

00139/24

P-137/24



पश्चिम बंगाल WEST BENGAL

AP 234213

Decoded that the document is admitted to registration. The signature sheets and the endorsement of the document with the document and the document is admitted.

District Sub-Registrar-V
Alipore, South 24 Parganas

17 JAN 2024

DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 17th Day of JANUARY '2024 (Two Thousand and Twenty - Four).

2. Nature of Document: Deed of Conveyance.

02 MAY 2023

2158

No.....Rs.100/- Date.....

Name : B. C. LAHIRI
Advocate
ALIPORE JUDGES COURT
Address : KOL-27

Vendor :
Alipore Collectorate 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court. Kol-27

Angom Singh
C/o Binay Kr. Singh
Upper Kulti, Pochal,
Kulti, Paschim
Bardhaman,
PIN : 713343.



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
17 JAN 2024

3. PARTIES:

3.1 **PANCHMAHAL CONCLAVE PRIVATE LIMITED**, [PAN: **AAHCP8863G**], a Company registered under the Companies Act, 1956, Vide Certificate of Incorporation No. **U70102WB2014PTC204194**, having its Registered Office at: Vill. & P.O.: Hatishala, P.S.: K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, duly represented by its Director **MR. AMIT GHOSH**, [PAN: **AHNPG7172P**], (Adhaar No.: **981304177819**), Son of: Sri Tapan Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality: ^{Indian} Resident of: Village: Khariberia, P.O. & P.S. Bishnupur, District: 24 Parganas (South), PIN: 743503, hereinafter called and referred to as the **"OWNER/VENDOR"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.

3.2 **MR. SAMBIT BASU**, [PAN: **ANCPB9442Q**], (Adhaar No.: **406789027498**), Son of: Late Sabyasachi Basu, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Samannoy Park, P.O.: Joteshibrampur, P.S.: Maheshtala, District: 24 Parganas (South), PIN: 700141, 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 her respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**.

BACKGROUND:

WHEREAS by virtue of inheritance said Fakir Midde, became occupier and possessor of certain property pursuant to which by virtue of Deed of Exchange with Esrat Ali Sanpui, vide Deed No.: **2109 for the year 1996**, became owner of ALL THAT land measuring **7.15 Decimal**, comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 245, corresponding to L.R. Khatian No.: 1473, 1474, 1475, 1476, 1477 &



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1478, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station: Bhangore now at K.L.C. (Kolkata Leather Complex) District: 24 Parganas (South), PIN: 700135.

AND WHEREAS said Fakir Midde, while being sized and possessed of the aforesaid property, appointed **Mr. Bholanath Gayen**, S/o Harendra Nath Gayen, to be their Lawful Attorney vide registered General Power of Attorney at the office of A.D.S.R. at Bhangore, District: 24 Parganas (South), recorded in Book No.: IV, C.D. Vol. No.: 1, Pages from 274 to 286; being **No.: 00017 for the year 2015**, and thereafter through his Executed Attorney Holder, said Fakir Midde sold and transferred **7.15 Decimal**, in favour of **Panchmahal Conclave Private Limited**, by virtue of Registered Deed of Conveyance, at the office of A.D.S.R. at Bhangore, District: 24 Parganas (South), recorded in Book No.: I, C.D. Vol. No.: 7, Pages from 3489 to 3514; being **No.: 02482 for the year 2015** vide Dated: 04.05.2015.

AND WHEREAS by virtue of normal inheritance, warisons of Ichhahaque Sanpui namely Esarat Sanpui, Basarat Sanpui, Hamed Ali Sanpui, Abdula Sanpui, Fatema Sanpui, Saida Midde, Rahila Bibi, Asura Bibi, Chhayna Bibi, Moslema Bibi and Salima Bibi, became the joint owners of **4.53 Decimal**, of landed property, comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 245, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station: Bhangore now at K.L.C. (Kolkata Leather Complex) District: 24 Parganas (South), PIN: 700135.

