

00175/24

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 19/01/24

AP 234202

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

District Sub-Registrar-V
 Alipore, South 24 Parganas

19 JAN 2024

DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 19th Day of JANUARY '2024, (Two Thousand and Twenty – Four).
2. Nature of Document: Deed of Conveyance.

2169

02 MAY 2023

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

Name :B. C. LAHIRI
Advocate

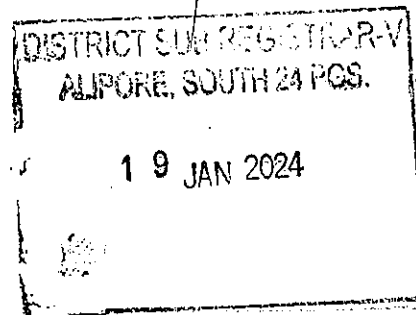
Address :ALIPORE JUDGES COURT
KOL-27

Vendor :
Alipore Collectorate, 24 Pgs. (South);

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27

Aangraj Singh
c/o Binay Kr. Singh
Upper Kulti, Bohal,
Kulti, Paschim.
Bardhaman.
PIN: 713343.



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, being duly represented by its Director, **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 "**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. 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 "**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 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 **R.S. & L.R. DAG No.: 879**, appertaining to R. S. Khatian No.: 245, in Mouza: Hatishala, J. L. No. 09, under Police Station Bhangore now K. L. C. (Kolkata Leather Complex) District 24 Parganas (South), PIN: 700135.



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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 R.S. & L.R. 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 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 R.S. & L.R. 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 was duly registered in the office of sub-registrar at Bhangore with valuable consideration mentioned therein in respect of R.S. & L.R. 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 by virtue of purchase said Ayep Ali Midde, became the owner and occupier of **4.07 Decimals**, landed property, comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 245, corresponding to L.R. Khatian No.: 3492, 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.



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AND WHEREAS said Ayep Ali Midde, while being sized and possessed of the aforesaid property, executed and appointed, **Mr. Bholanath Gayen**, S/o Harendra Nath Gayen, to be their Lawful Attorney vide registered General Power of Attorney at the office of D.S.R. III at Alipore, District: 24 Parganas (South), recorded in Book No.: IV; C.D. Vol. No.: 1; being **No.: 00101 for the year 2015**, and thereafter through his Executed Attorney Holder, Ayep Ali Midde, sold and transferred **4.07 Decimal**, in favour of **Panchmahal Conclave Private Limited**, by virtue of Registered Deed of Conveyance, at the office of D.S.R. III at Alipore, District: 24 Parganas (South), recorded in Book No.: I, Vol. No.: 1603 – 2015, Pages from 33854 to 33883; being **No.: 04446 for the year 2015** vide Dated: 01.06.2015.

AND WHEREAS said Chholeman Midde, during his lifetime sold and transferred the property on 04.06.1977 in favour of Layep Ali Midde by a registered Deed of Sale vide Deed No. 8534 for the year 1977 as the said Deed was duly registered in the office of sub-registrar at Bhangore with valuable consideration mentioned therein in respect of R.S. & L.R. Dag No. 879, R. S. Khatian No. 245, Mouza Hatishala, J. L. No. 09, under P. S.-K. L. C. (Bhangore). Dist. 24 Parganas (S).

AND WHEREAS at all material times and for intents and purposes one Madar Baks Molla and Kasem Ali Molla were the sole and absolute owner of the Property by virtue of R. S. Record of Right ALL THAT land comprised in R.S. & L.R. Dag No. 879, appertaining to R. S. Khatian No. 245, corresponding to **LR Khatian No. 1467 & 1524**, in Mouza - Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

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



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AND WHEREAS said Madar Baks Molla, Anchar Ali Molla, Ajgar Ali Molla, Jahangir Molla, Sanjura Bibi, Hajira Bibi, Serina Bibi, Arjina Bibi, Aleya Bibi and Hachina Bibi, in extreme urgency of money during their life time sold and transfer the property on 17.11.1993 in favour of Layep Ali Midde by virtue of a registered Deed of Sale vide Deed No. 6990 for the year 1993 as the said Deed was duly registered in the office of sub-registrar at Bhangore with valuable consideration mentioned therein in respect of R. S. & L.R. Dag No. 879, R. S. Khatian No. - 245, corresponding to **LR Khatian No. 1467 & 1524**, Mouza Hatishala, J. L. No. 09, land measuring more or less 2.92 decimals out of 145 decimals, under P. S.-K. L. C. (Bhangore), Dist.- 24 Parganas (S).

