

00221/24

2-224/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 072691

24/01/24

24 JAN 2024

DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 24 Day of January 2024, (Two Thousand and Twenty-Four).
2. Nature of Document: Deed of Conveyance.

119176

UTPAL SEN CHOWDHURY
Advocate
Magistrates' Court
Kolkata

DATE.....
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2046

- 8 FEB 2023

- 8 FEB 2023

Hangooj Singh
Go Binaay Ko Singh
Upper Kulti, Bohal,
Kulti, Paschim
Bardhaman.
PIN: 713343



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
24 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 at all material times and for intents and purposes one Madar Baks Molla, was 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. Khatrian No.: 245, in Mouza: Hatishala, J.L. No.: 09, under P.S.: K.L.C. (Kolkata Leather Complex) erstwhile now Polerhat, within the limits of Beonta II No. Gram Panchayet, A.D.S.R.



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

Office at Bhangore, D.S.R. South 24 Parganas Office at Alipore, District 24 Parganas (South), PIN: 700135.

AND WHEREAS said Madar Baks Molla being the sole and absolute owner vide L.R. Operation recorded his name vide **Khatian No.: 1467**, for 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 P.S.: K.L.C. (Kolkata Leather Complex) erstwhile now Polerhat, 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, District 24 Parganas (South), PIN: 700135.

AND WHEREAS said Madar Baks Molla, in extreme urgency of money during their life time sold and transfer the property on 17.11.1993 in favour of Ayep Ali Midde and his brother, by a registered Deed of Sale vide **Deed No.: 06990 for the year 1993**, 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**, appertaining to R.S. Khatian No.: 245, corresponding to L.R. Khatian No.: 1467, in Mouza: Hatishala, J.L. No.: 09, under P.S.: K.L.C. (Kolkata Leather Complex) erstwhile now Polerhat, 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, District 24 Parganas (South), PIN: 700135.

AND WHEREAS by virtue of aforesaid Deed of Sale and other Deed of Sale said AYEP ALI MIDDE acquired and became the absolute and lawful owner of the said landed property comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 245, corresponding to L.R. Khatian No.: 1467, in Mouza: Hatishala, J.L. No.: 09, under P.S.: K.L.C. (Kolkata Leather Complex) erstwhile now Polerhat, 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, District 24 Parganas (South), PIN: 700135.

AND WHEREAS said Ayep Ali Midde, while being sized and possessed of the aforesaid property, appointed **Mr. Bholanath Gayen**, S/o Harendra Nath Gayen, as his



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

Lawful Attorney in respect of ALL THAT land measuring **17.89 Decimal** 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, Pages from 1989 to 2005; being **No.: 00188 for the year 2014.**

AND WHEREAS said Ayep Ali Midde being duly represented by his constituted Attorney sold and transferred ALL THAT land measuring **17.89 Decimal** comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 245, corresponding to L.R. Khatian No.: 1467, in Mouza: Hatishala, J.L. No.: 09, under P.S.: K.L.C. (Kolkata Leather Complex) erstwhile now Polerhat, 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, District 24 Parganas (South), PIN: 700135, in favour of Panchmahal Conclave Private Limited (Vendor herein) vide Registered Deed of Conveyance being registered at the Office of DSR. III at Alipore District: 24 Parganas (South), recorded in Book No.: I, C.D. Vol. No.: 1, Pages from 8513 to 8536; being **No.: 00489 for the year 2015.**

AND WHEREAS said Panchmahal Conclave Private Limited, being the sole and absolute owner proposed to sell and transfer ALL THAT land measuring 10.18 Decimal comprised in **R.S. & L.R. DAG No.: 879**, appertaining to R.S. Khatian No.: 245, corresponding to L.R. Khatian No.: 1467, in Mouza: Hatishala, J.L. No.: 09, under P.S.: K.L.C. (Kolkata Leather Complex) erstwhile now Polerhat, 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, District 24 Parganas (South), PIN: 700135.

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.