AND WHEREAS said Esarat Sanpui, Basarat Sanpui, Hamed Ali Sanpui, Abdula Sanpui, Fatema Sanpui, Saida Midde, Rahila Bibi, Asura Bibi, Chhayna Bibi, Moslema Bibi and Salima Bibi, while being sized and possessed of the aforesaid property, appointed **Mr. Bholanath Gayen**, S/o Harendra Nath Gayen, to be their Lawful Attorney vide registered General Power of Attorney at the office of A.D.S.R. at Bhangore, District: 24 Parganas (South), recorded in Book No.: IV, C.D. Vol. No.: 1, Pages from 1317 to 1344; being **No.: 00080 for the year 2015**, and thereafter through his Executed Attorney Holder, aforementioned all sold and transferred **4.53 Decimal**, in favour of Panchmahal Conclave Private Limited, by virtue of Registered Deed of Conveyance, at the office of A.D.S.R. at



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Bhangore, District: 24 Parganas (South), recorded in Book No.: I, C.D. Vol. No.: 7, Pages No. 3401 to 3446; being **No.: 02484 for the year 2015** vide Dated: 04.05.2015.

AND WHEREAS the said property is free from all encumbrances, charges, liens, lis pendences, mortgage and/or any other nature whatsoever and has no acquisition or requisition and no legal proceedings either under civil or criminal law of the land is pending in any Learned Court or elsewhere in respect thereof.

SALEABLE AREA OF	DAG	RS KHATIAN	LR KHATIAN	AREA (DEC)
PANCHMAHAL CONCLAVE PVT. LTD.	879 ✓	245 ✓	1473	1.29 ✓
			1474	1.29 ✓
			1475	2.6515 ✓
			1476	1.1455 ✓
			1477	2.6515 ✓
			1478	2.6515 ✓
TOTAL				11.68 ✓

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. **21,23,600/- (Rupees Twenty – One Lacs Twenty – Three Thousand Six Hundred Only)** to be true and 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 doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser **ALL THAT** demarcated plot of land measuring a total area of **11.68 Decimals**, more fully and elaborately described in the schedule hereunder together with all sorts of easement-right over the ways paths,



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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 appurtenance 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 granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. 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



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DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 PGS.
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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.

2. 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.
3. 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 time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.
4. 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.
5. AND FURTHER THAT the Vendor 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



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DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 PGS. 17 JAN 2024

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 manner as aforesaid as shall or may be reasonably required by the purchaser.

6. 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 of the Vendor or any breach of the covenants hereunder contained.



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
17 JAN 2024

THE SCHEDULE OF THE PROPERTY**REFERRED TO ABOVE**

ALL THAT the divided, demarcated, butted & bounded by the boundary wall on north, south, east or western portion (as the case may be), piece and parcel of Vacant Bastu land measuring about **11.68 Decimals** comprised in **R.S. & L.R. DAG No.: 879,** appertaining to *R.S. Khatian No.: 245*, corresponding to **L.R. Khatian No.: 1473, 1474, 1475, 1476, 1477 & 1478,** lying and situated at **MOUZA: HATISHALA,** vide J.L. No.: 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhangore, & D.S.R. South 24 Parganas Office at Alipore, under Police Station: Bhangore now at K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, and the property is Butted and Bounded as follows:

ON THE NORTH : R.S. & L.R. Dag No. 971.

ON THE SOUTH : R.S. & L.R. Dag No. 968.

ON THE EAST : Others Land of Same Dag.

ON THE WEST : Others Land of Same Dag.



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IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

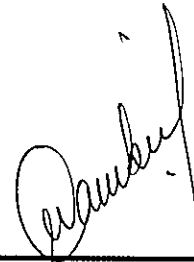
1. *Anguraj Singh*
PIN: 713343

2. *Kumar Routh*
PIN: 700094

PANCHMAHAL CONCLAVE PVT. LTD.

Amrit Mohan
Director.

SIGNATURE OF OWNERS/ VENDORS



SIGNATURE OF PURCHASER

Drafted & Prepared By:

Sudeep Chakraborty

SUDEEP CHAKRABORTY

(ADVOCATE)

Enrolment No.: F – 1013/859/2019

Alipore Judges Court.

Computer Print.



P

DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 P.S.
17 JAN 2024

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 21,23,600/-** (Rupees Twenty – One Lacs Twenty – Three Thousand Six Hundred Only) being the full and final payment of the consideration for sale of the said land from the purchaser.

<u>Date</u>	<u>Bank Name</u>	<u>Cash / Cheque No.</u> <u>/NEFT</u>	<u>Amount (Rs.)</u>
	ICICI Technopolis	077891	Rs. 21,23,600/-
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
TOTAL: Rupees Twenty – One Lacs Twenty – Three Thousand Six Hundred Only.			Rs. 21,23,600/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Aangraj Singh*
PIN: 713343
2. *Ajmer Singh*
PIN: 700094

PANCHMAHAL CONCLAVE PVT. LTD.

Amrit Ahn
Director.

