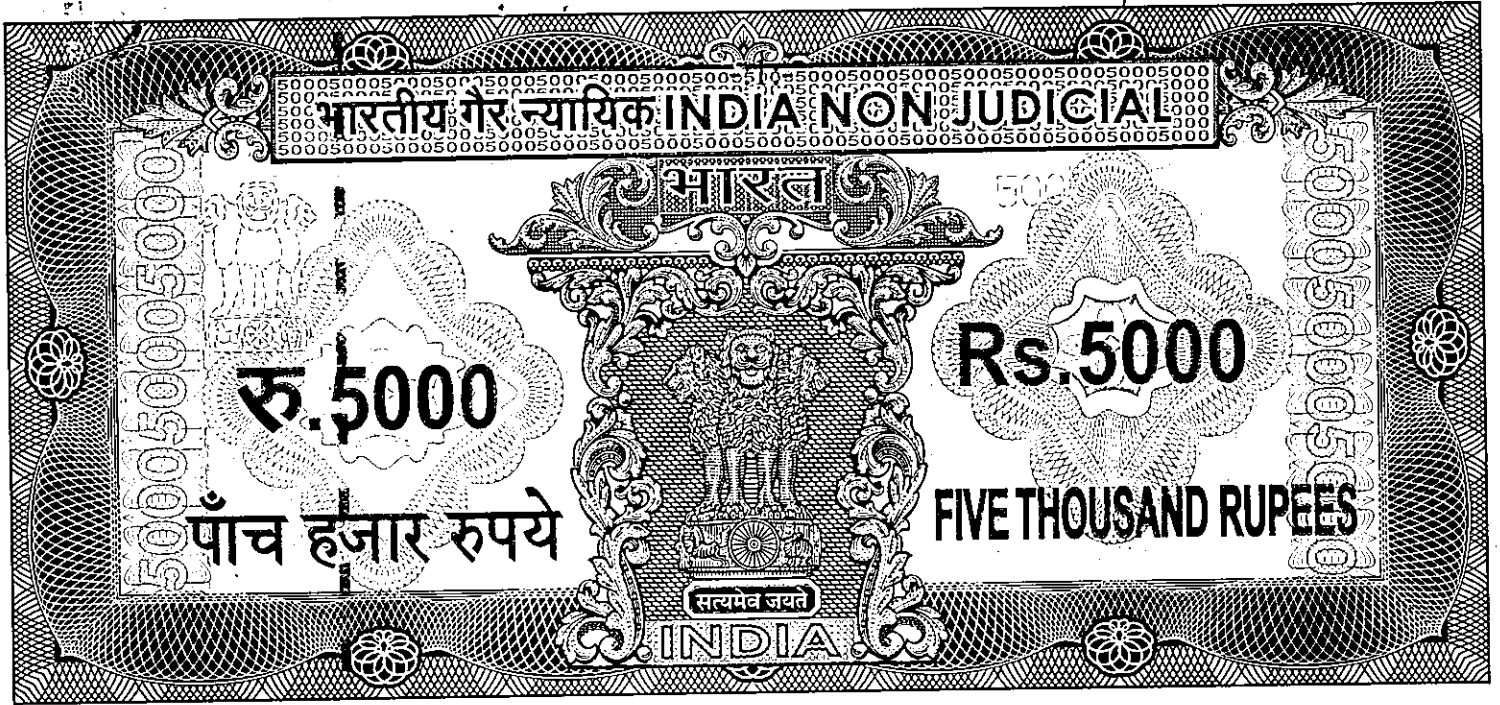


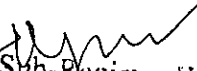


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 823342

B 823342

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.


