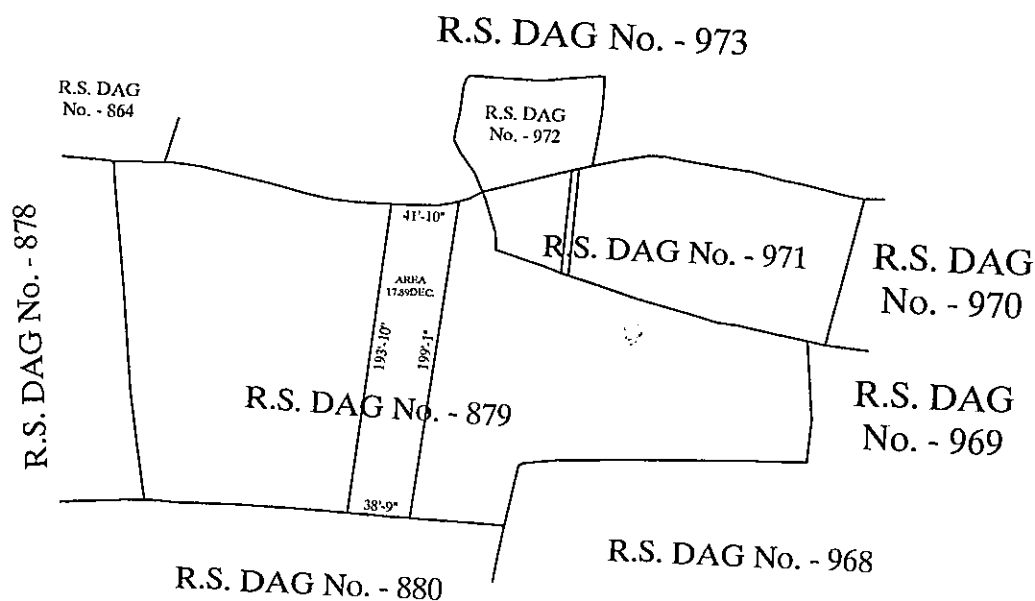
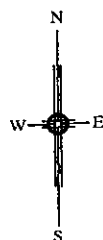
(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas

(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

A SITE PLAN FOR PART OF R.S DAG No. 879 & 971. R.S KHATIAN No.- 244 & 245, AT MOUZA HATISALAH. J.L No. - 9. UNDER BEONTA No.II GRAM PANCHAYET. P.S - K.L.C. (FORMERLY BHANGORE). DIST 24 PARGANAS (SOUTH). SCHEDULE LAND - 18.58 DECIMAL. WHICH IS MARKED BY RED BORDER.

NOT TO SCALE



REFERENCE.....

R.S KHATIAN No.	R.S. DAG No.	SCHEDULE AREA
245	879 (P)	17.89 DEC.
244	971 (P)	00.69 DEC.
TOTAL SEDULE AREA		18.58 DEC.

Swapnabhumi Realtors Limited

[Signature]
Director

Bhola Nath Gayen
SIGNATURE OF VEDOR.

DRAWN BY:-

[Signature] 14/01/2015
Md.Ketab Ali

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



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AYEP ALI MIDDE, son of Late Chholeman Midde, by faith - Muslim, by occupation - Cultivation, resident at Vill. + P. O. – Hatishala, P.S. - K. L. C., Dist. - 24 Parganas (S), by Nationality - Indian, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, administrators, legal representatives, and assigns) of the **FIRST PART**. The vendor hereto is being represented by his lawful Constituted Attorney, **BHOLANATH GAYEN [Pan No. ARJPG5736F]** S/o – Harendra Nath Gayen, residing at Vill. – Krolberia, P.O. - Beonta, P.S. – K. L. C., Dist. - 24 Parganas(S) by faith - Hindu, by Nationality - Indian, by occupation - Business, in terms of Registered Deed of General Power of Attorney dated 11.03.2014 and the said Power was duly registered in the office of the District Sub Registrar - III at Alipore, South 24 Parganas, recorded in Book No. – IV, CD Volume No. – 1, Pages 1989 to 2005, Being No. – 00188 for the year 2014.

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



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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, 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 **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 at all material times and for intents and purposes one Ser Ali Molla and Sakaoat Molla were the sole and absolute owner of the Property by virtue of R. S. Record of Right ALL THAT land comprised in C. S. Dag No. – 828, corresponding to R. S. Dag No. – 879, appertaining to R. S. Khatian No. - 245, in Mouza – Hatishala, J. L. No. - 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).



