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पश्चिम बंगाल WEST BENGAL

AP 226608

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

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.

24093

25 APR 2023

No..... ₹100/- Date.....

Name Amitabha Ray
Advocate

Address : ALIPORE POLICE COURT
Kolkata - 700 027

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

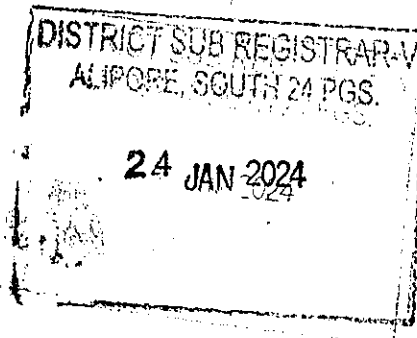
STAMP VENDOR

Alipore Police Court, Kot-27



Aangray Singh
c/o Binay Kr. Singh
Upperkulti, Boshal,
Kulti, Paschim
Bardhaman.

PIN: 713343



3. Parties:

- 3.1 **(1) BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED, [PAN-AAFCB5798N]**, a Private Limited Company incorporated under the Companies Act, 1956, Vide Certificate of Incorporation No. U70102WB2013PTC195106, 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]**, (ADHAAR 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, **(2) 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, **(3) ABU JAFAR MIDDYA, (PAN- BQYPM9456R)**, son of Late Safed Ali Middy, By occupation: Cultivation, by faith: Muslim, by nationality: Indian, residing at Hatisala, P.O. & P.S.- K.L.C, Pin Code: 700135, **(4) SUBID ALI MIDDYA, (PAN- EWYPM7369J)**, son of Late Achimuddin Midde @ Achiraddin Midde, By occupation: Cultivation, by faith: Muslim, by nationality: Indian, residing at Hatisala, P.O. & P.S.- K.L.C, Pin Code: 700135, **Vendor No. 3 & 4** herein are being represented by their lawful Attorney, **MR. PUSPENDU DAS, (PAN- BHPPD5244J)**, son of Dhananjoy Das, By occupation: Business, by faith: Hindu, by nationality: Indian, residing at Amtala, P.O.- Kanyanagar, P.S. Bishnupur, Pin Code: 743398, hereinafter called and referred to as the **“OWNERS/VENDORS”** (which term and expression shall unless excluded by or repugnant to the subject or



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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, 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 by virtue of inheritance one Kalu Midde, S/o Late Achimaddin Midde, became owner of **1.9 decimal** landed property comprised in 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), and said Kalu Midde recorded his name in at present LR Operation, Vide **LR Khatian No. 1840**, and sold **1.9 decimal** landed property to **Bloomsbury Infrastructure Private Limited**, by virtue of registered Deed of Conveyance, being No. 2459 for the year 2016, Book-I, Volume- 1630-2016, Page from 71262 to 71285, registered in the Office of the D.S.R.-V, at Alipore, South 24 Parganas, and said Kalu Midde, converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1565**.

AND WHEREAS by virtue of inheritance one Sahad Ali Midde, S/o Late Achimaddin Midde, became owner of **1.9 decimal** landed property comprised in 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



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Complex (K. L. C) District 24 Parganas (S), and said Sahad Ali Midde recorded his name in at present LR Operation, Vide **LR Khatian No. 1841**, and sold **1.9 decimal** landed property to **Bloomsbury Infrastructure Private Limited**, by virtue of registered Deed of Conveyance, being No. 2469 for the year 2016, Book-I, Volume- 1630-2016, Page from 71475 to 71499, registered in the Office of the D.S.R.-V, at Alipore, South 24 Parganas, and said Sahad Ali Midde, converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1644**.

AND WHEREAS by virtue of inheritance one Shamila Molya @ Bibi, D/o Late Raoson Ali Midde, became owner of **0.74 decimal** landed property comprised in R.S. & L.R. Dag No. 971, appertaining to R.S. Khatian No. 244, **corresponding to LR Khatian No. 1297**, in Mouza- Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S), and said Shamila Molya @ Bibi sold **0.74 decimal** landed property to **Bloomsbury Infrastructure Private Limited**, by virtue of registered Deed of Conveyance, being No. 3084 for the year 2016, Book-I, Volume- 1630-2016, Page from 88617 to 88640, registered in the Office of the D.S.R.-V, at Alipore, South 24 Parganas, and the said land has been converted from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1403**.