AND WHEREAS said LAYEP ALI MIDDE died intestate leaving behind him surviving his Four sons and wife namely RASED MIDDE, SAHEB ALI MIDDE, ESRAIL MIDDE, YEAR MOHAMMAD and ANICHHA BIBI @ RASIDA MIDDE as his legal heirs and successors and legal representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased father/husband.

AND WHEREAS by virtue of normal inheritance Rased Midde, Saheb Ali Midde, Esrail Midde, Year Mohammad & Anichha Bibi @ Rasida Midde, all are warisons of Late Layep Ali Midde, became joint owners of **21.96 Decimals**, landed property, comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 245, corresponding to L.R. Khatian No.: 3492, 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 Rased Midde, Saheb Ali Midde, Esrail Midde, Year Mohammad & Anichha Bibi @ Rasida 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 D.S.R. III at Alipore, District: 24 Parganas (South), recorded in Book No.: IV, C.D. Vol. No.: 1; being **No.: 00100 for the year 2015**, and thereafter through his Executed Attorney Holder,



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aforementioned all sold and transferred **21.96 Decimal**, in favour of **Panchmahal Conclave Private Limited**, by virtue of Registered Deed of Conveyance, at the office of D.S.R. III at Alipore, District: 24 Parganas (South), recorded in Book No.: I, Vol. No.: 1603 – 2015, Pages from 26145 to 26191; being No.: **04448 for the year 2015** vide Dated: 26.05.2015.

AND WHEREAS said Ser Ali Molla while being sized and possessed of the property died intestate leaving behind his wife and only daughter namely Jaytannecha Bibi and Nurhuda Begum as they inherit the property as per Mohammedan Law and became lawful owner of the property as per Mohammedan Law.

AND WHEREAS by virtue of normal inheritance Jaytannecha Bibi and Nurhuda Begum acquired and became the absolute and lawful owner in respect of ALL THAT land comprised in R. S. Dag No. 879, land measuring more or less 3.45 decimals out of 34.74 decimals out of 145 decimals of Sali land appertaining to R. S. Khatian No. 242, under Mouza - Hatishala, J. L. No. 09, under police station Bhangore now K. L. C., Dist- 24 Parganas (S).

AND WHEREAS by a Registered Deed of Sale (Bengali Kobala) Being No. - 7677, Volume No.-181/86, Pages 141-148, for the year 1983, said Jaytannecha Bibi and Nurhuda Begum sold and transferred their landed property unto and in favour of Khalil Molla with valuable consideration mentioned therein and surrender peaceful vacant khas possession in favour of Khalil Molla ALL THAT land comprised in R.S. & L.R. Dag No. 879, land measuring more or less 3.45 decimals out of 145 decimals of Sali land appertaining to R. S. Khatian No.242, under Mouza - Hatishala, J. L. No. 09, under police station Bhangore now K. L. C., Dist- 24 Parganas (S).

AND WHEREAS by virtue of the aforesaid purchase said Khalil Molla acquired and became the absolute and lawful owner in respect of said plot of land and consisting a total land area of 3.45 decimals of Sali land comprised in R.S. & L.R. Dag No. 879, appertaining to R. S. Khatian No. - 242, corresponding to **LR Khatian No. 3492**, under



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

AND WHEREAS said Khalil Molla while being sized and possessed of the property died intestate leaving behind his Wife, one son and Four daughter namely Latifannecha Bibi, Abdur Raugh Molla, Rahila Bibi, Rajia Bibi, Manjuara Bibi, Sanjuara Bibi inherit the property as per Mohammedan Law and became lawful owner of the property.