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

THIS DEED OF CONVEYANCE MADE this the 26th day of May 2015

(Two Thousand and Fifteen) BETWEEN

0008



370 16/04/15 5000

নং তারিখ বিষয়
Panchmahal conclave Pub. Ltd

ঠিকানা Fair Lane 3rd. floor, 12, Bloem AP S

ডেভার : শ্রী সত্যেন্দ্রনাথ সরদার

বিক্রপুর্ এ.ডি.এস.আর.অফিস

জেলা-দঃ ২৪ পরগণা

Salt Lake city, K

বাকী ফানি দেও

বাকী ফানি দেও

VCT/

2075

বাকী ফানি দেও

বাকী ফানি দেও



VCT/

2076

Bhola Nath Gayen

District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

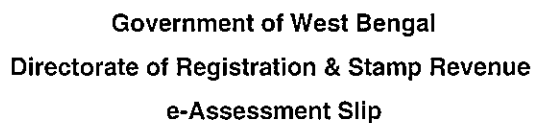
Arjit Deb Nath

Sp. Ashok Deb Nath

Subhaspally

Po. Burupur, P.S. Hirapur,

Dist. Burdwan, Pin. 713325.



ਬਾਈ ਬਾਨੇ ਘੋਰ
ਦੀ ਆਇਨ ਘੋਰ

Bhola Nath Goyen



District Sub-Registrar-III
Alipore, South 24 Parganas
02 JUN 2015

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Surajit Samanta, Director Son of Late Madan Mohan Samanta Borhanpur, P.O:- Sukdebpur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CMXPS3210B,		Panchmahal Conclave Pvt. Ltd.

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Avijit Debnath Son of Ashok Debnath Subhaspally, P.O:- Burnpur, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Radharani Ghosh, Bholanath Gayen, Shri Surajit Samanta

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 973 , RS Khatian No:- 241	DLRS Server does not return any information about RS Plo
L2	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 972 , RS Khatian No:- 242	DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.

Query No:-16030000204020/2015, 01/06/2015 11:59:48 AM SOUTH 24-PARGANAS (D.S.R. - III)

Bhola Nath Gayen

*স্বাক্ষরিত
২৫ জুন ২০১৫*



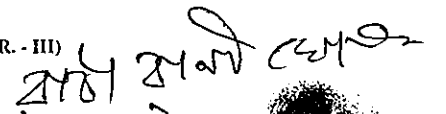


District Sub-Registrar-III
Alipore, South 24 Parganas
02 JUN 2015

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 973, RS Khatian No:- 241	22.37 Decima I	27,00,000/-	50,39,961/-	Proposed Use: Industrial, ROR: Shali
L2	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 972, RS Khatian No:- 242	1.5 Decima I	1,80,000/-	3,37,950/-	Proposed Use: Industrial, ROR: Shali

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Radharani Ghosh Wife of Aswini Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied,
Bholanath Gayen Son of Harendra Nath Gayen (director.- Swapnabhumi Realtors Ltd.), Krolberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Confirming Party	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARJPG5736F,

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Panchmahal Conclave Pvt. Ltd. Jain Link, Sector V, Salt Lake City, Block/Sector: GP, Flat No: 3rd Floor, P.O:- Nabadiganta, P.S:- District:-North 24-Parganas, West Bengal, India, PIN - 700091	Organization	Executed by: Representative,	PAN No. AAHCP8863G,

Bhola Nath Gayen





District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Md Shadman)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE D.S.R. - III
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Bhola Nath Gayen

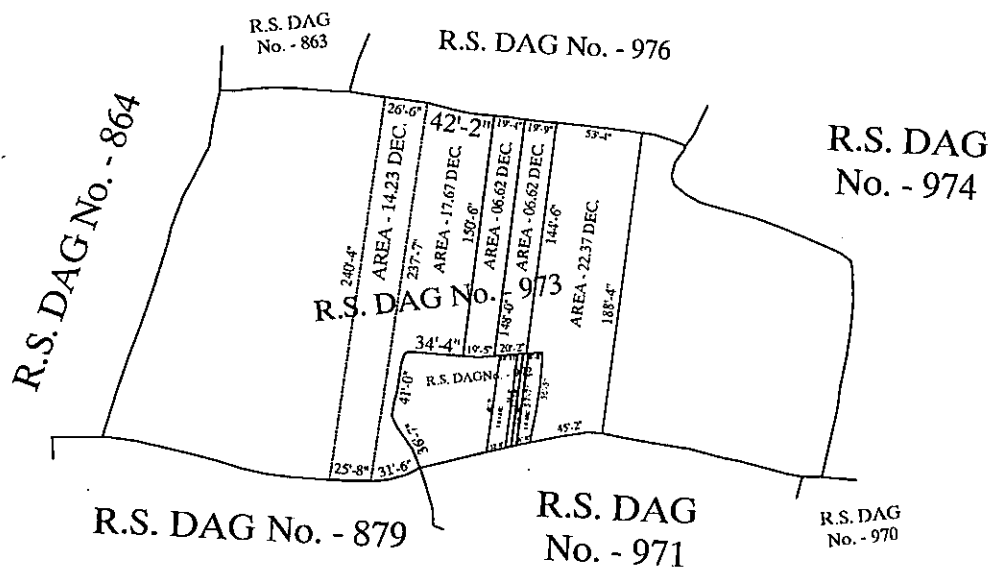
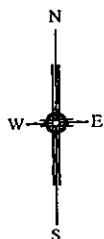
*বাহা অনি লেখা.
এ! অনি লেখা.*