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DISTRICT SUB REGISTRAR-V ALIPORE SOUTH 24 PGS. 24 JAN 2024
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NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 18,50,900/- (Rupees Eighteen Lacs Fifty Thousand Nine 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 **10.18 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 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



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

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 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



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

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 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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ASSISTANT REGISTRAR-V REGISTRAR OF COMPANIES.
24 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 **10.18 Decimals** comprised in **R.S. & L.R. DAG No.: 879**, appertaining to *R.S. Khatian No.: 245*, corresponding to **L.R. Khatian No.: 1467**, 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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DISTRICT REGISTRAR-V
ALBUQUERQUE, SOUTH 24 PGS.

24 JAN 2024

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. *Anuraj Singh*
P.O. Kulti.
PIN: 713343
2. *Sataphhi Maji*
Pin - 711202

PANCHMAHAL CONCLAVE PVT. LTD.

Ami Z Ahom
Director.

SIGNATURE OF OWNERS/ VENDORS

Drafted & Prepared By:

Suddeep Chaurabarty

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



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DISTRICT OF COLUMBIA ALPHABET, SOUTH 24 PGS.
24 JAN 2024

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 18,50,900/- (Rupees Eighteen Lacs Fifty Thousand Nine Hundred Only)** being the full and final payment of the consideration for sale of the said land from the purchaser.

<u>BANK NAME</u>	<u>CASH/CHQ. No. /NEFT/RTGS</u>	<u>AMOUNT</u> <u>(In Rupees)</u>
ICICI	077093	Rs. 18,50,900/-
/	/	/
/	/	/
TOTAL: Rupees Eighteen Lacs Fifty Thousand Nine Hundred Only.		Rs. 18,50,900/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Angoraj Singh*
Pin: 713343.

2. *Satakhhi Maji*
Pin - 711202

PANCHMAHAL CONCLAVE PVT. LTD.

Amir Khan
Director.

SIGNATURE OF OWNERS/ VENDORS



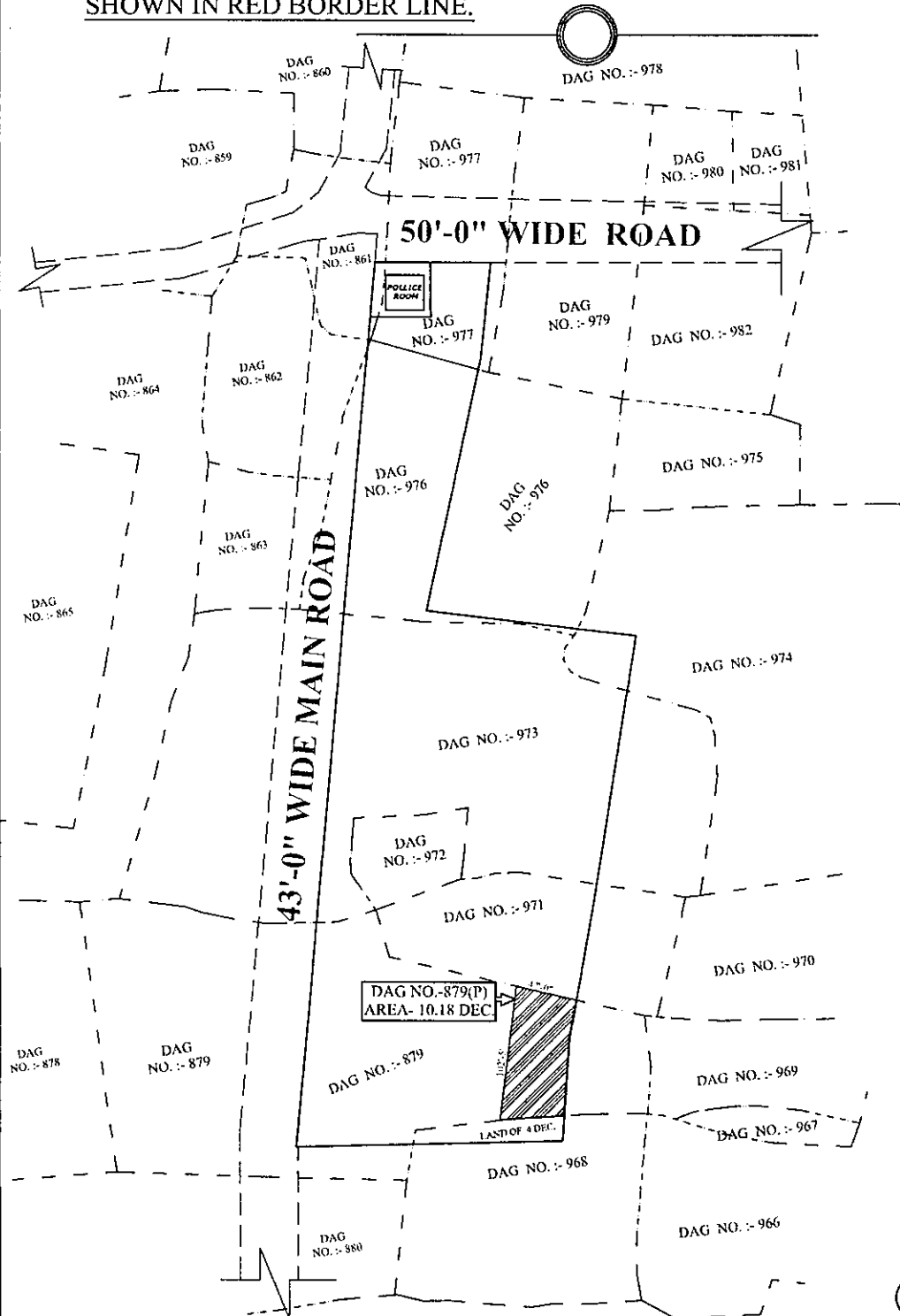
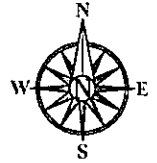
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DISTRICT SUPERINTENDENT
AIR FORCE SOUTH PACIFIC
24 JAN 2024