SIGNATURE OF OWNERS/ VENDORS



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DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 PGS. 17 JAN 2024

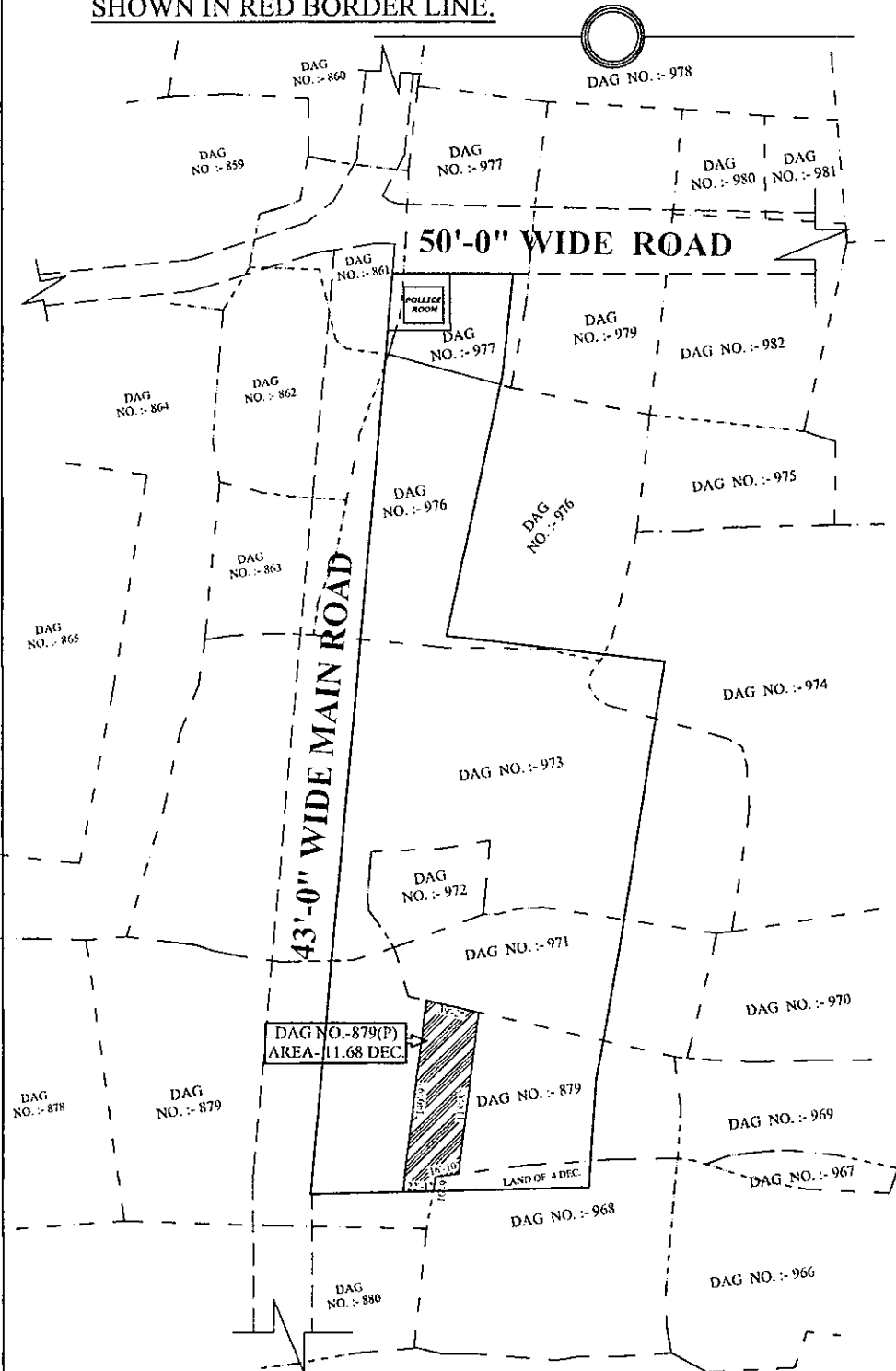
SITE PLAN

AT MOUZA :- HATISALAH ; J.L. NO. :- 09 ; P.S. :- PREVIOUSLY K.L.C. NOW POLERHAT. ;
DIST.- SOUTH 24 PARGANAS; UNDER BEONTA II GRAM PANCHAYET.

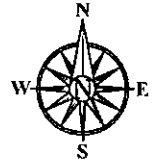
R.S. KHATIAN NO. :-244 & 245 ; L.R. KHATIAN NO. :- 1473, 1474, 1475, 1476, 1477, 1478.

