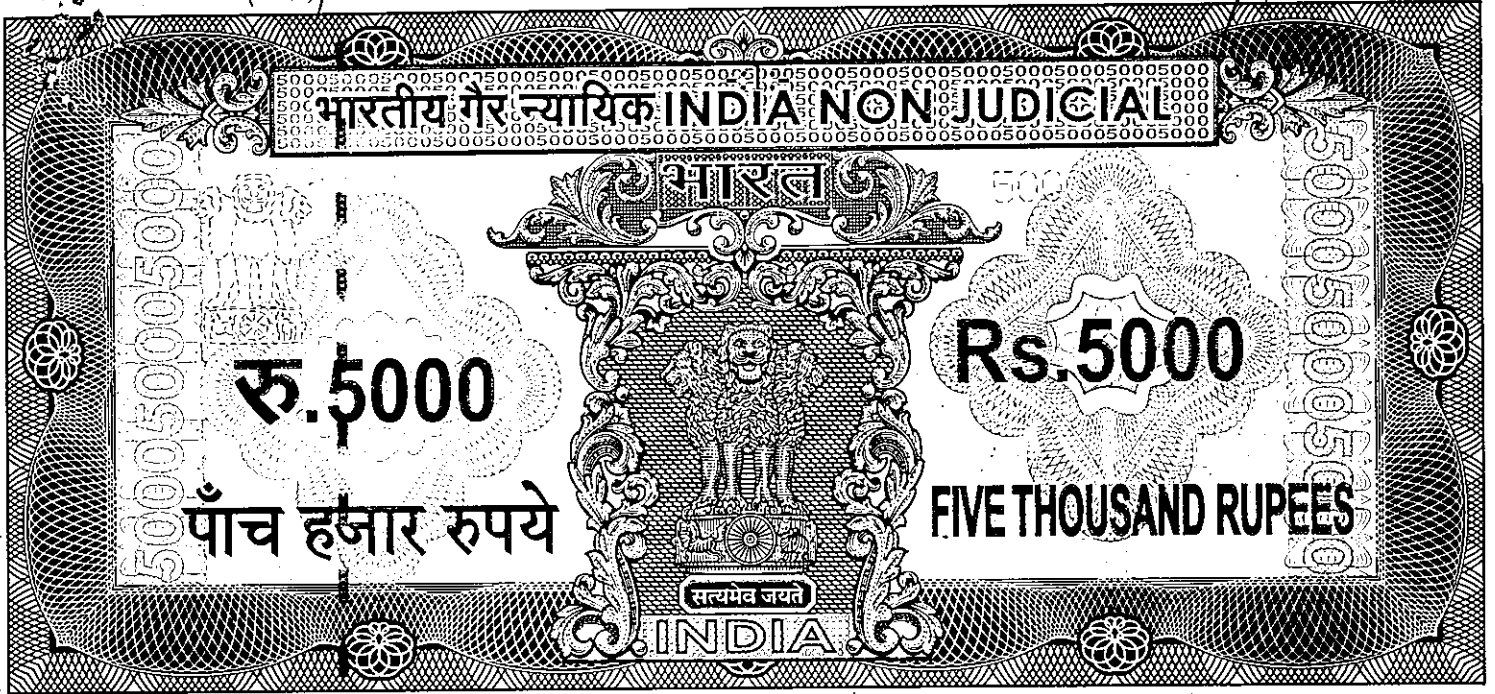




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 823961

B 823961

0-223443/15
By
02/05/15
7th
11920
20/05/15

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.

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

THIS DEED OF CONVEYANCE MADE this the 26th day of May 2015
(Two Thousand and Fifteen) **BETWEEN**

0003
 364 নং 16/04/15 তারিখ 5000/-
 নাম..... Panchmahal conclave club Ltd
 ঠিকানা..... Jain hennu, 3rd floor, 82. Block A.P.:
 Salt Lake city, Kol-4
 ভেত্তার : শ্রী সত্যেন্দ্রনাথ সরকার
 বিজ্ঞপ্তি ও ডি.এস.আর. অফিস
 ডায়েরী নং : ২৪ পরগণা