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AND WHEREAS said Ser Ali Molla and Sakaoat Molla, in extreme urgency of money during their life time sold and transfer the property on 13.06.1966 in favour of Abdul Latif Gharami, by a registered Deed of Sale vide Deed No. - 10681 for the year 1966 as the said Deed as duly registered in the office of sub-registrar at Bhangore with valuable consideration mentioned therein in respect of C. S. Dag No. – 828 corresponding to R. S. Dag No. – 879, R. S. Khatian No. – 245, Mouza – Hatishala, J. L. No. – 09, land measuring more or less 41 decimals out of 253 decimals of Sali land, under P. S. – K. L. C. (Bhangore), Dist. – 24 Parganas (S).

AND WHEREAS another Deed of Sale said Abdul Latif Gharami, in extreme urgency of money during his life time sold and transfer the property on 10.04.1968 in favour of Chholeman Midde, by a registered Deed of Sale vide Deed No. - 5483 for the year 1968 as the said Deed as duly registered in the office of sub-registrar at Bhangore with valuable consideration mentioned therein in respect of C. S. Dag No. – 828 corresponding to R. S. Dag No. – 879, R. S. Khatian No. – 245, Mouza – Hatishala, J. L. No. – 09, land measuring more or less 41 decimals out of 253 decimals of Sali land, under P. S. – K. L. C. (Bhangore), Dist. – 24 Parganas (S).

AND WHEREAS said Chholeman Midde, in extreme urgency of money during his life time sold and transfer the property on 04.06.1977 in favour of Ayep Ali Midde, by a registered Deed of Sale vide Deed No. - 8535 for the year 1977 as the said Deed as duly registered in the office of sub-registrar at Bhangore with



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valuable consideration mentioned therein in respect of C. S. Dag No. – 828 corresponding to R. S. Dag No. – 879, R. S. Khatian No. – 245, Mouza – Hatishala, J. L. No. – 09, land measuring more or less 20.50 decimals out of 41 decimals out of 253 decimals of Sali land, under P. S. – K. L. C. (Bhangore), Dist. – 24 Parganas (S).

AND WHEREAS at all material times and for intents and purposes one Madar Baks Molla and Kasem Ali Molla were the sole and absolute owner of the Property by virtue of R. S. Record of Right ALL THAT land comprised in R. S. Dag No. – 879, appertaining to R. S. Khatian No. - 245, in Mouza – Hatishala, J. L. No. - 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Kasem Ali Molla died intestate leaving behind him surviving his three sons four daughters and two wives namely Anchar Ali Molla, Ajgar Ali Molla, Jahangir Molla, Sanjura Bibi, Hajira Bibi, Serina Bibi, Arjina Bibi, Aleya Bibi and Hachina Bibi, as his legal heirs and successors and legal representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased father/husband.

AND WHEREAS said Madar Baks Molla, Anchar Ali Molla, Ajgar Ali Molla, Jahangir Molla, Sanjura Bibi, Hajira Bibi, Serina Bibi, Arjina Bibi, Aleya Bibi and Hachina Bibi, in extreme urgency of money during their life time sold and transfer the property on 17.11.1993 in favour of Ayep Ali Midde and his brother,



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by a registered Deed of Sale vide Deed No. - 6990 for the year 1993 as the said Deed as duly registered in the office of sub-registrar at Bhangore with valuable consideration mentioned therein in respect of R. S. Dag No. - 879, R. S. Khatian No. - 245, Mouza - Hatishala, J. L. No. - 09, land measuring more or less 2.50 decimals out of 145 decimals, under P. S. - K. L. C. (Bhangore), Dist. - 24 Parganas (S).

AND WHEREAS at all material times and for intents and purposes one Pashan Midde was the sole and absolute owner of the Property by virtue of R. S. Record of Right ALL THAT land comprised in C. S. Dag No. - 925, corresponding to R. S. Dag No. - 971, appertaining to C. S. Khatian No. - 561 corresponding to R. S. Khatian No. - 244, in Mouza - Hatishala, J. L. No. - 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Pashan Midde died intestate leaving behind him surviving his three sons and wife namely Bhoda @ Khatibar Midde, Saiad Midde, Hayat Midde and Morijan Bibi, as his legal heirs and successors and legal representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased father/husband.

AND WHEREAS said Bhoda @ Khatibar Midde, in extreme urgency of money during her life time sold and transfer the property on 30.04.1965 in favour of Chholeman Midde, by a registered Deed of Sale vide Deed No. - 4729 for the



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year 1965 as the said Deed as duly registered in the office of sub-registrar at Bhangore with valuable consideration mentioned therein in respect of C. S. Dag No. 925, corresponding to R. S. Dag No. – 971, appertaining to C. S. Khatian No. – 561, R. S. Khatian No. – 244, Mouza – Hatishala, J. L. No. – 09, land measuring more or less 02 decimals out of 38 decimals of Sali land, under P. S. – K. L. C. (Bhangore), Dist. – 24 Parganas (S).