AND WHEREAS by virtue of normal inheritance Latifannecha Bibi, Rahila Bibi @ Molya, Rajia Bibi @ Molya, Manjuara Bibi, Sanjuara Bibi @ Molya, became joint owners of **2.33 Decimals**, landed property, comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 245, corresponding to L.R. Khatian No.: 3492, 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 Latifannecha Bibi, Rahila Bibi @ Molya, Rajia Bibi @ Molya, Manjuara Bibi, Sanjuara Bibi @ Molya, while being sized and possessed of the aforesaid property sold and transferred their **2.33 Decimal**, in favour of Panchmahal Conclave Private Limited, by virtue of Registered Deed of Conveyance, at the office of D.S.R. V at Alipore, District: 24 Parganas (South), recorded in Book No.: I, Vol. No.: 1630 – 2016, Pages from 85780 to 85817; being **No.: 02983 for the year 2016** vide Dated: 23.09.2016.

AND WHEREAS by virtue of above-mentioned three registered Deed of conveyance, Panchmahal Conclave Private Limited, became absolute owner of **28.36 decimal** landed property comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 242 & 245, corresponding to L.R. Khatian No.: 3492, 1467, 1524, 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.



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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	242 & 245	3492 ✓	24.43 ✓
			1467 ✓	1 ✓
			1524 ✓	0.46 ✓
TOTAL				25.89

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 47,07,200/- (Rupees Forty – Seven Lacs Seven Thousand Two 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 **25.89 Decimals**, more fully 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



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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 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



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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 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



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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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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 **25.89 Decimals** comprised in **R.S. & L.R. DAG No.: 879,** appertaining to *R.S. Khatian No.: 245*, corresponding to **L.R. Khatian No.: 3492, 1467, 1524**, lying and situated at **MOUZA: HATISHALA**, vide J.L. No.: 09, within the limits of Bonta 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. 973.
ON THE SOUTH	:	Others Land of Same Dag.
ON THE EAST	:	Others Land of Same Dag.
ON THE WEST	:	<u>43 Feet Wide Road.</u>



—P

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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. *Angom Singh*
PIN: 719343
2. *Anjan Rout*
PIN: 700074

PANCHMAHAL CONCLAVE PVT. LTD.

[Signature]
Director.

SIGNATURE OF OWNERS/ VENDORS

Drafted & Prepared By:

Sudeep Chakraborty
SUDEEP CHAKRABORTY,
(ADVOCATE),
Enrolment No.: F – 1013/859/2019,
Alipore Judges Court.
Computer Print.



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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 47,07,200/-** (**Rupees Forty – Seven Lacs Seven Thousand Two 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. /NEFT</u>	<u>Amount (Rs.)</u>
18.07.2024	ICICI	000 872	Rs. 47,07,200/-
/	/	/	/
/	/	/	/
/	/	/	/
TOTAL: Rupees Forty – Seven Lacs Seven Thousand Two Hundred Only.			Rs. 47,07,200/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Anuraj Singh*
PIN: 713343
2. *Anjan Singh*
PIN: 700094.

PANCHMAHAL CONCLAVE PVT. LTD.

[Signature]
Director.

