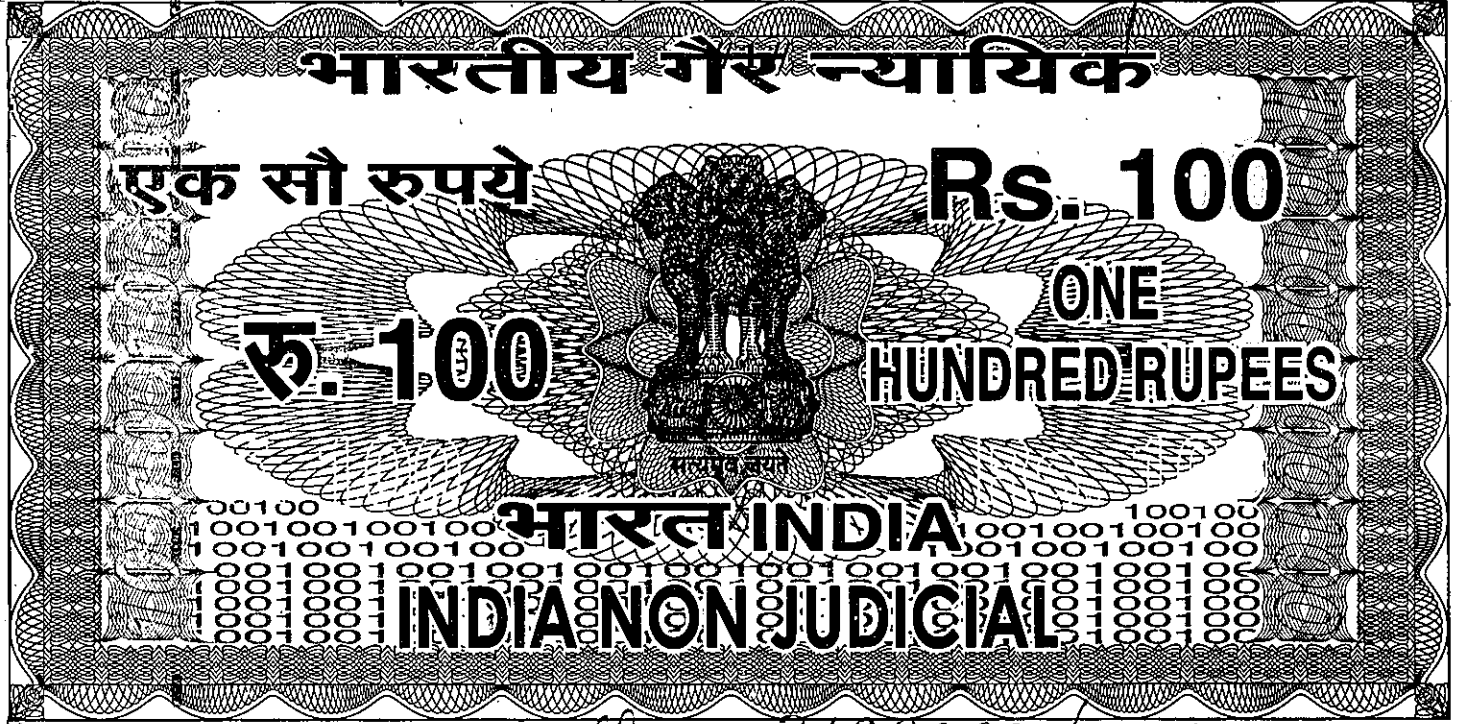


00232/24

I - 240/24



पश्चिम बंगाल WEST BENGAL

3192023/2023

AP 385518

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

Jaw
District Sub-Registrar-V
Alipore, South 24 Parganas

24 JAN 2024

DEED OF CONVEYANCE

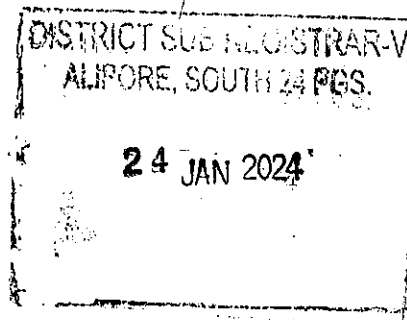
1. **Date:** This Indenture is made on this the 24th Day of **JANUARY, 2024**, (Two Thousand and Twenty-Four).
2. **Nature of Document:** Deed of Conveyance.