AND WHEREAS by virtue of aforementioned registered Deed, **Bloomsbury Infrastructure Private Limited**, became owner of all that piece and parcel of land measuring an area of **4.54 decimal**, comprised in R.S. & L.R. Dag No. 971, appertaining to R.S. Khatian No. 244, **corresponding to LR Khatian No. 1840, 1841 & 1297**, 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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WHEREAS by virtue of purchase, Vide Deed No. 2948 for the year 2011, Book-I, Volume- 9, Page from 2316 to 2332, registered in the office of the A.D.S.R. Bhangar, South 24 PGS, Swapnabhumi Realtors Limited, became owner of all that piece and parcel of land measuring an area of **5.35 decimal**, comprised in 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), and Swapnabhumi Realtors Limited recorded their name in at present LR Operation, Vide **LR Khatian No. 1196**, and sold **5.35 decimal** landed property to **Panchmahal Conclave Private Limited**, by virtue of registered Deed of Conveyance, being No. 0486 for the year 2015, Book-I, Volume- 1, Page from 8246 to 8261, registered in the Office of the D.S.R.-III, at Alipore, South 24 Parganas, and the said land has been converted from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1403**.

AND WHEREAS by virtue of inheritance one Fakir Midde @ Fakir Ali Midde, S/o Late Achimaddin Midde, became owner of **1.9 decimal** landed property comprised in 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), and said Fakir Midde @ Fakir Ali Midde recorded his name in at present LR Operation, Vide **LR Khatian No. 1837 & 1839**, and being an absolute owner said Fakir Midde @ Fakir Ali Midde sold **1.9 decimal** landed property to **Panchmahal Conclave Private Limited**, by virtue of registered Deed of Conveyance, being No. 2482 for the year 2015, Book-I, Volume- 7, Page from 3489 to 3514, registered in the Office of the A.D.S.R.-Bhangar, South 24 Parganas, and said Fakir Midde converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1406 & CN/2023/1603/1564**.



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AND WHEREAS by virtue of inheritance one Abdul Hai Midde, S/o Late Safed Ali Midde, became owner of **1.31 decimal** landed property comprised in 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), and said Abdul Hai Midde recorded his name in at present LR Operation, Vide **LR Khatian No. 1237**, and being an absolute owner said Abdul Hai Midde **sold 1.31 decimal** landed property to **Panchmahal Conclave Private Limited**, by virtue of registered Deed of Conveyance, being No. 0385 for the year 2016, Book-I, Volume- 1630-2016, Page from 10602 to 10628, registered in the Office of the D.S.R.-V, at Alipore, South 24 Parganas, and said Abdul Hai Midde converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1440**.

AND WHEREAS by virtue of inheritance one Julfikar Midde, Amjet @ Amjed Midde, Momen Midde @ Momena Midde & Runalayla Molya @ Nurul Layla, all are sons & daughter of Late Safed Ali Midde, became owner of **4.59 decimal** landed property comprised in 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), and said Julfikar Midde, Amjet @ Amjed Midde, Momen Midde @ Momena Midde & Runalayla Molya @ Nurul Layla recorded their name in at present LR Operation, Vide **LR Khatian No. 1235, 1236, 1239, & 1242**, respectively, and being absolute owners said Julfikar Midde, Amjet @ Amjed Midde, Momen Midde @ Momena Midde & Runalayla Molya @ Nurul Layla jointly **sold 4.59 decimal** landed property to **Panchmahal Conclave Private Limited**, by virtue of registered Deed of Conveyance, being No. 2862 for the year 2016, Book-I, Volume- 1630-2016, Page from 82372 to 82395, registered in the Office of the D.S.R.-V, at Alipore, South 24 Parganas, and said Julfikar Midde, Amjet @ Amjed Midde, Momen



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Midde @ Momena Midde & Runalayla Molya @ Nurul Layla, converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case Nos. CN/2023/1603/1439, CN/2023/1603/1445, CN/2023/1603/1442 & CN/2023/1603/1429** respectively.

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 **13.15 decimal**, comprised in R.S. & L.R. Dag No. 971, appertaining to R.S. Khatian No. 244, **corresponding to LR Khatian No. 1196, 1837, 1839, 1237, 1235, 1236, 1239, 1242**, in Mouza- Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S).