SIGNATURE OF OWNERS/ VENDORS



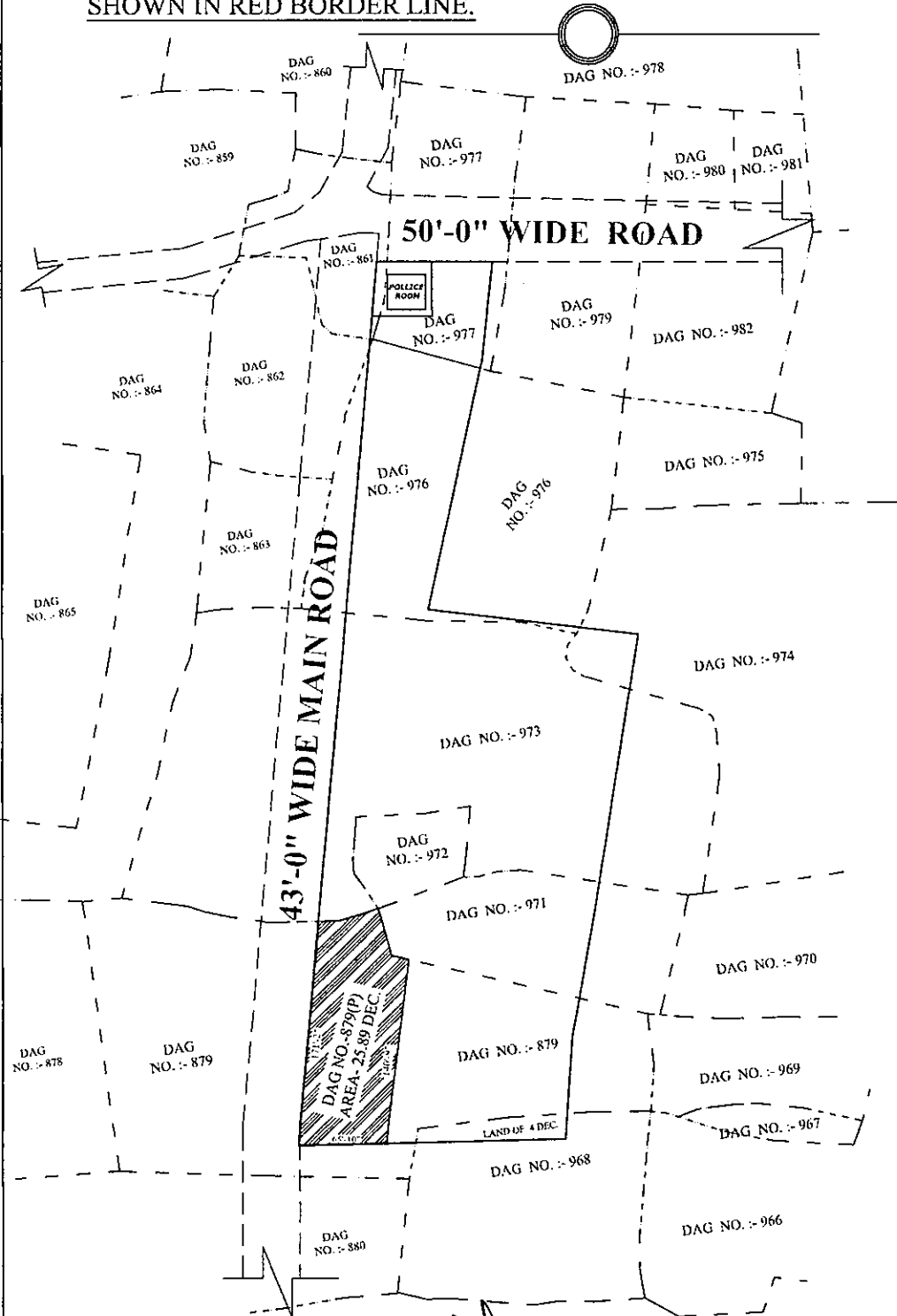
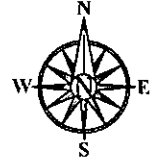
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SITE PLAN

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. :- 3492.
DAG NO. :- 879 (P) SCHEDULE OF LAND AREA :- 25.89 DEC. OUT OF 145 DEC.
SHOWN IN RED BORDER LINE.

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



PANCHMAHAL CONCLAVE PVT. LTD.

SIGNATURE OF VENDOR Director.

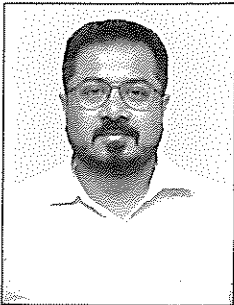
SIGNATURE OF VENDEE


15/01/22
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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		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

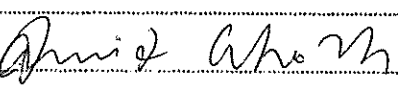
Name PANCHMAHAL CONCLAVE MVT. LTD.

Signature 

Director.

		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 _____

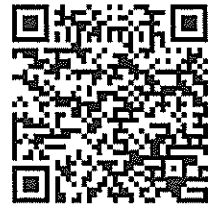


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DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 PGS. 19 JAN 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



180120242035330375

GRIPS Payment Detail

GRIPS Payment ID:	180120242035330375	Payment Init. Date:	18/01/2024 21:05:22
Total Amount:	1071993	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5077498160530	BRN Date:	18/01/2024 21:05:54
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr AMIT GHOSH
Mobile: 9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240353303768	Directorate of Registration & Stamp Revenue	1071993
Total			1071993