DAG NO. :- 879 (P) SCHEDULE OF LAND AREA :- 11.68 DEC. OUT OF 145 DEC.

SHOWN IN RED BORDER LINE.



INDEX	
DAG LINE	---
PARTION LINE	---
PROPERTY AREA	



ANCHMAHAL CONCLAVE PVT. LTD.

Amrit Ghosh

Director.

SIGNATURE OF VENDOR

Subhadip Ghosh
SIGNATURE OF VENDEE

Subhadip Ghosh
13/01/24
SUBHADIP GHOSH
(B. Tech Civil Engineer)
L.B.S. of Arambagh Municipality
Reg. No.: 29/ARM/LBS-II/2021-22

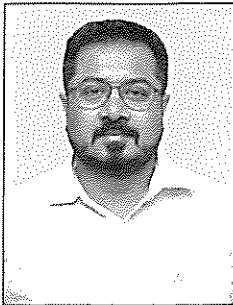
DRAWN BY



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

17 JAN 2024

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

Name _____

Signature _____

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

Name _____ PANCHMAHAL CONCLAVE PVT. LTD.

Signature _____

Director.

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

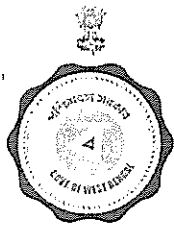
Name _____

Signature _____



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DISTRICT SUB REGISTRAR-V
ALPORE, SOUTH 24 PGS.
17 JAN 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160120242035016585

GRIPS Payment Detail

GRIPS Payment ID:	160120242035016585	Payment Init. Date:	16/01/2024 19:12:41
Total Amount:	258435	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3306330431122	BRN Date:	16/01/2024 19:13:01
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

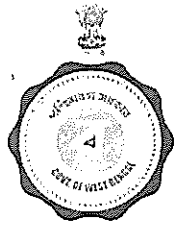
Depositor's Name: Mr SAMBIT BASU
Mobile: 9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240350165868	Directorate of Registration & Stamp Revenue	258435
Total			258435

IN WORDS: TWO LAKH FIFTY EIGHT THOUSAND FOUR HUNDRED THIRTY FIVE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240350165868

GRN Details

GRN:	192023240350165868	Payment Mode:	SBI Epay
GRN Date:	16/01/2024 19:12:41	Bank/Gateway:	SBIPay Payment Gateway
BRN :	3306330431122	BRN Date:	16/01/2024 19:13:01
Gateway Ref ID:	772336750	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	160120242035016585	Payment Init. Date:	16/01/2024 19:12:41
Payment Status:	Successful	Payment Ref. No:	2000109290/4/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SAMBIT BASU
Address:	HATISHALA
Mobile:	9830806854
Period From (dd/mm/yyyy):	16/01/2024
Period To (dd/mm/yyyy):	16/01/2024
Payment Ref ID:	2000109290/4/2024
Dept Ref ID/DRN:	2000109290/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000109290/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	192920
2	2000109290/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	64347
3	2000109290/4/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	1168
Total				258435

IN WORDS: TWO LAKH FIFTY EIGHT THOUSAND FOUR HUNDRED THIRTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1630-00137/2024	Date of Registration	17/01/2024
Query No / Year	1630-2000109290/2024	Office where deed is registered	
Query Date	13/01/2024 1:57:41 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aangraj Singh Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713343, Mobile No. : 7001605259, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 21,23,600/-		Rs. 64,33,343/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,93,020/- (Article:23)		Rs. 64,379/- (Article:A(1), E)	
Remarks			

Land Details :

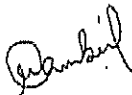
District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-879 (RS :-879)	LR-1473, (RS:-245\0)	Bastu	Bastu	1.29 Dec	2,34,541/-	7,10,532/-	
L2	LR-879 (RS :-879)	LR-1474, (RS:-245\0)	Bastu	Bastu	1.29 Dec	2,34,541/-	7,10,532/-	
L3	LR-879 (RS :-879)	LR-1475, (RS:-245\0)	Bastu	Bastu	2.6515 Dec	4,82,083/-	14,60,446/-	
L4	LR-879 (RS :-879)	LR-1476, (RS:-245\0)	Bastu	Bastu	1.1455 Dec	2,08,270/-	6,30,941/-	
L5	LR-879 (RS :-879)	LR-1477, (RS:-245\0)	Bastu	Bastu	2.6515 Dec	4,82,082/-	14,60,446/-	
L6	LR-879 (RS :-879)	LR-1478, (RS:-245\0)	Bastu	Bastu	2.6515 Dec	4,82,083/-	14,60,446/-	
		TOTAL :			11.68Dec	21,23,600 /-	64,33,343 /-	
	Grand Total :				11.68Dec	21,23,600 /-	64,33,343 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED City:- , P.O:- HATISHALA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