SITE PLAN

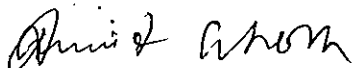
AT MOUZA :- HATISALAH ; J.L. NO. :- 09 ; P.S. :- PREVIOUSLY K.L.C. NOW POLERHAT. ;
DIST.- SOUTH 24 PARGANAS; UNDER BEONTA II GRAM PANCHAYET.
R.S. KHATIAN NO. :- 245 ; L.R. KHATIAN NO. :- 1467.
DAG NO. :- 879 (P) SCHEDULE OF LAND AREA :- 10.18 DEC. OUT OF 145 DEC.
SHOWN IN RED BORDER LINE.

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



SIGNATURE OF VENDEE

PANCHMAHAL CONCLAVE PVT. LTD.


Director.

SIGNATURE OF VENDOR

SUBHADIP GHOSH

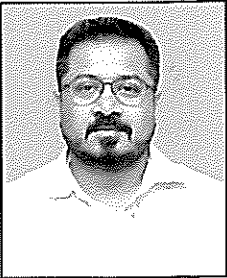
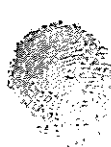
(B. Tech Civil Engineer)
L.B.S. of Arambagh Municipality
Reg. No.: 29/ARM/LBS-II/2021-22

DRAWN BY



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DISTRICT OF COLUMBIA ALPHEE, SOUTH 2, INC.
24 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					

PANCHMAHAL CONCLAVE PVT. LTD.

Name _____

Signature _____ Director _____

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

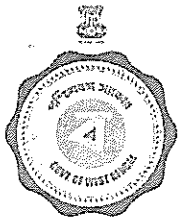
Name _____

Signature _____



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DEED RECORDS REGISTERED ALMOND, SOUTH BRIDGE
24 JAN 2024



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



230120242035805820

GRIPS Payment Detail

GRIPS Payment ID:	230120242035805820	Payment Init. Date:	23/01/2024 20:07:41
Total Amount:	225237	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9855162876838	BRN Date:	23/01/2024 20:08:07
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