AND WHEREAS by virtue of inheritance one Abu Jafar Midde, S/o Late Safed Ali Midde, became owner of **1.32 decimal** landed property comprised in 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), and said Abu Jafar Midde recorded his name in at present LR Operation, Vide **LR Khatian No. 1238**, and being an absolute owner said Abu Jafar Midde appointed Mr. Puspendu Das, Son of Dhananjay Das, as his lawful attorney, by virtue of registered General Power of Attorney, being No. 0248 for the year 2018, Book-IV, Volume- 1630-2018, Page from 5690 to 5706, registered in the Office of the D.S.R.-V, at Alipore, South 24 Parganas, and said Abu Jafar Midde converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1441**.

AND WHEREAS by virtue of inheritance one Subid Ali Middya, S/o Late Achimaddin Midde, became owner of **1.9 decimal** landed property comprised in R.S. & L.R. Dag No. 971, appertaining to R.S. Khatian No. 244, in Mouza-



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Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S), and said Abu Jafar Midde recorded his name in at present LR Operation, Vide **LR Khatian No. 1842**, and being an absolute owner said Subid Ali Middya appointed Mr. Puspendu Das, Son of Dhananjoy Das, as his lawful attorney, by virtue of registered General Power of Attorney, being No. 0089 for the year 2019, Book-IV, Volume- 1630-2019, Page from 2893 to 2913, registered in the Office of the D.S.R.-V, at Alipore, South 24 Parganas, and said Subid Ali Middya converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1567**.

SALEABLE AREA OF	DAG	RS Khatian	LR Khatian	AREA (DEC)
BLOOMSBURY INFRASTRUCTURE PVT. LTD.	971	244	1840, 1841 & 1297	4.54
PANCHMAHAL CONCLAVE PVT. LTD.			1196, 1837, 1839, 1237, 1235, 1236, 1239, 1242	13.15
ABU JAFAR MIDDE			1238	1.32
SUBID ALI MIDDYA			1842	1.9
TOTAL SALEABLE AREA				20.91

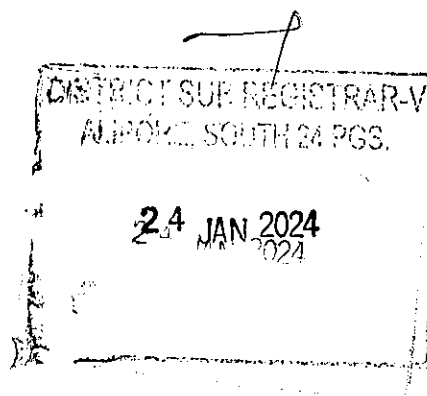
NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. 38,01,818/- (**Rupees Thirty – Eight Lacs One Thousand Eight Hundred and Eighteen Only**) to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (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



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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 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 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



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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 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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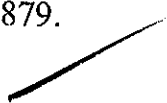


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THE SCHEDULE OF THE PROPERTY

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 **20.91 Decimal** comprised in **R.S. & L.R. Dag No. 971**, appertaining to R. S. Khatian No.- 244, corresponding to LR Khatian No. 1840, 1841, 1297, 1196, 1837, 1839, 1237, 1235, 1236, 1239, 1242, 1238, 1842, 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. 972 & 973.	
ON THE SOUTH	:	R.S. & L.R. Dag No. 879.	
ON THE EAST	:	Others Land of Same Dag.	
ON THE WEST	:	R.S. & L.R. Dag No. 879.	



[Handwritten signature]

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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. *Aangon Singh*
PIN: 713243.
P.O. & P.S.: Kuthi.
2. *Satakhhi Maji*
Pin - 711202

BLOOMSBURY INFRASTRUCTURE PVT. LTD.

[Signature]
Director.

PANCHMAHAL CONCLAVE PVT. LTD.

[Signature]
Director.

SIGNATURE OF OWNER/ VENDOR

Puspendu Das

[PUSPENDU DAS]

SIGNATURE OF OWNER/ VENDOR

As the Lawful Attorney of Vendor 3 & 4.

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. 38,01,818/- (Rupees Thirty – Eight Lacs One Thousand Eight Hundred and Eighteen Only) being the full and final payment of the consideration for sale of the said land from the purchaser.

