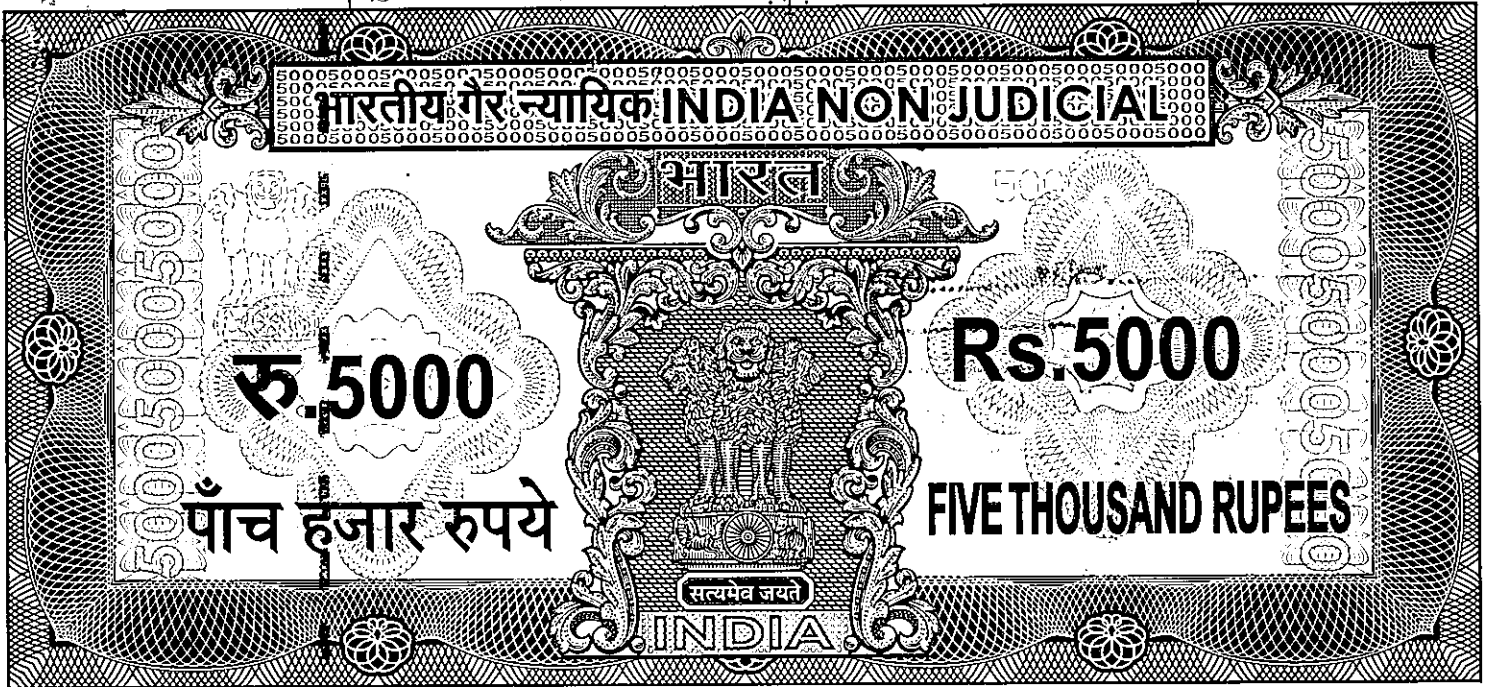


5140/16

1-04446/15



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

B 467734

B 467734

0-2033/15
15920
20/9/16

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

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

THIS INDENTURE OF CONVEYANCE made on this 1st day of June of Two Thousand Fifteen (2015) BETWEEN

0005

237 13/01/15 50001

নাম Panchmahal conclave Pvt. Ltd.

ঠিকানা Salt Lake, 3rd. floor, F2, Block. A.P.

ভেজার নং ১৮১ সাজেশন নং ১৮১

বিস্তারিত এডিটরস অফিস

ফোন নং: ২৪ পূর্ববঙ্গ

Sector - V, Salt Lake city - Kol-91.



Bhola Nath Gayen

As a Constituted attorney of
Ayep ali Hidde.

VCT-2048

Bhola Nath Gayen

As a Constituted attorney of
Ayep ali Hidde.