শ্রী সত্যেন্দ্রনাথ সরকার



NET-2077

শ্রী সত্যেন্দ্রনাথ সরকার



NET-2078

সত্যেন্দ্রনাথ সরকার



NET-2079

সত্যেন্দ্রনাথ সরকার



District Sub-Registrar-III
 Alipore, South 24 Parganas

02 JUN 2015

Shri Ashok Deb Nath
 Subhaspally, Burdwan.
 P.O. Hirapur, Dist Burdwan
 Pin. 713325

P.T.O



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

Query No / Year	16030000223443/2015	Query Date	29/05/2015
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	S S Samanta		
Address	Borhanpur, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Buyer/Claimant		
Other Details	Mobile No. : 8336957521		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 28,92,000/-	Total Market Value:	Rs. 53,75,658/-
Stampduty Payable	Rs. 3,22,560/-	Stampduty Article:-	23, 5
Registration Fee Payable	Rs. 59,171/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
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			

স্বপ্নভূমি রিয়েল্টরস লিমিটেড

বাহিনী ১৫৭২
স্বপ্নভূমি (৬/০)

Swapnabhumi Realtors Limited
Bholanath Gayan
Director



District Sub-Registrar-III
Alipore, South 24 Parganas

10 2 JUN 2018

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	27,80,000/-	50,39,961/-	Proposed Use: Industrial, ROR: Shali
Transfer of Property from Seller To Buyer						
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)		
L1	Sadhan Ghosh	Panchmahal Conclave Pvt. Ltd.	5.59 Dec	24.9888		
L1	Phanibhusan Ghosh	Panchmahal Conclave Pvt. Ltd.	5.59 Dec	24.9888		
L1	Sukumar Ghosh	Panchmahal Conclave Pvt. Ltd.	5.59 Dec	24.9888		
L1	Namita Ghosh	Panchmahal Conclave Pvt. Ltd.	5.6 Dec	25.0335		
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
L2	District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala	RS Plot No:- 972 , RS Khatian No:- 242	1.49 Decima I	1,12,000/-	3,35,697/-	Proposed Use: Industrial, ROR: Shali

20/06/2015

Swapnabhumi Realtors Limited

Bhola Nath Gayen
Director



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L2	Sadhan Ghosh	Panchmahal Conclave Pvt. Ltd.	0.37 Dec	24.8322
L2	Phanibhusan Ghosh	Panchmahal Conclave Pvt. Ltd.	0.37 Dec	24.8322
L2	Sukumar Ghosh	Panchmahal Conclave Pvt. Ltd.	0.37 Dec	24.8322
L2	Namita Ghosh	Panchmahal Conclave Pvt. Ltd.	0.38 Dec	25.5034

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Sadhan Ghosh Son of Late Khitish 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: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
Phanibhusan Ghosh Son of Late Khitish Chandra 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: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
Sukumar Ghosh Son of Late Khitish Chandra 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: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Form 60/61 supplied,
Namita Ghosh Wife of Late Khitish Chandra 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,

Swapnabhumi Realtors Limited

Bhola Nath Gayen

Director

Query No:-16030000223443/2015, 01/06/2015 11:58:50 AM SOUTH 24-PARGANAS (D.S.R. - III)

20/06/2015



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Panchmahal Conclave Pvt. Ltd. Jain Link, Salt Lake City, Block/Sector: GP, Flat No: 3rd Floor, P.O:- Nabadiganta, P.S:- Naihati, 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 Ganesh Chandra 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,	Sadhan Ghosh, Phanibhusan Ghosh, Sukumar Ghosh, Namita 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

Query No:-16030000223443/2015, 01/06/2015 11:58:50 AM SOUTH 24-PARGANAS (D.S.R. - III)

Swapnabhumi Realtors Limited
Bholanath Gayen
Director

200822/2015



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

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:- 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.
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

Swapnabhumi Realtors Limited.