<u>BANK NAME</u>	<u>CHEQUE NUMBER</u>	<u>AMOUNT</u> <u>(In Rupees)</u>
ICICI	077082	Rs. 14,10,909/-
ICICI	077083	Rs. 23,90,909/-
TOTAL: Rupees Thirty – Eight Lacs One Thousand Eight Hundred and Eighteen Only.		Rs. 38,01,818/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES.

1. *Aangraj Singh*
PIN: 713343.

2. *Satakhhi Maji*
Pin-711202

BLOOMSBURY INFRASTRUCTURE PVT. LTD.

[Signature]
Director.

PANCHMAHAL CONCLAVE PVT. LTD.

[Signature]
Director.

SIGNATURE OF OWNER/ VENDOR.

Puspendu Das

[PUSPENDU DAS]

SIGNATURE OF OWNER/ VENDOR

As the Lawful Attorney of Vendor 3 & 4.



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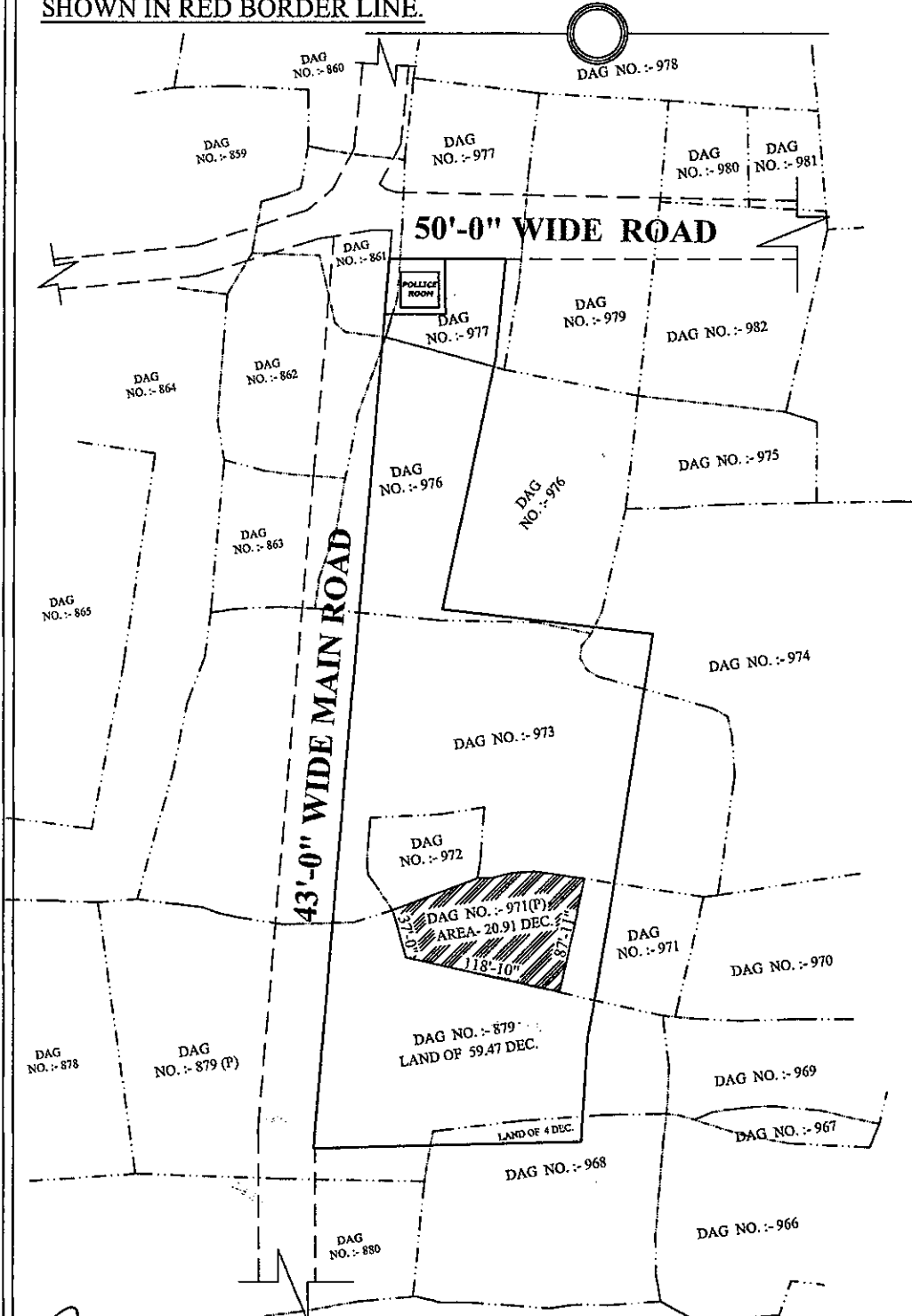
SITE PLAN

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

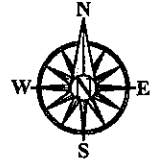
R.S. KHATIAN NO. :- 244 & 245 ; L.R. KHATIAN NO. :- 1840, 1841, 1297, 1196, 1837, 1839, 1237, 1235, 1236, 1239, 1242, 1238 & 1842.