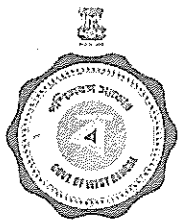
Depositor's Name:	Mr SAMBIT BASU
Mobile:	9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240358058218	Directorate of Registration & Stamp Revenue	225237
Total			225237

IN WORDS: TWO LAKH TWENTY FIVE THOUSAND TWO HUNDRED THIRTY SEVEN 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



192023240358058218

GRN Details

GRN:	192023240358058218	Payment Mode:	SBI Epay
GRN Date:	23/01/2024 20:07:41	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9855162876838	BRN Date:	23/01/2024 20:08:07
Gateway Ref ID:	773388136	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	230120242035805820	Payment Init. Date:	23/01/2024 20:07:41
Payment Status:	Successful	Payment Ref. No:	2000173137/3/2024

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SAMBIT BASU
Address:	HATISHALA
Mobile:	9830806854
Period From (dd/mm/yyyy):	23/01/2024
Period To (dd/mm/yyyy):	23/01/2024
Payment Ref ID:	2000173137/3/2024
Dept Ref ID/DRN:	2000173137/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000173137/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	168134
2	2000173137/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	56085
3	2000173137/3/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	1018
Total				225237

IN WORDS: TWO LAKH TWENTY FIVE THOUSAND TWO HUNDRED THIRTY SEVEN ONLY.

Major Information of the Deed

Deed No :	I-1630-00224/2024	Date of Registration	24/01/2024
Query No / Year	1630-2000173137/2024	Office where deed is registered	
Query Date	19/01/2024 6:19:05 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. 18,50,900/-		Rs. 56,07,144/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,68,234/- (Article:23)		Rs. 56,117/- (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-1467, (RS:-245\0)	Bastu	Bastu	10.18 Dec	18,50,900/-	56,07,144/-	
Grand Total :					10.18Dec	18,50,900 /-	56,07,144 /-	

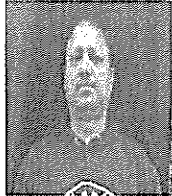
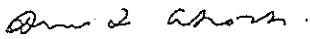
Seller Details :

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

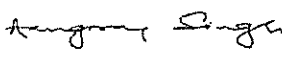
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SAMBIT BASU Son of Late Sabyasachi Basu 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: 40xxxxxxx7498, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AMIT GHOSH (Presentant) Son of Shri Tapan Ghosh Date of Execution - 24/01/2024, , Admitted by: Self, Date of Admission: 24/01/2024, Place of Admission of Execution: Office	Photo  Jan 24 2024 1:08PM	Finger Print  Captured LTI 24/01/2024	Signature  24/01/2024
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)				

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	 24/01/2024	 Captured 24/01/2024	 24/01/2024
Identifier Of Mr AMIT GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-10.18 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:- 1467	Owner:মাদার বক্স সোল্য, Gurdian:খিজির , Address:নিজ , Classification:বাড়, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163000224 / 2024

On 24-01-2024

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 13:03 hrs on 24-01-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr AMIT GHOSH .

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 56,07,144/-

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

Execution is admitted on 24-01-2024 by Mr AMIT GHOSH, DIRECTOR, PANCHMAHAL CONCLAVE PRIVATE LIMITED (Private Limited Company), 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 56,117.00/- (A(1) = Rs 56,071.00/- , 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 56,085/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/01/2024 8:08PM with Govt. Ref. No: 192023240358058218 on 23-01-2024, Amount Rs: 56,085/-, Bank: SBI EPay (SBIEPay), Ref. No. 9855162876838 on 23-01-2024, Head of Account 0030-03-104-001-16

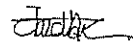
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,68,234/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,68,134/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 119176, Amount: Rs.100.00/-, Date of Purchase: 08/02/2023, Vendor name: Jaydeep Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/01/2024 8:08PM with Govt. Ref. No: 192023240358058218 on 23-01-2024, Amount Rs: 1,68,134/-, Bank: SBI EPay (SBIEPay), Ref. No. 9855162876838 on 23-01-2024, 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

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being No 163000224 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.01.24 16:57:47 +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.