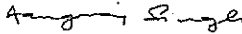
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMBIT BASU (Presentant) Son of Late SABYASACHI BASU Executed by: Self, Date of Execution: 17/01/2024 , Admitted by: Self, Date of Admission: 17/01/2024 ,Place : Office	Photo  17/01/2024	Finger Print  Captured LTI 17/01/2024	Signature  17/01/2024
Son of Late SABYASACHI BASU City:- , P.O:- JOTESHIRAMPUR, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 17/01/2024 , Admitted by: Self, Date of Admission: 17/01/2024 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr AMIT GHOSH Son of Mr TAPAN GHOSH Date of Execution - 17/01/2024, , Admitted by: Self, Date of Admission: 17/01/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Jan 17 2024 1:21PM</td><td></td><td>LTI 17/01/2024</td><td>17/01/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr AMIT GHOSH Son of Mr TAPAN GHOSH Date of Execution - 17/01/2024, , Admitted by: Self, Date of Admission: 17/01/2024, Place of Admission of Execution: Office		 Captured		Jan 17 2024 1:21PM		LTI 17/01/2024	17/01/2024	City:- , P.O:- BISHNUPUR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx2P, Aadhaar No: 98xxxxxxxx7819 Status : Representative, Representative of : PANCHMAHAL CONCLAVE PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
Mr AMIT GHOSH Son of Mr TAPAN GHOSH Date of Execution - 17/01/2024, , Admitted by: Self, Date of Admission: 17/01/2024, Place of Admission of Execution: Office		 Captured														
Jan 17 2024 1:21PM		LTI 17/01/2024	17/01/2024													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AANGRAJ SINGH Son of Mr BINAY KUMAR SINGH KULTI, City:- , P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured	
	17/01/2024	17/01/2024	17/01/2024
Identifier Of Mr SAMBIT BASU, Mr AMIT GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.29 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.29 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-2.6515 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.1455 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-2.6515 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-2.6515 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9,
Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 879, LR Khatian No:- 1473	Owner:সুদীপা খাতুন, Gurdian:এসারত , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 879, LR Khatian No:- 1474	Owner:সায়রা খাতুন, Gurdian:এসারত , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 879, LR Khatian No:- 1475	Owner:সাহিলা খাতুন, Gurdian:এসারত , Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 879, LR Khatian No:- 1476	Owner:হায়াতন বিবি, Gurdian:এসারত , Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 879, LR Khatian No:- 1477	Owner:ফতেমা বিবি, Gurdian:এসারত , Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 879, LR Khatian No:- 1478	Owner:মুকদাল বিবি, Gurdian:এসারত , Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163000137 / 2024

On 17-01-2024

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:19 hrs on 17-01-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SAMBIT BASU ,Claimant.

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 64,33,343/-

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

Execution is admitted on 17/01/2024 by Mr SAMBIT BASU, Son of Late SABYASACHI BASU, P.O: JOTESHIRAMPUR, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business

Indetified by Mr AANGRAJ SINGH, , Son of Mr BINAY KUMAR SINGH, KULTI, P.O: KULTI, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-01-2024 by Mr AMIT GHOSH, DIRECTOR, PANCHMAHAL CONCLAVE PRIVATE LIMITED, City:- , P.O:- HATISHALA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr AANGRAJ SINGH, , Son of Mr BINAY KUMAR SINGH, KULTI, P.O: KULTI, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 64,379.00/- (A(1) = Rs 64,333.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 64,347/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2024 7:13PM with Govt. Ref. No: 192023240350165868 on 16-01-2024, Amount Rs: 64,347/-, Bank: SBI EPay (SBlePay), Ref. No. 3306330431122 on 16-01-2024, Head of Account 0030-03-104-001-16

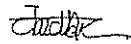
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,93,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,92,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2158, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2024 7:13PM with Govt. Ref. No: 192023240350165868 on 16-01-2024, Amount Rs: 1,92,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3306330431122 on 16-01-2024, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 2659 to 2679

being No 163000137 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.01.17 14:01:37 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 17/01/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.