DAG NO. :- 971 (P) SCHEDULE OF LAND AREA :- 20.91 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

SIGNATURE OF VENDOR

P. S. Pandey D. S.



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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 _____

Signature _____

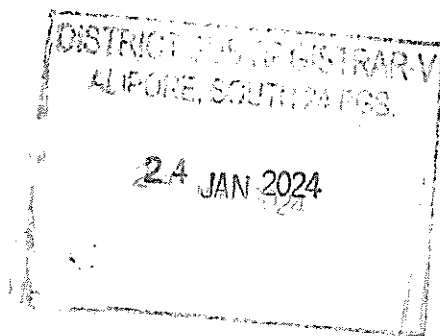
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name _____

Signature _____



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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



230120242035805002

GRIPS Payment Detail

GRIPS Payment ID:	230120242035805002	Payment Init. Date:	23/01/2024 19:59:15
Total Amount:	346203	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5298041075132	BRN Date:	23/01/2024 19:59:43
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

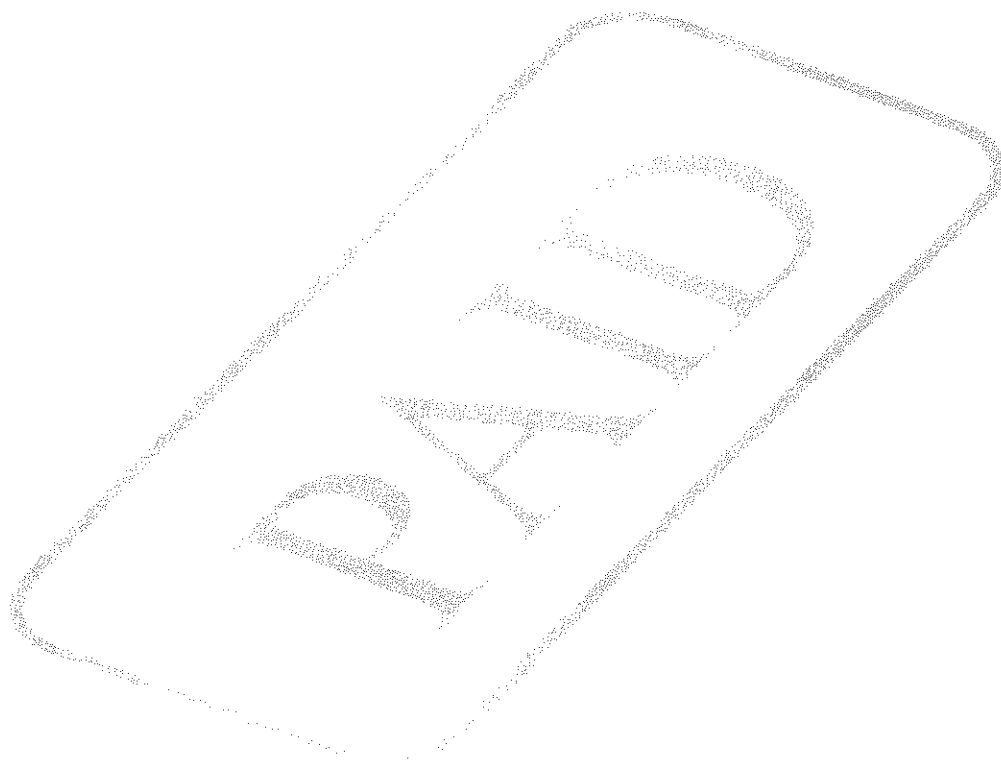
Depositor's Name: Mr SAMBIT BASU
Mobile: 9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240358050038	Directorate of Registration & Stamp Revenue	346203
Total			346203