District Sub-Registrar-III
Alipore, South 24 Parganas
02 JUN 2015

A SITE PLAN FOR PART OF R.S DAG No. - 972 & 973. R.S KHATIAN No.-
24I & 242, 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 - 23.87 DECIMAL. WHICH
IS MARKED BY RED BORDER. NOT TO SCALE



REFERENCE.....

R.S KHATIAN No.	R.S. DAG No.	SCHEDULE AREA
242	972 (P)	01.50 DEC.
241	973 (P)	22.37 DEC.
TOTAL SCHEDULE AREA		23.87 DEC.

Swapnabhumi Realtors Limited

Bhola Nath Gayen

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
Alipore, South 24 June 2015

RADHARANI GHOSH W/o – Aswini Ghosh, by occupation – Housewife, by faith – Hindu, residing at Vill. Jirangacha, P.O. Hatishala, P.S. Kashipore, Pin – 743502, Dist South 24 Parganas, 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 her respective heirs, successors, administrators, legal representatives, and assigns) of the **FIRST PART**.

AND

PANCHMAHAL CONCLAVE PVT. LTD. (PAN-AAHCP8863G) A Company registered under the Companies Act, 1956, vide certificate of incorporation No. – U70102WB2014PTC204194, having its registered office at Jain Link, 3rd Floor, Block GP, Sector -V, Salt Lake City, P.O. Nabadiganta, P.S. Electronics Complex Kolkata-700091, represented by its one of the Director **SRI SURAJIT SAMANTA** (PAN-CMXPS3210B) son of Late Madan Mohan Samanta residing at Vill. – Borhanpur, P.O. – Sukdebpur, P.S. – Bishnupur, District – 24 Parganas (S), PIN No. 743503, 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 **OTHER 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 **BHOLANATH GAYEN** [PAN NO. ARJPG 5736F] son of Harendra Nath Gayen residing at Village Krolberia, Post Office Beonta, P.S. K.L.C, Pin No. 743502, Dist South 24 PGS., hereinafter called and referred to as the **CONFIRMING PARTY**



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

(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 Uttam Chandra Ghosh was the sole and absolute owner in respect of ALL THAT land comprised in R. S. Dag No. – 973 and 972, R. S. Khatian No. – 241 and 242, in Mouza - Hatishala, J. L. No. – 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.), District - South 24 Parganas.

AND WHEREAS it is found from the RECORD of RIGHT (R.S) in R.S Dag No. 972 that the schedule mention property has an exchange property in the form of “AWAJ’ in place of R.S Dag No. 989 land measuring more or less 11 decimals in the same same Mouza and the vendor further declare that since the Awaj was made the predecessors of the Vendor land and after her demise the present Vendor are in still occupation and possession holder of the schedule mention property without any disturbances till today.