18 AUG 2023

Sl. No. 1943 Date
Sold to..... Suddeep Chakrabarty Adv.
of..... Alipore J. Court Kori-22
Rupees..... 100/-

Sarwan Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kori-22

Anguraj Singh
of Binay Kr. Singh
Upper Kulti, Bohol
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 office at Village- Hatishala, Post Office- Hatishala, Police Station- Kolkata Leather Complex (K.L.C), District- 24 Parganas South, Pin- 700135, duly represented by its Director **MR. AMIT GHOSH**, [PAN- AHNPG7172P], (AADHAAR NO. 9813 0417 7819) Son of Sri Tapan Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of Vill: Khariberia, P.O. & P.S. Bishnupur, Pin Code: 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], (AADHAAR NO. 406789027498), son of Late Sabyasachi Basu, by faith Hindu, by nationality Indian, by occupation Business, residing at Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata-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**.

WHEREAS at all material times and for intents and purposes one Pashan Midde was the sole and absolute owner of the Property by virtue of R. S. Record of Right ALL THAT land comprised R. S. & L.R. Dag No. 971, appertaining to R. S. Khatian No. 244, in Mouza Hatishala, J. L. No. - 09. under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).



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ALIPORE, SOUTH 24 PGS.

24 JAN 2024

AND WHEREAS said Pashan Midde died intestate leaving behind him surviving his three sons and wife namely Bhoda @ Khatibar Midde, Saiad Midde, Hayat Midde and Morijan 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.

AND WHEREAS said Bhoda @ Khatibar Midde, in extreme urgency of money during her life time sold and transfer the property on 30.04.1965 in favour of Chholeman Midde, by a registered Deed of Sale vide Deed No. 4729 for the year 1965 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.- 971, appertaining to R. S. Khatian No.244, Mouza- Hatishala, J. L. No. 09, land measuring more or less 02 decimals out of 38 decimals of Sali land, under P. S.-K. L. C. (Bhangore), Dist.- 24 Parganas (S).

AND WHEREAS said Chholeman Midde died intestate leaving behind him surviving his three sons one daughter and wife namely Sukur Ali Midde, Layep Ali Midde, Ayep Ali Midde, Madarijan Bibi and Saharjan Bibi as his legal heirs and successors and legal representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased father/husband. Thereafter said Saharjan Bibi died intestate leaving behind her two sons tamely Layep Ali Midde and Ayep Ali Midde, as her legal heirs and successors and legal representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased mother.

AND WHEREAS by virtue of aforesaid Deed of Sale and Normal inheritance and Mohammedan Law said AYEP ALI MIDDE acquire and became the absolute and lawful owner in respect of said plot of land and consisting a total



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
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land area of 0.69 decimal, comprised in R. S. & L.R. Dag No. 971, appertaining to R. S. Khatian No. -244, at Mouza Hatishala, J. L. No. 09, under police station Bhangore now K. L. C. 24 Parganas(S).

AND WHEREAS being an absolute owner said Ayep Ali Midde, appointed Mr. Bholanath Gayen, S/o Harendra Nath Gayen, as his lawful attorney in respect of said **0.69 decimal** landed property, by virtue of registered General Power of Attorney, being No. 00188 for the year 2014, Book-I, Volume- 1, Pages from 1989 to 2005, and based on the said General Power of Attorney, sold the said landed property of Ayep Midde, to **Panchmahal Conclave Private Limited**, by virtue of registered Deed of Conveyance, being No. 0489 for the year 2015, Book-I, Volume- 1, Page from 8513 to 8536, registered in the office of the D.S.R.-III, at Alipore, South 24 PGS.

WHEREAS at all material times and for intents and purposes one Chholeman Midde was the sole and absolute owner of the Property by virtue of R. S. Record of Right ALL THAT land comprised in R. S. & L.R. Dag No. 971, land measuring 7.60 decimals out of 38 decimals of Sali land, appertaining to R. S. Khatian No.- 244, in Mouza - Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Chholeman Midde died intestate leaving behind his three sons one daughter and wife namely Sukur Ali Midde, Layep Ali Midde, Ayep Ali Midde, Madarijan Bibi and Saharjan Bibi as his legal heirs and successors and legal representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased father/husband. Thereafter said Saharjan Bibi died intestate leaving behind her two sons namely Layep Ali Midde and Ayep Ali Midde, as her legal heirs and successors and legal



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representatives and they inherit the property as per Mohammedan law and became lawful owner of the property left by their deceased mother.