Bhola Nath Gargan
 Director

20/06/2015



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015



874/15

Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1603000874/2015	Date of Application	01/06/2015
Query No / Year	16030000223443/2015		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr S S Samanta		
Stampduty Payable	Rs.3,22,560/-		
Registration Fees Payable	Rs.59,171/-		
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 7:35 PM		
Fee Details	J1: 250/-, J2: 200/-, PTA-J(2): 0/-, Total Fees Paid: 450/-		
Remarks			

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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 16030000223443/2015

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	Sadhan Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Phanibhusan Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Seller			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Sukumar Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Seller			



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

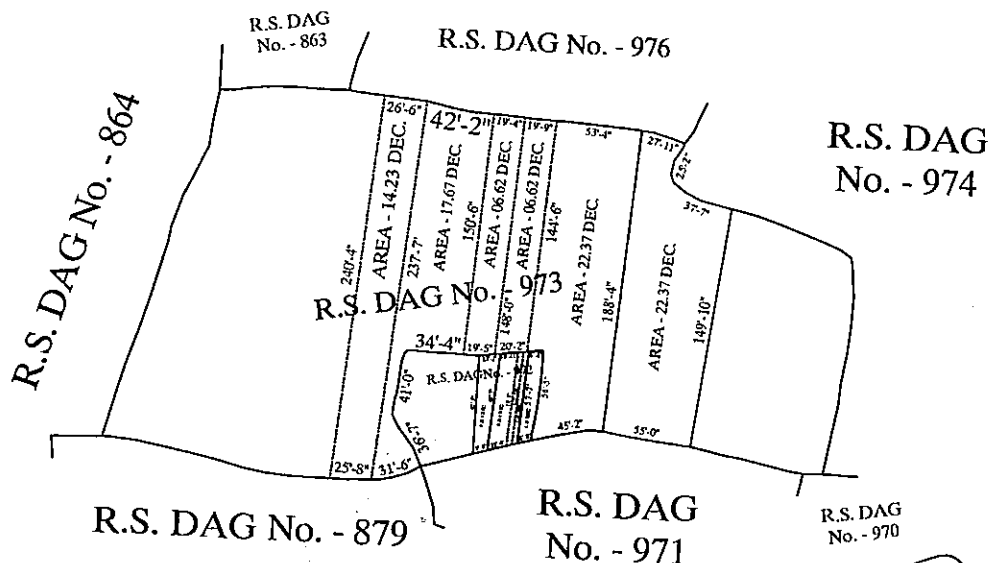
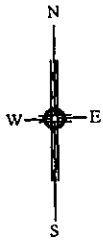
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Namita Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Seller			
5	Bholanath Gayen Director- Swapnabhumi Realtors Ltd., krolberia, P.O:- Beonta, P.S:- Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN - 743502	Seller			
6	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.]			
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Avijit Debnath Son of Ganesh Chandra Debnath Subhaspally, P.O:- Burnpur, P.S:- Hirapur, District:-Burdwan, West Bengal, India, PIN - 713325	Sadhan Ghosh, Phanibhusan Ghosh, Sukumar Ghosh, Namita Ghosh, Bholanath Gayen, Shri Surajit Samanta			

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

30

A SITE PLAN FOR PART OF R.S DAG No. - 972 & 973. R.S KHATIAN No.- 241 & 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 - 23.86 DECIMAL. WHICH IS MARKED BY RED BORDER.

NOT TO SCALE



REFERENCE.....

R.S KHATIAN No.	R.S. DAG No.	SCHEDULE AREA
242	972 (P)	01.49 DEC.
241	973 (P)	22.37 DEC.
TOTAL SCHEDULE AREA		23.86 DEC.

Swapnabhumi Realtors Limited

Bhola Nath Gayen

Director

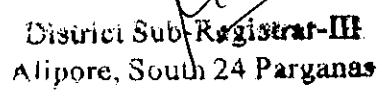
SIGNATURE OF VEDOR.

DRAWN BY:-

Md.Ketab Ali

Civil Draughts man & Surveyor
Regd.No.- 0010/92 & 8884/98.

Authorised Surveyor of
Swapnabhumi Realtors Ltd.



02 JUN 2015

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1. SADHAN GHOSH 2. PHANIBHUSAN GHOSH 3. SUKUMAR GHOSH all S/o - Late Khitish Chandra Ghosh, all are by occupation – Cultivation, **4. NAMITA GHOSH** W/o - Late Khitish Chandra Ghosh, by occupation - Housewife, all are residing at Vill. – Jirangacha, P.O. – Hatishala, P.S. – Kashipore, Dist. – 24 Parganas (S), PIN-743502, all are by faith – Hindu, by Nationality – Indian, hereinafter called and referred to as the **VENDORS**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, administrators, legal representatives, and assigns) of the **FIRST PART**.