Swapnabhumi Realtors Limited

Bhola Nath Gayen
Director



District Sub-Registrar-III
Alipore, South 24 Parganas

01 JUN 2015

Arjit Deb Nath
for Ashok Deb Nath
Subhaspally, P.O. Bompri
P.S. Hirapri, Dist. Bardwan
P.O. 713325.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	16030000203958/2015	Query Date	26/05/2015
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Swarup Naskar		
Address	Amtala, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 8336957521		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 9,00,000/-	Total Market Value:	Rs. 14,50,932/-
Stampduty Payable	Rs. 72,567/-	Stampduty Article:-	23, 5
Registration Fee Payable	Rs. 15,996/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed	27/05/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

Bhola Nath Gayen



District Sub-Registrar-III
Alipore, South 24 Parganas

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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:- 879, RS Khatian No:- 0	4.07 Decima I	6,20,000/-	9,16,971/-	Proposed Use: Bastu, ROR: Shali
L2	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 971, RS Khatian No:- 244	2.37 Decima I	2,80,000/-	5,33,961/-	Proposed Use: Bastu, ROR: Shali

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Ayep Ali Midde Son of Late Chholeman Midde Hatishala, P.O:- Hatishala, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Individual	Executed by: Attorney,	Sex: Male, By Caste: Muslim, Occupation: Cultivation, 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,

Attorney Details			
Attorney Name & Address	Other Details	Execution And Admission Details	Attorney of
Bholanath Gayen Son of Harendranath Gayen 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,		Ayep Ali Midde

Bhola Nath Gayen



District Sub-Registrar-III
Alipore, South 24 Parganas

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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,

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,	Bholanath Gayen, 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:- 879 , RS Khatian No:- 0	DLRS Server does not return any information about RS Plo



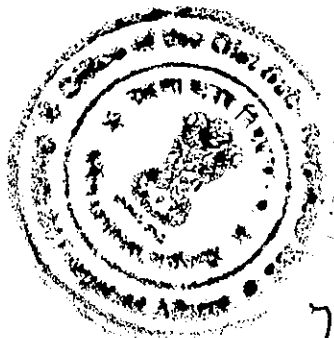
District Sub-Registrar-III
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Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L2	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 971, RS Khatian No:- 244	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.
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



District Sub-Registrar-III
Alipore, South 24 Parganas

01 JUN 2015



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16030000203958/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Bholanath Gayen (director.- Swapnabhumi Realtors Ltd.), Krolberia., P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN - 743502	Seller			
2	Bholanath Gayen Krolberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Attorney of Seller [Ayep Ali Midde]			
3	Shri Surajit Samanta Borhanpur, P.O:- Sukdebpur, P.S:- Bishnupur, District:- South 24-Parganas, West Bengal, India, PIN - 743503	Represent ative of Buyer [Panchma hal Conclave Pvt. Ltd]			

Bhola Nath Gayen



District Sub-Registrar-III
Alipore, South 24 Parganas

01 JUN 2015



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1603000871/2015	Date of Application	01/06/2015
Query No / Year	16030000203958/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Swarup Naskar		
Stampduty Payable	Rs.72,567/-		
Registration Fees Payable	Rs.15,996/-		
Applicant Name of the Visit Commission	Mr Pulak Kr Das		
Applicant Address	alipore police court kol- 700027		
Place of Commission	(director.- Swapnabhumi Realtors Ltd.), Krolberia., P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502		
Expected Date and Time of Commission	01/06/2015 7:15 PM		
Fee Details	J1: 250/-, J2: 200/-, PTA-J(2): 0/-, Total Fees Paid: 450/-		
Remarks			

Bhola Nath Gayen



District Sub-Registrar-III
Alipore, South 24 Parganas

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SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Avijit Debnath Son of Ashok Debnath Subhaspally, P.O:- Burnpur, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325	Bholanath Gayen, Bholanath Gayen, Shri Surajit Samanta	

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

Bhola Nath Gayen



District Sub-Registrar-III
Alipore, South 24 Parganas
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Bhola Nath Gaxen
SIGNATURE OF VEDOR.