AND WHEREAS by virtue of Normal inheritance said AYEP ALI MIDDE acquire and became the absolute and lawful owner in respect of said plot of land consisting a total land area of **2.37 decimals** comprised in R. S. & L.R. Dag No. 971, appertaining to R. S. Khatian No.- 244, at Mouza - Hatishala, J. L. No. 09, under police station Bhangore now K. L. C. 24 Parganas(S).

AND WHEREAS being an absolute owner said Ayep Ali Midde, appointed Mr. Bholanath Gayen, S/o Harendra Nath Gayen, as his lawful attorney in respect of said **2.37 decimal** landed property, by virtue of registered General Power of Attorney, being No. 00101 for the year 2015, Book-I, Volume- 1, Pages from 1989 to 2005, and based on the said General Power of Attorney, sold the said landed property of Ayep Midde, to **Panchmahal Conclave Private Limited**, by virtue of registered Deed of Conveyance, being No. 0489 for the year 2015, Book-I, Volume- 1, Page from 8513 to 8536, registered in the office of the D.S.R.-III, at Alipore, South 24 PGS.

AND WHEREAS by virtue of Normal inheritance Rased Midde, Saheb Ali Midde, Esrail Midde, Yar Ali Mohammad, Anicha Bibi alias Rasida Midde, acquire and became the absolute and lawful owner in respect of said plot of land consisting a total land area of **3.06 decimals** comprised in R. S. & L.R. Dag No. 971, appertaining to R. S. Khatian No.- 244, at Mouza - Hatishala, J. L. No. 09, under police station Bhangore now K. L. C. 24 Parganas(S), and they all recorded their names in at present LR Operation Vide **LR Khatian Nos. 3664, 3665, 3666, 3667, 3668** respectively, and converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case Nos. CN/2023/1603/1649, CN/2023/1603/1646, CN/2023/1603/1647, CN/2023/1603/1648** respectively.



DISTRICT SUB REGISTRAR-V
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AND WHEREAS being the absolute owners said all Rased Midde, Saheb Ali Midde, Esrail Midde, Yar Ali Mohammad, Anicha Bibi alias Rasida Midde, sold and transferred **3.06 decimals** landed property to **Panchmahal Conclave Private Limited**, by virtue of registered Deed of Conveyance, being No. 04448 for the year 2015, Book-I, Volume-1603-2015, Page from 26145 to 26191, registered in the office of the D.S.R.-III, at Alipore, South 24 PGS.

AND WHEREAS by virtue of Normal inheritance Saidul Midde, Safikul Midde, Rasidul Midde, Chakiran Bibi Molla, Samiran Molla, Chhapiya Fakir, & Sufiya Bibi Molla, all are sons & daughters of Sukur Ali Midde, acquire and became the absolute and lawful owner in respect of said plot of land consisting a total land area of **2.45 decimals** comprised in R. S. & L.R. Dag No. 971, appertaining to R. S. Khatian No.-244, corresponding to **LR Khatian No. 1294**, at Mouza - Hatishala, J. L. No. 09, under police station Bhangore now K. L. C. 24 Parganas(S), and the said land has been converted from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1222**.

AND WHEREAS by virtue of aforementioned registered Deeds, **Panchmahal Conclave Private Limited**, became owner of all that piece and parcel of land measuring an area of **8.57 decimal**, comprised in R.S. & L.R. Dag No. 971, appertaining to R.S. Khatian No. 244, **LR Khatian No.1838, 1231, 3664, 3665, 3666, 3667, 3668, 1294**, in Mouza- Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S).



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DISTRICT SUB REGISTRAR-V
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SALEABLE AREA OF	DAG	RS Khatian	LR Khatian 1838, 1231,	AREA (DEC)
PANCHMAHAL CONCLAVE PVT. LTD.	971	244	3664, 3665, 3666, 3667, 3668, 1294	8.57
TOTAL SALEABLE AREA				8.57

Amid Ahoth

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. 15,58,182/- (Rupees Fifteen Lacs Fifty – Eight Thousand One Hundred and Eighty Two 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 **20.91 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



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DISTRICT SUB REGISTRAR-V
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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



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DISTRICT SUB REGISTRAR-V
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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



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DISTRICT SUB REGISTRAR-V
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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.