IN WORDS: THREE LAKH FORTY SIX THOUSAND TWO HUNDRED 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



192023240358050038

GRN Details

GRN:	192023240358050038	Payment Mode:	SBI Epay
GRN Date:	23/01/2024 19:59:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5298041075132	BRN Date:	23/01/2024 19:59:43
Gateway Ref ID:	773387569	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	230120242035805002	Payment Init. Date:	23/01/2024 19:59:15
Payment Status:	Successful	Payment Ref. No:	2003191282/3/2023

[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: 2003191282/3/2023
Dept Ref ID/DRN: 2003191282/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003191282/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	259622
2	2003191282/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	86581

Total 346203

IN WORDS: THREE LAKH FORTY SIX THOUSAND TWO HUNDRED THREE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1630-00241/2024	Date of Registration	24/01/2024
Query No / Year	1630-2003191282/2023	Office where deed is registered	
Query Date	28/12/2023 3:50:51 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. 38,01,818/-		Rs. 86,56,740/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,59,722/- (Article:23)		Rs. 86,613/- (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-1840, (RS:-244\0)	Bastu	Bastu	1.9 Dec	4,58,381/-	7,86,600/-	
L2	LR-971 (RS :-971)	LR-1841, (RS:-244\0)	Bastu	Bastu	1.9 Dec	4,58,381/-	7,86,600/-	
L3	LR-971 (RS :-971)	LR-1297, (RS:-244\0)	Bastu	Bastu	0.74 Dec	98,381/-	3,06,360/-	
L4	LR-971 (RS :-971)	LR-1196, (RS:-244\0)	Bastu	Bastu	5.35 Dec	11,93,381/-	22,14,900/-	
L5	LR-971 (RS :-971.)	LR-1837, (RS:-244\0)	Bastu	Bastu	0.95 Dec	2,18,381/-	3,93,300/-	
L6	LR-971 (RS :-971)	LR-1839, (RS:-244\0)	Bastu	Bastu	0.95 Dec	2,18,381/-	3,93,300/-	
L7	LR-971 (RS :-971)	LR-1237, (RS:-244\0)	Bastu	Bastu	1.31 Dec	1,68,381/-	5,42,340/-	
L8	LR-971 (RS :-971)	LR-1235, (RS:-244\0)	Bastu	Bastu	1.31 Dec	1,48,381/-	5,42,340/-	
L9	LR-971 (RS :-971)	LR-1236, (RS:-244\0)	Bastu	Bastu	1.31 Dec	1,48,382/-	5,42,340/-	

L10	LR-971 (RS :-971)	LR-1239, (RS:-244\0)	Bastu	Bastu	1.31 Dec	1,48,382/-	5,42,340/-	
L11	LR-971 (RS :-971)	LR-1242, (RS:-244\0)	Bastu	Bastu	0.66 Dec	58,242/-	2,73,240/-	
L12	LR-971 (RS :-971)	LR-1238, (RS:-244\0)	Bastu	Bastu	1.32 Dec	1,56,382/-	5,46,480/-	
L13	LR-971 (RS :-971)	LR-1842, (RS:-244\0)	Bastu	Bastu	1.9 Dec	3,28,382/-	7,86,600/-	
		TOTAL :			20.91Dec	38,01,818 /-	86,56,740 /-	
		Grand Total :			20.91Dec	38,01,818 /-	86,56,740 /-	

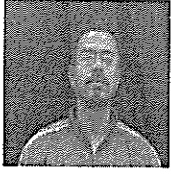
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	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
3	ABU JAFAR MIDDYA Son of Late Safed Ali Middy City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: BQxxxxxx6R, Aadhaar No: 21xxxxxxx4959, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	SUBID ALI MIDDYA Son of Late Achiruddin Midde City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: ewxxxxxx9j, Aadhaar No: 43xxxxxxx1881, Status :Individual, Executed by: Attorney, Executed by: Attorney

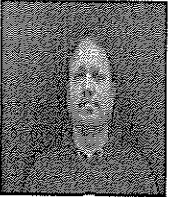
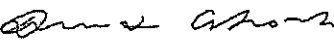
Buyer Details :

Sl 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

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PUSPENDU DAS Son of Mr Dhananjay Das Date of Execution - 24/01/2024, , Admitted by: Self, Date of Admission: 24/01/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured Jan 24 2024 2:54PM LTI 24/01/2024	Signature  24/01/2024
City:- , P.O:- Amtala, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743398, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx4J, Aadhaar No: 40xxxxxxxx9681 Status : Attorney, Attorney of : ABU JAFAR MIDDYA, SUBID ALI MIDDYA				