AND

PANCHMAHAL CONCLAVE PVT. LTD. (PAN-AAHCP 8863G) 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 – CMXPS 3210B)** son of Late Madan Mohan Samanta residing at Vill. – Borhanpur, P.O. – Sukdebpur, P.S. – Bishnupur, District – 24 Pargaans (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 **SECOND PART**.

AND

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,



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- Bholanath Gayen



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

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 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 vendors further declare that since the awaj was made the predecessors of the Vendors land and after his demise the present Vendors 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, 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,



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

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.

AND WHEREAS said Khitish Chandra Ghosh while being sized and possessed of the property died intestate leaving behind his three sons namely Sadhan Ghosh, Phanibhusan Ghosh, Sukumar Ghosh and wife namely Namita Ghosh as they inherit the property as per Hindu Law and became lawful owner of the property.

AND WHEREAS by virtue of Normal inheritance as per Hindu Law said Sadhan Ghosh, Phanibhusan Ghosh, Sukumar Ghosh and Namita Ghosh acquiring and became the absolute and lawful owner in respect of said plot of land and consisting a total land area of 23.86 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 Vendors 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 23.86 Decimals of Sali land comprised in R. S. Dag No. – 972 land measuring more or less 1.49 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



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

consideration of Rs. 28,92,000/- (Rupees Twenty Eight Lac and Ninety Two Thousand) only AND WHEREAS the Purchaser herein has agreed with the Vendors herein for absolute purchase of the said plot of land fully mentioned and described in the schedule 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. 28,92,000/- (Rupees Twenty Eight Lac and Ninety Two Thousand) only lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge as per Memo of consideration hereunder written and to have been received and 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 Vendors do hereby grant, transfer, convey assign and assure unto and in favour of the Purchaser ALL THAT undivided plot of land measuring an area **23.86 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 Vendors or which the Vendors can procure without any suit or action AND all the estate right title interest property claim and demand whatsoever of the said Vendors into or upon the said property and every part or portion thereof TO HAVE AND TO HOLD the said property hereby sold granted transferred



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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 Vendors AND the Vendors doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendors shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

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

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



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- II. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendors 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 interruptions disturbances claims and demands whatsoever or howsoever from or by the Vendors herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendors.
- IV. AND THAT the said property hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendors.
- V. AND FURTHER THAT the Vendors and all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendors herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and



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Alipore, South 24 Parganas

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

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.



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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 **23.86 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.

Saleable land of SADHAN GHOSH (VENDOR NO. 1)

R.S Dag No.	R.S Kh. No.	Total Area of Land	Saleable Area of Land	Nature of Land
973	241	179 Dec	5.59 Dec	Sali
972	242	12 Dec	0.37 Dec	Sali

Total Land 5.96 decimals



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

02 JUN 2015

Saleable land of PHANIBHUSAN GHOSH (VENDOR NO. 2)

R.S Dag No.	R.S Kh. No.	Total Area of Land	Saleable Area of Land	Nature of Land
973	241	179 Dec	5.59 Dec	Sali
972	242	12 Dec	0.37 Dec	Sali

Total Land 5.96 decimals

Saleable land of SUKUMAR GHOSH (VENDOR NO. 3)

R.S Dag No.	R.S Kh. No.	Total Area of Land	Saleable Area of Land	Nature of Land
973	241	179 Dec	5.59 Dec	Sali
972	242	12 Dec	0.37 Dec	Sali

Total Land 5.96 decimals

Saleable land of NAMITA GHOSH (VENDOR NO. 4)

R.S Dag No.	R.S Kh. No.	Total Area of Land	Saleable Area of Land	Nature of Land
973	241	179 Dec	5.60 Dec	Sali
972	242	12 Dec	0.38 Dec	Sali

Total Land 5.98 decimals



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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.



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

SIGNED, SEALED & DELIVERED

BY THE VENDORS IN THE PRESENCE

OF WITNESSES:

1. Arjit Khatunath
Subhaspathy P.O. Burupur
Ps. Hirapur, Dist. Boudh
Pin - 753255
2. Rakesh Ghosh
vill - Jisanghcha

1. श्री २५४५ २५४५ -
2. श्री २५४५ २५४५ -
3. श्री २५४५ २५४५ -

SIGNATURE OF THE VENDORS

Swapnabhumi Realtors Limited

Bhola Nath Gayen
Director

SIGNATURE OF THE CONFIRMING PARTY

Burgjit Samanta

PURCHASER.