AND WHEREAS said Chholeman Midde died intestate leaving behind him surviving his three sons one daughter and wife namely Sukur Ali Midde, Layep Ali Midde, Ayep Ali Midde, Madarijan Bibi and Saharjan Bibi as his legal heirs and successors and legal representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased father/husband. Thereafter said Saharjan Bibi died intestate leaving behind her two sons namely Layep Ali Midde and Ayep Ali Midde, as her legal heirs and successors and legal representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased mother.

AND WHEREAS by virtue of aforesaid Deed of Sale and Normal inheritance and Mohammedan Law said **AYEP ALI MIDDE** acquire and became the absolute and lawful owner in respect of said plot of land and consisting a total land area of $17.89+0.69 = 18.58$ decimals of Sali land more or less comprised in C. S. Dag No. – 828 and 925, corresponding to R. S. Dag No. – 879 and 971, appertaining to C. S. Khatian No. – 561, corresponding to R. S. Khatian No. – 245



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and 244, at Mouza - Hatishala, J. L. No. - 09, under police station Bhangore now K. L. C. 24 Parganas(S).

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 18.58 decimals of Sali land more or less comprised in C. S. Dag No. – 828 and 925, corresponding to R. S. Dag No. – 879 and 971, appertaining to C. S. Khatian No. – 561, corresponding to R. S. Khatian No. – 245 and 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. 41,86,074/- (Rupees Forty One Lack Eighty Six Thousand Seventy Four) only **AND WHEREAS** the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land



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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. 41,86,074/- (Rupees Forty One Lack Eighty Six Thousand Seventy Four) 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 from his lawful Attorney 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 **18.58 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, 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



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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 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




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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 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.



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- 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.
- 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



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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 **18.58 Sataks/decimals** of Sali land, comprised in C. S. Dag No. – **828 and 925**, corresponding to R. S. Dag No. – **879 and 971**, appertaining to C. S. Khatian No. – **561**, corresponding to R. S. Khatian No. –**245 and 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.

C. S. Dag No.	R. S. Dag No.	C. S. Kh. No.	R. S. Kh. No.	Total land	Saleable land	Nature of land
828	879		245	145 Dec	17.89 Dec	Sali
925	971	561	244	38 Dec	0.69 Dec	Sali

Total land 18.58 decimals

The said plot No. 879 of land is butted and bounded in the manner following;



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ON THE NORTH : R.S. Dag No- 973.

ON THE SOUTH : R.S. Dag No- 880.

ON THE EAST : R.S. Dag No - 879 (P).

ON THE WEST : R.S. Dag No - 879 (P).

The said plot No. 971 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- 971 (P).

The sold property is not beside the Metal Road.

PANCHMAHAL CONCLAVE PVT. LTD.

Sirigjit Samanta

Director.



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IN WITNESSES WHEREOF the attorney of 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 Basu.
32-S, Block-B,
New Alipore,
Kolkata-700053.

2. Anirish Das
North Station Road
Bijanpara, Kul-104

PANCHMAHAL CONCLAVE PVT. LTD.

Surajit Samanta

Director.

Signature of Purchaser.

Bhola Nath Gayen

SIGNATURE OF THE VENDOR
As the lawful constituted attorney of AYEP ALI MIDDE

Swapnabhumi Realtors Limited


Director

Signature of Confirming Party.



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MEMO OF CONSIDERATION

RECEIVED from the within purchaser the within mentioned sum of Rs. 41,86,074/- (Rupees Forty One Lack Eighty Six Thousand Seventy Four) 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. 29,20,251/- Received by Vendor.

Rs. 12,55,823/- Received by Confirming Party.

Rs. 41,86,074/- (Rupees Forty One Lack Eighty Six Thousand Seventy Four) only.

WITNESSES:

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

2. Anirish Das
North Station Road,
Banyanpara, Kul- 109

Bhola Nath Gayen

SIGNATURE OF THE VENDOR
As the lawful constituted attorney of **AYEP ALI MIDDE**

Swapnabhumi Realtors Limited

Drafted & Prepared By:

Amir Ali Saeed
Jonal Beker
D.D.S.A. Bisht
112 No. B.M.R-31

Printed by.
Surajit Samanta

Signature of Confirming Party

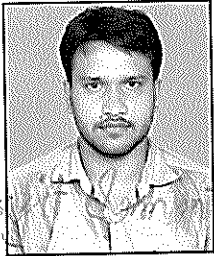


District Sub-Registrar-III
Alipore, South 24 Parganas
14 JAN 2015

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

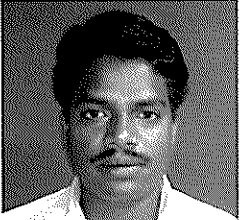
Name

Signature

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

Name PANCHMAHAL CONCLAVE PVT. LTD.

Signature *Singit Samanta*
Director.

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

Name *BHOLA NATH GAYEN*

Signature *Bhola nath Gayen*

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

Name Swapnabhumi Realtors Limited

Signature *[Signature]*
Director



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