AND WHEREAS said Uttam Chandra Ghosh while being sized and possessed of the property died intestate leaving behind his Seven sons and two daughters namely Bipin Behari Ghosh, Satish Chandra Ghosh, Jotish Chandra Ghosh, Nagendra Nath Ghosh, Rajendra Kumar Ghosh @ Rajendra Nath Ghosh, Lalit Mohan Ghosh, Khitish Chandra Ghosh, Subodh Bala Ghosh and Radharani Ghosh (vendor herein), as they inherit the property as per Hindu Law and became lawful owner of the property. Thereafter said Satish Chandra Ghosh died intestate left behind his living six brother and two sisters namely Bipin Behari Ghosh, Jotish Chandra Ghosh, Nagendra Nath Ghosh, Rajendra Kumar Ghosh @ Rajendra Nath Ghosh, Lalit Mohan Ghosh, Khitish Chandra Ghosh, Subodh Bala Ghosh and Radharani Ghosh they inherit the share of their deceased brother as per Hindu Succession Act.



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

AND WHEREAS by virtue of Normal inheritance as per Hindu Law said **RADHARANI GHOSH** acquiring and became the absolute and lawful owner in respect of said plot of land and consisting a total land area of 23.87 decimals of Sali land more or less comprised in R. S. Dag No. – 973 and 972, R. S. Khatian No. – 241 and 242, in Mouza - Hatishala, J. L. No. – 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.), District - South 24 Parganas.

AND WHEREAS Vendor herein entered into an agreement with the confirming party to sale her aforesaid plot of land to any suitable party or nominee of the confirming party as early as possible. *Confirming Party not obtain any amount for confirming the sale.*

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 measuring an area 23.87 Decimals of Sali land comprised in R. S. Dag No. – 972 land measuring more or less 1.50 decimals out of 12 decimals of Sali land, and R. S. Dag No. – 973 land measuring more or less 22.37 decimals out of 179 decimals of Sali land, R. S. Khatian No. – 241 and 242, under 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. 28,80,000/- (Rupees Twenty Eight Lacks Eighty Thousand) 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. 28,80,000/- (Rupees Twenty Eight Lacks Eighty Thousand) 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



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

Vendor doth hereby admit and acknowledge as per Memo of consideration hereunder written and to have been received and of 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 undivided plot of land measuring an area **23.87 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 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



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

02 JUN 2015

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 are 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 have 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



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

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.
- VI. AND FURTHERMORE THAT the Vendor and all her successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, her 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.



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

VII. Covenants of Confirming Party: The Confirming Party covenants with the purchasers that the confirming party has nominated the purchasers to receive this Conveyance in favour of the purchasers, the Confirming Party has no financial claim of any nature whatsoever against the purchasers and the Confirming Party has not created any Third party interest of any nature whatsoever in the Said land. That the Confirming Party indemnifies the purchasers that any future claim by any third person in the said property shall be settled from the account of the Confirming Party and in this regard the Confirming Party shall keep the purchasers saved, harmless and indemnified against all such cost, charges and expenses what so ever.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of undivided plot of agricultural land (recorded as "Sali") measuring an area **23.87 Sataks/decimals** of Sali land, comprised in R. S. Dag No. – **973 & 972**, appertaining to R. S. Khatian No. – **241 and 242**, under 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 Deed of Sale.

R.S Dag No.	R.S Kh. No.	Total Area of Land	Saleable Area of Land	Nature of Land
973	241	179 Dec	22.37 Dec	Sali
972	242	12 Dec	1.50 Dec	Sali
Total Land		23.87 decimals		



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

The said plot No. 972 of land is butted and bounded in the manner following;

ON THE NORTH: Dag No - 973.

ON THE SOUTH: Dag No. 971.

ON THE EAST: Part of Dag No. 972.

ON THE WEST: Part of Dag No. 972

← This property is not beside the Road.

The said plot No. 973 of land is butted and bounded in the manner following;

ON THE NORTH: Dag No - 976.

ON THE SOUTH: Dag No - 971.

ON THE EAST: Part of Dag No. 973.

ON THE WEST: Part of Dag No - 973.

← This property is not beside the Road.



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

MEMO OF CONSIDERATION

RECEIVED from the within purchaser the within mentioned sum of Rs. 28,80,000/- (Rupees Twenty Eight Lacks Eighty Thousand) 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. 28,80,000/- (Rupees Twenty Eight Lacks Eighty Thousand) Only.

WITNESSES:

1. *Arjit Babu*
Subhaspally
po-Burnpur, ps-Hirapur,
Dist. Burdwan, Pin. 713325.