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
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 **8.57 decimal** comprised in R. S. & L.R. Dag No. 971, appertaining to R. S. Khatian No.- 244, corresponding to **LR Khatian No.1838, 1231, 3664, 3665, 3666, 3667, 3668, 1294**, 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 Kolkata Leather Complex (K.L.C.), District- 24 Parganas South, PIN – 700135, and the property is Butted and Bounded as follows:

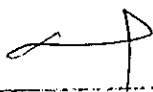
ON THE NORTH : R.S. & L.R. Dag No. 973. 

ON THE SOUTH : R.S. & L.R. Dag No. 879. 

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

ON THE WEST : Others Land of Same Dag. 




DISTRICT SUB REGISTRAR
ALIPORE, 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. *Aangraaj Singh*
PIN: 713343
P.O. & P.S.: Kulti.
2. *Satakhhi Maji*
Pin - 711202

PANCHMAHAL CONCLAVE PVT. LTD.

Arvind Ahon
Director

SIGNATURE OF OWNER/ VENDOR

Drafted & Prepared By:

Sudeep Chakraborty

Sudeep Chakraborty

(Advocate)

Enrolment No. F-1013/859/2019

Alipore Judges Court

Computer Print

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 15,58,182/- (Rupees Fifteen Lacs Fifty – Eight Thousand One Hundred and Eighty – Two 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	077084	Rs. 15,58,152/-
/	/	/	/
/	/	/	/
/	/	/	/
TOTAL: Rupees Fifteen Lacs Fifty – Eight Thousand One Hundred and Eighty – Two Only.			Rs. 15,58,182/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Jangam Singh
PIN: 713343
2. Salakhhi Maji
Pin – 711202

PANCHMAHAL CONCLAVE PVT. LTD.

Amir J. Chohan
Director.