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 	Finger Print  Captured Jan 24 2024 2:53PM 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 : BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED (as Director), PANCHMAHAL CONCLAVE PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aangraj Singh Son of Mr Binay Kumar Singh Upper Kult, City:- , P.O:- Kult, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured 24/01/2024	 24/01/2024
Identifier Of Mr AMIT GHOSH, Mr PUSPENDU DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED	Mr SAMBIT BASU-1.9 Dec

Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.31 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.66 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	ABU JAFAR MIDDYA	Mr SAMBIT BASU-1.32 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	SUBID ALI MIDDYA	Mr SAMBIT BASU-1.9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED	Mr SAMBIT BASU-1.9 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED	Mr SAMBIT BASU-0.74 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-5.35 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.95 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.95 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.31 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.31 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.31 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:- 1840	Owner:কালু মিত্তে, Gurdian:ওহিমদিন , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 971, LR Khatian No:- 1841	Owner:মহাদলি মিত্তে, Gurdian:ওহিমদিন , 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:- 1297	Owner:রওশান আলী মিত্তে, Gurdian:এলাহি , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 971, LR Khatian No:- 1196	Owner:মুন্সি রেজিটার পিসিটে 31 এম, Gurdian:এল, সরনী, Address:বাড়ীঘাটি , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 971, LR Khatian No:- 1837	Owner:ফকিরালি মিত্তে, Gurdian:ভকিরদিন , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 971, LR Khatian No:- 1839	Owner:ফকিরালি মিত্তে, Gurdian:ওহিমদিন , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 971, LR Khatian No:- 1237	Owner:আব্দুল হাই মিত্তে, Gurdian:সকেদ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 971, LR Khatian No:- 1235	Owner:জুলফিকার মিত্তে, Gurdian:সকেদ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 971, LR Khatian No:- 1236	Owner:আমজেন আলি মিত্তে, Gurdian:সকেদ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 971, LR Khatian No:- 1239	Owner:আব্দুল মমিন মিত্তে, Gurdian:সকেদ , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 971, LR Khatian No:- 1242	Owner:নুরুল লায়লা বিবি, Gurdian:মনসোফ , Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.

L12	LR Plot No:- 971, LR Khatian No:- 1238	Owner:আবু জাফর মিদে, Gurdian:সফেদ , Address:মিজ , Classification:শালি, Area:0.01000000 Acre,	ABU JAFAR MIDDYA
L13	LR Plot No:- 971, LR Khatian No:- 1842	Owner:সুবিদালি মিদে, Gurdian:ওখিরাশি , Address:মিজ , Classification:শালি, Area:0.02000000 Acre,	SUBID ALI MIDDYA

Endorsement For Deed Number : I - 163000241 / 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 14:26 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 86,56,740/-

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

Execution is admitted on 24-01-2024 by Mr AMIT GHOSH, Director, BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135; 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

Identified by Mr Aangraj Singh, , Son of Mr Binay Kumar Singh, Upper Kulti, P.O: Kulti, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Executed by Attorney

Execution by Mr PUSPENDU DAS, , Son of Mr Dhananjay Das, P.O: Amtala, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743398, by caste Hindu, by profession Business as constituted attorney for 1. ABU JAFAR MIDDYA P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. SUBID ALI MIDDYA P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Identified by Mr Aangraj Singh, , Son of Mr Binay Kumar Singh, Upper Kulti, P.O: Kulti, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 86,613.00/- (A(1) = Rs 86,567.00/- ,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 86,581/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2024 7:59PM with Govt. Ref. No: 192023240358050038 on 23-01-2024, Amount Rs: 86,581/-, Bank: SBI EPay (SBlePay), Ref. No. 5298041075132 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. 2,59,722/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,59,622/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24093, Amount: Rs.100.00/-, Date of Purchase: 25/04/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/01/2024 7:59PM with Govt. Ref. No: 192023240358050038 on 23-01-2024, Amount Rs: 2,59,622/-, Bank: SBI EPay (SBlePay), Ref. No. 5298041075132 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 4711 to 4737

being No 163000241 for the year 2024.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.01.24 16:48:56 +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.