District Sub-Registrar-II
Alipore, South 24 Parganas

01 JUN 2015

AYEP ALI MIDDE, son of Late Chholeman Midde, by faith - Muslim, by occupation - Cultivation, residing at Vill. + P. O. – Hatishala, P.S. - K. L. C., Pin No. 743502, 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 **ONE PART**. The vendor hereto is being represented by his lawful Attorney, **BHOLANATH GAYEN** [PAN NO. ARJPG 5736F] S/o – Harendra Nath Gayen, residing at Vill. – Krolberia, P.O. - Beonta, P.S. – K. L. C., Pin- 743502, Dist. - 24 Parganas (S) by faith - Hindu, by Nationality - Indian, by occupation - Business, in terms of Registered Deed of General Power of Attorney dated 22-05-2015 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, Being No. – 101, for the year 2015.

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**.



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SWAPNABHUMI REALTORS LTD., [Pan No. AAOSC 4471J] 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** (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).

AND WHEREAS said Ser Ali Molla and Sakaoat Molla, during their lifetime sold and transferred 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, during his lifetime sold and transferred the property on 10.04.1968 in favour of Chholeman Midde, by a registered Deed of Sale vide Deed No. - 5483 for the



District Sub-Registrar-III
Alipore, South 24 Parganas

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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, during his lifetime sold and transferred 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 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 Chholeman 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, land measuring more or less 7.60 decimals out of 38 decimals of Sali land, appertaining 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 Chholeman Midde died intestate leaving behind his three sons one daughter and wife namely Sukur Ali Midde, Layep Ali Midde, Ayep Ali Midde (veondr herein), 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



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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 $4.07+2.37 = 6.44$ 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 R. S. Khatian No. –245 and 244, at Mouza - Hatishala, J. L. No. - 09, under police station Bhangore now K. L. C. 24 Parganas(S).

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 6.44 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 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. 9,00,000/- (Rupees Nine Lacks) 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. 9,00,000/- (Rupees Nine Lacks) 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



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Alipore, South 24 Parganas

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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 **6.44 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 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



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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 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



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Alipore, South 24 Parganas

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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 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.



District Sub-Registrar-III
Alipore, South 24 Parganas

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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 **6.44 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 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.	R. S. Kh. No.	Total land	Saleable land	Nature of land
828	879	245	145 Dec	4.07 Dec	Sali
925	971	244	38 Dec	2.37 Dec	Sali

Total land

6.44 decimals

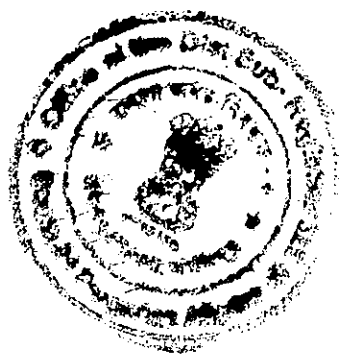
The said plot No. 879 of land is butted and bounded in the manner following;

ON THE NORTH : Dag No. 971.

ON THE SOUTH : Dag No. 880.

ON THE EAST : Part of Dag No. 879.

ON THE WEST : Part of Dag No. 879.



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The said plot No. 971 of land is butted and bounded in the manner following;

ON THE NORTH : Dag No. 973.

ON THE SOUTH : Dag No. 879.

ON THE EAST : Part of Dag No. 971.

ON THE WEST : Part of Dag No. 971.

MEMO OF CONSIDERATION

RECEIVED from the within purchaser the within mentioned sum of Rs. 9,00,000/- (Rupees Nine Lacks) 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. 9,00,000/- (Rupees Nine Lacks) only.

WITNESSES:

1. *Arjit Deb Nath*
Subhaspally
P.O. - Bumpur, P.S. - Hirapur
Dist. Burdwan, PIN-713325.
2. *Sambit Barua*
13/N, Block-A,
New Alipore,
KOL-53.

Bhola Nath Gayen

VENDOR

As the lawful owner of **AYEP ALI MIDDE**



District Sub-Registrar-III
Alipore, South 24 Parganas

01 JUN 2015

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. *Arjit Deb Nath*
s/o. Ashok Deb Nath
Subhaspally
PO - Burdwan, B.S. Nagar,
Dist. Burdwan Pin. 713325.

2. *Sambit Bose*
13/N, Block-A,
NCCO Alipore,
Kol-53.