IN WORDS: TEN LAKH SEVENTY ONE THOUSAND NINE HUNDRED NINETY THREE 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



192023240353303768

GRN Details

GRN:	192023240353303768	Payment Mode:	SBI Epay
GRN Date:	18/01/2024 21:05:22	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5077498160530	BRN Date:	18/01/2024 21:05:54
Gateway Ref ID:	0784250848	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	180120242035330375	Payment Init. Date:	18/01/2024 21:05:22
Payment Status:	Successful	Payment Ref. No:	2000109514/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr AMIT GHOSH
Address:	HATISHALA
Mobile:	9830806854
Period From (dd/mm/yyyy):	18/01/2024
Period To (dd/mm/yyyy):	18/01/2024
Payment Ref ID:	2000109514/4/2024
Dept Ref ID/DRN:	2000109514/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000109514/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	855533
2	2000109514/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	213917
3	2000109514/4/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	2543
Total				1071993

IN WORDS: TEN LAKH SEVENTY ONE THOUSAND NINE HUNDRED NINETY THREE ONLY.

Major Information of the Deed

Deed No :	I-1630-00176/2024	Date of Registration	19/01/2024
Query No / Year	1630-2000109514/2024	Office where deed is registered	
Query Date	13/01/2024 3:32:44 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. 47,07,200/-	Rs. 2,13,90,318/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,55,633/- (Article:23)	Rs. 2,13,949/- (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-3492, (RS:-242\0)	Bastu	Bastu	24.43 Dec	44,41,750/-	2,01,84,066/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L2	LR-879 (RS :-879)	LR-1467, (RS:-245\0)	Bastu	Bastu	1 Dec	1,81,815/-	8,26,200/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L3	LR-879 (RS :-879)	LR-1524, (RS:-245\0)	Bastu	Bastu	0.46 Dec	83,635/-	3,80,052/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
		TOTAL :			25.89Dec	47,07,200 /-	213,90,318 /-	
		Grand Total :			25.89Dec	47,07,200 /-	213,90,318 /-	

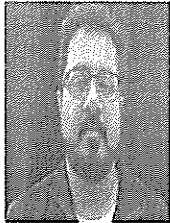
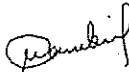
Seller Details :

SI 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

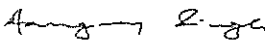
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMIT GHOSH Son of Mr TAPAN GHOSH 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 :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMBIT BASU (Presentant) Son of Late SABYASACHI BASU Date of Execution - 19/01/2024, , Admitted by: Self, Date of Admission: 19/01/2024, Place of Admission of Execution: Office	Photo  Jan 19 2024 12:42PM	Finger Print  LTI 19/01/2024	Signature  19/01/2024
	City:- , P.O:- JOTESHIBRAMPUR, 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 : Representative, Representative of : PANCHMAHAL CONCLAVE PRIVATE LIMITED (as DIRECTOR)			

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	 19/01/2024	 19/01/2024	 19/01/2024
Identifier Of Mr SAMBIT BASU			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr AMIT GHOSH-24.43 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr AMIT GHOSH-1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr AMIT GHOSH-0.46 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:- 3492	Owner:শের আলি মাল্য, Gurdian:দেবদত্ত , Address:মির্জা , Classification:বাড়ি, Area:0.24500000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 879, LR Khatian No:- 1467	Owner:মদার বর মাল্য, Gurdian:খিজির , Address:মির্জা , Classification:বাড়ি, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 879, LR Khatian No:- 1524	Owner:কাসেম আলি মাল্য, Gurdian:ফাহের , Address:মির্জা , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163000176 / 2024

On 19-01-2024

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 12:39 hrs on 19-01-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SAMBIT BASU .

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 2,13,90,318/-

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

Execution is admitted on 19-01-2024 by Mr SAMBIT BASU, 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 2,13,949.00/- (A(1) = Rs 2,13,903.00/- ,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 2,13,917/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2024 9:05PM with Govt. Ref. No: 192023240353303768 on 18-01-2024, Amount Rs: 2,13,917/-, Bank: SBI EPay (SBIEPay), Ref. No. 5077498160530 on 18-01-2024, Head of Account 0030-03-104-001-16

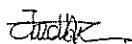
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,55,633/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 8,55,533/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2169, 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 18/01/2024 9:05PM with Govt. Ref. No: 192023240353303768 on 18-01-2024, Amount Rs: 8,55,533/-, Bank: SBI EPay (SBIEPay), Ref. No. 5077498160530 on 18-01-2024, 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 4600 to 4623
being No 163000176 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.01.24 16:24:46 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 24/01/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.