Drafted & Prepared By.

Som Sankar Kabiraj
SOM SANKAR KABIRAJ
Advocate,
High Court, Calcutta
Bar Association Reg. No. 13
Enrollment No. 22357/2094 of 2002

Som Sankar Kabiraj
SOM SANKAR KABIRAJ
Advocate,
High Court, Calcutta
Bar Association Reg. No. 13
Enrollment No. 22357/2094 of 2002

Typed By



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

সদর দপ্তর, আলিপুর, দক্ষিণ ২৪ পরগণা
District Sub-Registrar, Alipore, South 24 Parganas

সদর দপ্তর, আলিপুর, দক্ষিণ ২৪ পরগণা
District Sub-Registrar, Alipore, South 24 Parganas

MEMO OF CONSIDERATION

RECEIVED from the within purchaser the within mentioned sum of Rs. 28,92,000/- (Rupees Twenty Eight Lac and Ninety Two 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:-

Cheque/Draft No.	Date	Bank	Branch	Amount
826375	17.12.2014	IDBI	Bidhannagar	5,00,000/-
826376	17.12.2014	IDBI	Bidhannagar	5,00,000/-
826377	17.12.2014	IDBI	Bidhannagar	5,00,000/-
185607	30.12.2014	IDBI	Bidhannagar	5,00,000/-
185608	30.12.2014	IDBI	Bidhannagar	5,00,000/-
185609	30.12.2014	IDBI	Bidhannagar	3,92,000/-
			Total	28,92,000/-

(Rupees Twenty Eight and Ninety Two Thousand) only.

WITNESSES:

1. *Arijit Robnath*
Subhospally
to- Burupur, P.S. Hirapur,
Dist. Burdwan, Pin- 713325.

2. *Rakesh Ghosh*
vill- Jisanggha

1. *শ্রী অরিত রোনাথ*
2. *রাকেশ ঘোষ (স্বাক্ষর)*
3. *শ্রী অরিত রোনাথ*
বাস- জিঙ্গা

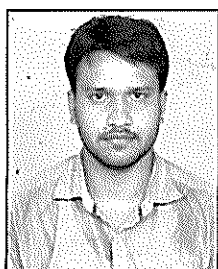
VENDORS



District Sub-Registrar-III
Alipore, South 24 Parganas

02 JUN 2015

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....PANCHMAHAL CONCLAVE.PVT.LTD.

Signature:.....*Sanjit Samanta*
Director.

Thumb 1st finger Middle Finger Ring Finger Small Finger

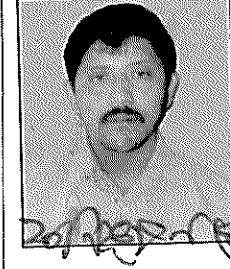
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	Right hand					

Swarnabhumi Realtors Limited

Name.....Bhela Nath Gayen

Signature.....*Bhela Nath Gayen*
Director

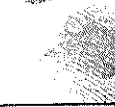
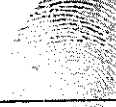
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	Left hand					
	Right hand					

Name.....Vinod Kumar

Signature.....

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....

Signature.....

NOT VALID



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

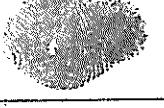
02 JUN 2015

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	Left hand					
	Right hand					

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

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

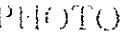
Name.....
Signature.....

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

 PHOTO	Left hand					
	Right hand					

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



District Sub-Registrar-III
Alipore, South 24 Parganas

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Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Sadhan Ghosh Son of Late Khitish Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 26/05/2015 Date of Admission : 02/06/2015 Place of Admission of Execution : Pvt. Residence
2	Phanibhusan Ghosh Son of Late Khitish Chandra Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 26/05/2015 Date of Admission : 02/06/2015 Place of Admission of Execution : Pvt. Residence
3	Sukumar Ghosh Son of Late Khitish Chandra Ghosh Jirangacha, P.O:- Hatishala, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 26/05/2015 Date of Admission : 02/06/2015 Place of Admission of Execution : Pvt. Residence
4	Namita Ghosh Wife of Late Khitish Chandra 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 : 26/05/2015 Date of Admission : 02/06/2015 Place of Admission of Execution : Pvt. Residence



Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
5	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 : 26/05/2015 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, Salt Lake City, Block/Sector: GP, Flat No: 3rd Floor, P.O:- Nabadiganta, P.S:- Naihati, 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 : 26/05/2015 Date of Admission : 09/06/2015 Place of Admission of Execution : Office	 6/9/2015 3:06:36 PM hrs	 LTI 6/9/2015 3:06:43 PM hrs
	 6/9/2015 3:06:59 PM hrs		

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Avijit Debnath Son of Ganesh Chandra 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,	Sadhan Ghosh, Phanibhusan Ghosh, Sukumar Ghosh, Namita Ghosh, Bholanath Gayen, Shri Surajit Samanta	 6/9/2015 3:07:19 PM hrs

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	27,80,000/-	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	1.49 Dec	1,12,000/-	3,35,697/-	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	Namita Ghosh	Panchmahal Conclave Pvt. Ltd.	5.6	25.0335
	Phanibhusan Ghosh	Panchmahal Conclave Pvt. Ltd.	5.59	24.9888
	Sadhan Ghosh	Panchmahal Conclave Pvt. Ltd.	5.59	24.9888
	Sukumar Ghosh	Panchmahal Conclave Pvt. Ltd.	5.59	24.9888
L2	Namita Ghosh	Panchmahal Conclave Pvt. Ltd.	0.38	25.5034
	Phanibhusan Ghosh	Panchmahal Conclave Pvt. Ltd.	0.37	24.8322
	Sadhan Ghosh	Panchmahal Conclave Pvt. Ltd.	0.37	24.8322
	Sukumar Ghosh	Panchmahal Conclave Pvt. Ltd.	0.37	24.8322

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	S S Samanta
Address	Borhanpur, Thana : Bishnupur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Buyer/Claimant



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

Endorsement For Deed Number : I - 160304447 / 2015

Query No/Year	16030000223443/2015	Serial no/Year	1603004147 / 2015
Deed No/Year	I - 160304447 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Sadhan Ghosh	Presented At	Private Residence
Date of Execution	26-05-2015	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 53,75,658/-

(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 19:00 hrs on : 02/06/2015, at the Private residence by Sadhan Ghosh , one of the Executants.

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

Execution is admitted on 02/06/2015 by

Sadhan Ghosh, Son of Late Khitish Ghosh, Jirangacha, P.O: Hatishala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By Profession Cultivation
Indetified by Avijit Debnath, Son of Ganesh Chandra 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

Phanibhusan Ghosh, Son of Late Khitish Chandra Ghosh, Jirangacha, P.O: Hatishala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By Profession Cultivation
Indetified by Avijit Debnath, Son of Ganesh Chandra 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

Sukumar Ghosh, Son of Late Khitish Chandra Ghosh, Jirangacha, P.O: Hatishala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By Profession Cultivation
Indetified by Avijit Debnath, Son of Ganesh Chandra 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)

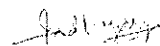
Execution is admitted on 02/06/2015 by

Namita Ghosh, Wife of Late Khitish Chandra 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 Ganesh Chandra 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 Ganesh Chandra 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

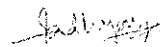
On 03/07/2015

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 59,171/- (A(1) = Rs 59,125/- ,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, Salt Lake City, Sector: GP, Flat No: 3rd Floor, P.O: Nabadiganta, City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700091
Indetified by Avijit Debnath, Son of Ganesh Chandra 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 59,171/- (A(1) = Rs 59,125/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 59,182/-

Description of Draft

1. Rs 59,182/- is paid, by the Draft(other) No: 332552000404, Date: 26/05/2015, Bank: STATE BANK OF INDIA (SBI), AMTALA.

Payment of Stamp Duty

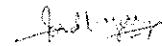
Certified that required Stamp Duty payable for this document is Rs. 3,22,560/- and Stamp Duty paid by Draft Rs 3,17,586/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 364, Purchased on 16/04/2015, Vendor named Satyendra Nath Sardar.

Description of Draft

1. Rs 3,17,586/- is paid, by the Draft(other) No: 332551000404, 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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2015, Page from 23800 to 23842

being No 160304447 for the year 2015.



Rajendra Prasad Upadhyay

Digitally signed by RAJANDRA PRASAD
UPADHYAY

Date: 2015.07.06 19:08:14 -07:00

Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 06/07/2015 7:08:13 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