SIGNATURE OF OWNER/ VENDOR



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

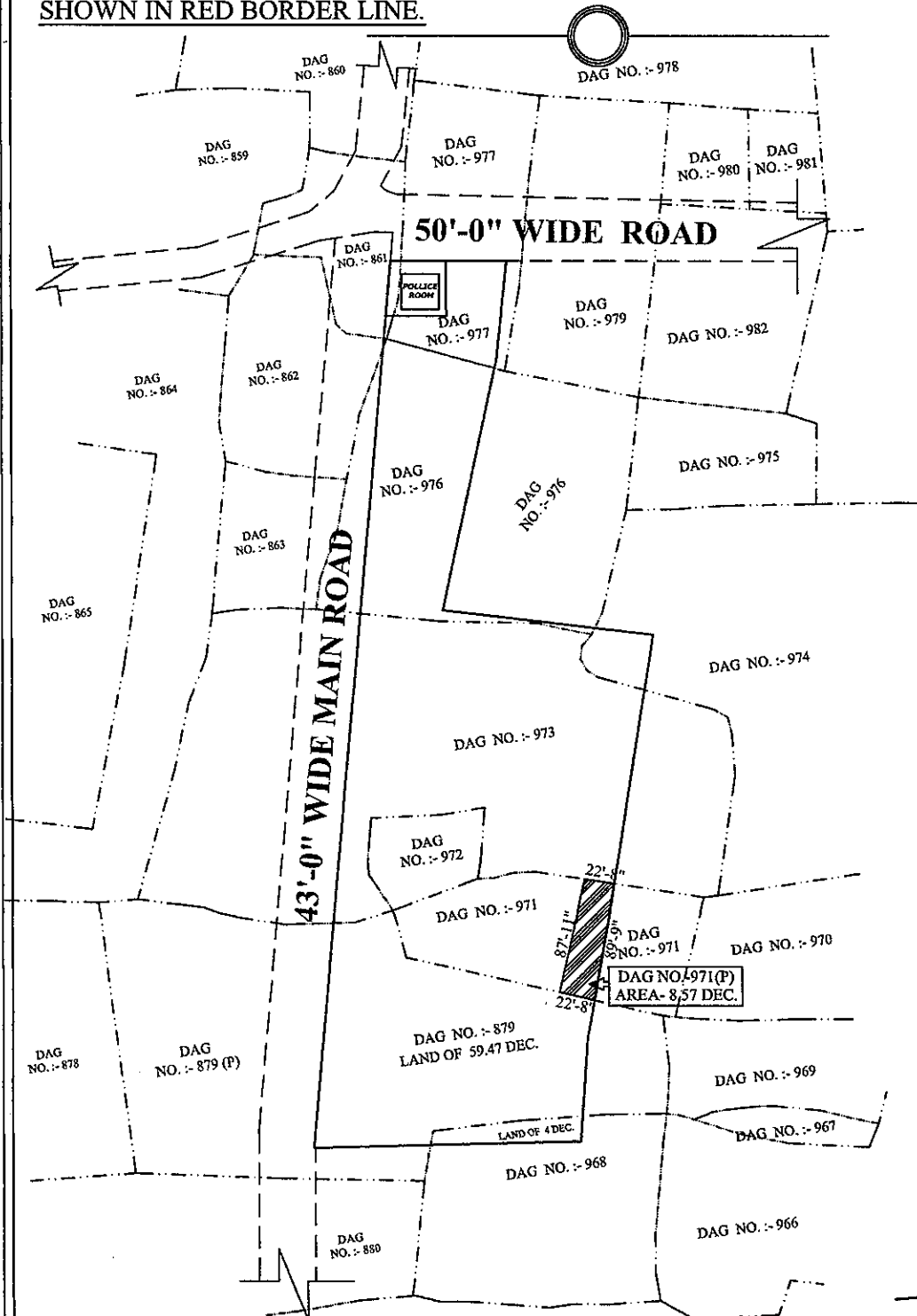
SITE PLAN

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

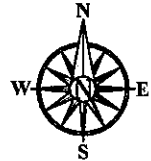
R.S. KHATIAN NO. :- 244 & 245 ; L.R. KHATIAN NO. :- 1838, 1231, 3664, 3665, 3666, 3667, 3668, & 1294.

DAG NO. :- 971 (P) SCHEDULE OF LAND AREA :- 8.57 DEC. OUT OF 38 DEC.

SHOWN IN RED BORDER LINE.



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



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

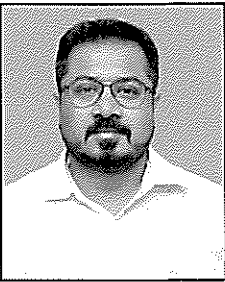
PANCHMAHAL CONCLAVE PVT. LTD.

Arindam Chatterjee
Director.

SIGNATURE OF VENDOR



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
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					

Name PANCHMAHAL CONCLAVE PVT. LTD.

Signature _____
Director.

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

Name _____

Signature _____



4

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



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



230120242035806395

GRIPS Payment Detail

GRIPS Payment ID:	230120242035806395	Payment Init. Date:	23/01/2024 20:14:46
Total Amount:	141853	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4658511457636	BRN Date:	23/01/2024 20:15:10
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	192023240358063968	Directorate of Registration & Stamp Revenue	141853
Total			141853

IN WORDS: ONE LAKH FORTY ONE THOUSAND EIGHT HUNDRED FIFTY 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



192023240358063968

GRN Details

GRN:	192023240358063968	Payment Mode:	SBI Epay
GRN Date:	23/01/2024 20:14:46	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4658511457636	BRN Date:	23/01/2024 20:15:10
Gateway Ref ID:	773388781	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	230120242035806395	Payment Init. Date:	23/01/2024 20:14:46
Payment Status:	Successful	Payment Ref. No:	2003192023/2/2023
			[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:	2003192023/2/2023
Dept Ref ID/DRN:	2003192023/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003192023/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	106359
2	2003192023/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	35494
Total				141853