Bhola Nath Gayen

SIGNATURE OF THE VENDOR

As the lawful owner of AYEP ALI MIDDE

Drafted By:

Som Sankar Kabiraj
SOM SANKAR KABIRAJ
Advocate,
High Court, Calcutta
Bar Association Room No. 13
Enrolment No. 2230/2004 of 2002

Typed By,

Bhola Nath Gayen
Swapanbhai Realtors Limited

Director

Surajit Samanta

PURCHASER.



District Sub-Registrar-III
Alipore, South 24 Parganas

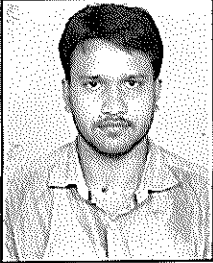
01 JUN 2015

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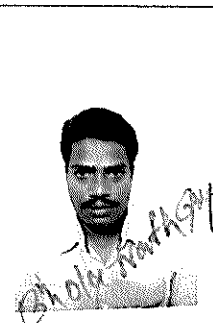
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সদর দপ্তর

সদর দপ্তর

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	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.....
Signature.. *Bhola nath Gayen*

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

Name.....
Signature.. *Bhola nath Gayen*

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left hand					
	Right hand					

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



7
District Sub-Registrar-III
Alipore, South 24 Parganas

01 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:- 879 , RS Khatian No:- 0	4.07 Dec	6,20,000/-	9,16,971/-	Proposed Use: Bastu, ROR: Shali
L2	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 971 , RS Khatian No:- 244	2.37 Dec	2,80,000/-	5,33,961/-	Proposed Use: Bastu, 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	Ayep Ali Midde	Panchmahal Conclave Pvt. Ltd	4.07	100
L2	Ayep Ali Midde	Panchmahal Conclave Pvt. Ltd	2.37	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

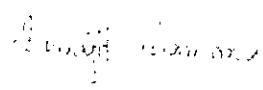


Seller, Buyer and Property Details

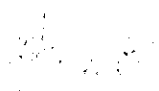
A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Ayep Ali Midde Son of Late Chholeman Midde Hatishala, P.O:- Hatishala, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status : Self Represented by his constituted attorney as given below:-
1(1)	Bholanath Gayen Son of Harendranath Gayen 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 : Attorney Date of Execution : 01/06/2015 Date of Admission : 01/06/2015 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 : 01/06/2015 Date of Admission : 01/06/2015 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 : 01/06/2015 Date of Admission : 09/06/2015 Place of Admission of Execution : Office	 6/9/2015 3:03:36 PM hrs	 LTI 6/9/2015 3:03:44 PM hrs
		 6/9/2015 3:04:05 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,	Bholanath Gayen, Bholanath Gayen, Shri Surajit Samanta	 6/9/2015 3:04:27 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



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

Endorsement For Deed Number : I - 160304446 / 2015

Query No/Year	16030000203958/2015	Serial no/Year	1603004146 / 2015
Deed No/Year	I - 160304446 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Bholanath Gayen	Presented At	Private Residence
Date of Execution	01-06-2015	Date of Presentation	01-06-2015

Remarks

On 01/06/2015

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

Presented for registration at 19:10 hrs on : 01/06/2015, at the Private residence by Bholanath Gayen ,.

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 14,50,932/-

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

Execution is admitted on 01/06/2015 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

Executed by Attorney

Execution by

Bholanath Gayen, Krolberia, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502

as the constituted attorney of

1. Ayep Ali Midde, Hatishala, P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502

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

is admitted by him

(Md Shadman)

ADDITIONAL 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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,996/- (A(1) = Rs 15,950/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-

(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 15,996/- (A(1) = Rs 15,950/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 15,996/-

Description of Draft

1. Rs 15,996/- is paid, by the Draft(other) No: 332548000404, 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. 72,567/- and Stamp Duty paid by Draft Rs 67,567/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 237, Purchased on 13/01/2015, Vendor named Satyadra Nath Sardar.

Description of Draft

1. Rs 67,567/- is paid, by the Draft(other) No: 332553000404, 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

[Handwritten signature]



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2015, Page from 33854 to 33883
being No 160304446 for the year 2015.



[Handwritten signature]

Digitally signed by RAJANDRA PRASAD
UPADHYAY
Date: 2015.07.17 17:17:25 -07:00
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 17/07/2015 5:17:24 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