2. *Rakesh Ghosh*
vill- Jislanghcha
PS- Kasipur

ଅର୍ଜିତ ବାବୁ
ସବହାସପାଲି

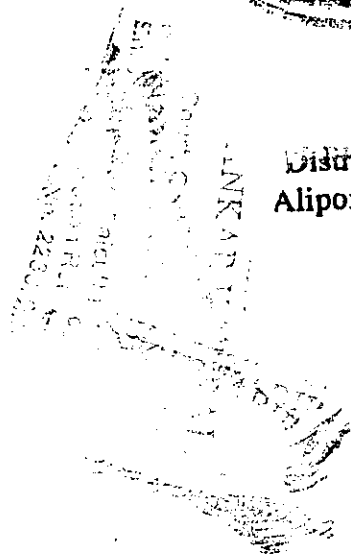


VENDOR



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015



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

SIGNED, SEALED & DELIVERED

BY THE VENDOR IN THE PRESENCE

OF WITNESSES:

1. *Arjit Babu*
Subhaspally
B- Burspur, B. Hirepur
Dist. Burdwan, Pin. 713251

2. *Rakesh Ghosh*

WILL - Jisrangcha

P.S - Kasipura

বীণা বসু
বীণা বসু



SIGNATURE OF THE VENDOR

Director

Swapnabhumi Realtors Limited

Bhola Nath Ganyen

Swapnabhumi Realtors Limited

Director

SIGNATURE OF THE CONFIRMING PARTY

Surajit Samanta

PURCHASER.

Drafted & Prepared By,

Som Sankar Kabira
SOM SANKAR KABIRA
Advocate,
High Court, Calcutta
Bar Association Room No. 13
Enrolment No. 2203/2304 of 2002

Typed By.

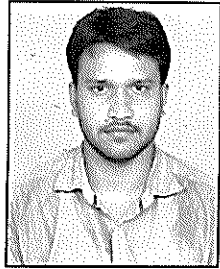
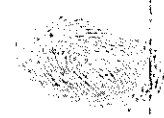
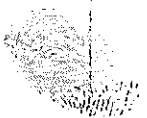


District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

স্বাক্ষরিত
০২ জুন ২০১৫
১৭, চিৎপুর রোড, আলিপুর
জিলা দক্ষিণ ২৪ পরগণা

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

PANCHMAHAL CONCLAVE PVT. LTD.

Name.....*Sinajit Samanta*
Signature.....*Sinajit Samanta* Director.

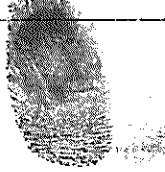
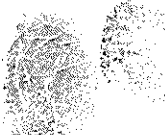
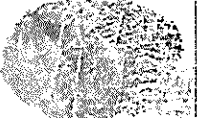
Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Swapnabhumi Realtors Limited

Name.....*Bhola Nath Goyen*
Signature.....*Bhola Nath Goyen* Director

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....*বাহী/বানী খোদা*
Signature.....*বাহী/বানী খোদা*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	Left hand					
	Right hand					

Name.....
Signature.....



District Sub-Registrar-III
Alipore, South 24 Parganas
02 JUN 2015

Seller, Buyer and Property Details

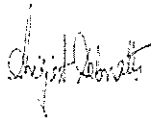
A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Radharani Ghosh Wife of Aswini Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 02/06/2015 Date of Admission : 02/06/2015 Place of Admission of Execution : Pvt. Residence
2	Bholanath Gayen Son of Harendra Nath Gayen (director.- Swapnabhumi Realtors Ltd.), Krolberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:- South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARJPG5736F, Status : Confirming Party Date of Execution : 02/06/2015 Date of Admission : 02/06/2015 Place of Admission of Execution : Pvt. Residence



Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Panchmahal Conclave Pvt. Ltd. Jain Link, Sector V, Salt Lake City, Block/Sector: GP, Flat No: 3rd Floor, P.O:- Nabadiganta, P.S:- District:- North 24-Parganas, West Bengal, India, PIN - 700091 PAN No. AAHCP8863G, Status : Organization Represented by representative as given below:-		
1(1)	Shri Surajit Samanta, Director Son of Late Madan Mohan Samanta Borhanpur, P.O:- Sukdebpur, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CMXPS3210B, Status : Representative Date of Execution : 02/06/2015 Date of Admission : 09/06/2015 Place of Admission of Execution : Office	 6/9/2015 3:08:41 PM hrs	 LTI 6/9/2015 3:08:49 PM hrs
		 6/9/2015 3:09:08 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Avijit Debnath Son of Ashok Debnath Subhaspally, P.O:- Burnpur, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Radharani Ghosh, Bholanath Gayen, Shri Surajit Samanta	 6/9/2015 3:09:35 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1-	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 973 , RS Khatian No:- 241	22.37 Dec	27,00,000/-	50,39,961/-	Proposed Use: Industrial, ROR: Shali
L2	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 972 , RS Khatian No:- 242	1.5 Dec	1,80,000/-	3,37,950/-	Proposed Use: Industrial, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Radharani Ghosh	Panchmahal Conclave Pvt. Ltd.	22.37	100
L2	Radharani Ghosh	Panchmahal Conclave Pvt. Ltd.	1.5	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Swarup Naskar
Address	Amtala,Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160304445 / 2015

Query No/Year	16030000204020/2015	Serial no/Year	1603004144 / 2015
Deed No/Year	I - 160304445 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Radharani Ghosh	Presented At	Private Residence
Date of Execution	02-06-2015	Date of Presentation	02-06-2015

Remarks

On 01/06/2015

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 53,77,911/-

(Md Shadman)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 02/06/2015

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

Presented for registration at 18:50 hrs on : 02/06/2015, at the Private residence by Radharani Ghosh , one of the Executants.

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

Execution is admitted on 02/06/2015 by

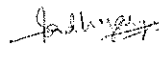
Radharani Ghosh, Wife of Aswini Ghosh, Jirangacha, P.O: Hatishala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By Profession House wife
Indetified by Avijit Debnath, Son of Ashok Debnath, Subhaspally, P.O: Burnpur, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, By caste Hindu, By Profession Business

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

Execution is admitted on 02/06/2015 by

Bholanath Gayen, Son of Harendra Nath Gayen, (director.- Swapnabhumi Realtors Ltd.), Krolberia, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By Profession Business
Indetified by Avijit Debnath, Son of Ashok Debnath, Subhaspally, P.O: Burnpur, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, By caste Hindu, By Profession Business

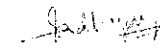



(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03/07/2015

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, 5 of Indian Stamp Act 1899.


(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 09/06/2015

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

Execution is admitted on 09/06/2015 by

Shri Surajit Samanta, Director, Panchmahal Conclave Pvt. Ltd. , Jain Link, Sector V, Salt Lake City, Sector: GP, Flat No: 3rd Floor, P.O: Nabadiganta, North 24-Parganas, WEST BENGAL, India, PIN - 700091
Indetified by Avijit Debnath, Son of Ashok Debnath, Subhaspally, P.O: Burnpur, Thana: Hirapur, , Burdwan, WEST BENGAL, India, PIN - 713325, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 59,193/- (A(1) = Rs 59,147/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 59,193/-

Description of Draft

1. Rs 59,193/- is paid, by the Draft(other) No: 332546000404, Date: 26/05/2015, Bank: STATE BANK OF INDIA (SBI), AMTALA.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,22,695/- and Stamp Duty paid by Draft Rs 3,17,695/-, by Stamp Rs 5,000/-

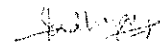
Description of Stamp



1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 370, Purchased on 16/04/2015, Vendor named Satyandra Nath Sardar.

Description of Draft

1. Rs 3,17,695/- is paid, by the Draft(other) No: 332547000404, Date: 26/05/2015, Bank: STATE BANK OF INDIA (SBI), AMTALA.



(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2015, Page from 23486 to 23515
being No 160304445 for the year 2015.



Digitally signed by RAJANDRA PRASAD
UPADHYAY
Date: 2015.07.06 18:34:57 -07:00
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 06/07/2015 6:34:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