IN WORDS: ONE LAKH FORTY ONE THOUSAND EIGHT HUNDRED FIFTY THREE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1630-00240/2024	Date of Registration	24/01/2024
Query No / Year	1630-2003192023/2023	Office where deed is registered	
Query Date	28/12/2023 4:47:45 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDEEP CHAKRABORTY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9434407283, 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. 15,58,182/-		Rs. 35,47,980/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,06,459/- (Article:23)		Rs. 35,526/- (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-971 (RS :-971)	LR-1838, (RS:-244\0)	Bastu	Bastu	0.345 Dec	48,918/-	1,42,830/-	
L2	LR-971 (RS :-971)	LR-1231, (RS:-244\0)	Bastu	Bastu	0.345 Dec	48,918/-	1,42,830/-	
L3	LR-971 (RS :-971)	LR-1838, (RS:-244\0)	Bastu	Bastu	1.185 Dec	1,35,918/-	4,90,590/-	
L4	LR-971 (RS :-971)	LR-1231, (RS:-244\0)	Bastu	Bastu	1.185 Dec	1,35,918/-	4,90,590/-	
L5	LR-971 (RS :-971)	LR-3664, (RS:-244\0)	Bastu	Bastu	0.612 Dec	1,20,518/-	2,53,368/-	
L6	LR-971 (RS :-971)	LR-3665, (RS:-244\0)	Bastu	Bastu	0.612 Dec	1,20,518/-	2,53,368/-	
L7	LR-971 (RS :-971)	LR-3666, (RS:-244\0)	Bastu	Bastu	0.612 Dec	1,20,518/-	2,53,368/-	
L8	LR-971 (RS :-971)	LR-3667, (RS:-244\0)	Bastu	Bastu	0.612 Dec	1,20,518/-	2,53,368/-	
L9	LR-971 (RS :-971)	LR-3668, (RS:-244\0)	Bastu	Bastu	0.612 Dec	1,20,519/-	2,53,368/-	

L10	LR-971 (RS :-971)	LR-1294, (RS:-24410)	Bastu	Bastu	2.45 Dec	5,85,919/-	10,14,300/-	
		TOTAL :			8.57Dec	15,58,182 /-	35,47,980 /-	
		Grand Total :			8.57Dec	15,58,182 /-	35,47,980 /-	

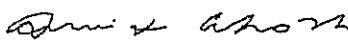
Seller Details :

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

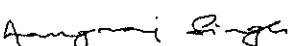
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SAMBIT BASU Son of Late Sabyasachi Basu City:- , P.O:- Hatishala, 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 2:51PM	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				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AANGRAJ SINGH Son of Mr BINAY KUMAR SINGH City:- , P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured	

	24/01/2024	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-0.345 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-2.45 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.345 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.185 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.185 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.612 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.612 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.612 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.612 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.612 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:- 971, LR Khatian No:- 1838	Owner:সৈদচ আলি মৃদে, Gurdian:পাখান , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 971, LR Khatian No:- 1231	Owner:হায়াত আলী মিদে, Gurdian:হাসা মিদে, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 971, LR Khatian No:- 1838	Owner:সৈদচ আলি মৃদে, Gurdian:পাখান , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 971, LR Khatian No:- 1231	Owner:হায়াত আলী মিদে, Gurdian:হাসা মিদে, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 971, LR Khatian No:- 3664	Owner:রশিদা মিদে, Gurdian:নাজেপ আলি মিদে, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 971, LR Khatian No:- 3665	Owner:ইয়ার মিদে, Gurdian:নাজেপ আলি মিদে, Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 971, LR Khatian No:- 3666	Owner:মাহেব আলি মিদে , Gurdian:নাজেপ আলি মিদে, Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 971, LR Khatian No:- 3667	Owner:রাসেদ মিদে , Gurdian:নাজেপ মিদে, Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 971, LR Khatian No:- 3668	Owner:এসরাইল মিদে, Gurdian:নাজেপ মিদে, Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 971, LR Khatian No:- 1294	Owner:শুজাবী মিদে, Gurdian:হোলেমান , Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163000240 / 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 14:22 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 35,47,980/-

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

Execution is admitted on 24-01-2024 by Mr AMIT GHOSH,

Indetified by Mr AANGRAJ SINGH, , Son of Mr BINAY KUMAR SINGH, 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 35,526.00/- (A(1) = Rs 35,480.00/- ,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 35,494/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2024 8:15PM with Govt. Ref. No: 192023240358063968 on 23-01-2024, Amount Rs: 35,494/-, Bank: SBI EPay (SBlePay), Ref. No. 4658511457636 on 23-01-2024, Head of Account 0030-03-104-001-16

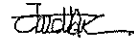
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,06,459/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,06,359/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5943, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2024 8:15PM with Govt. Ref. No: 192023240358063968 on 23-01-2024, Amount Rs: 1,06,359/-, Bank: SBI EPay (SBlePay), Ref. No. 4658511457636 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

Volume number 1630-2024, Page from 4738 to 4762

being No 163000240 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.01.24 16:53:23 +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.