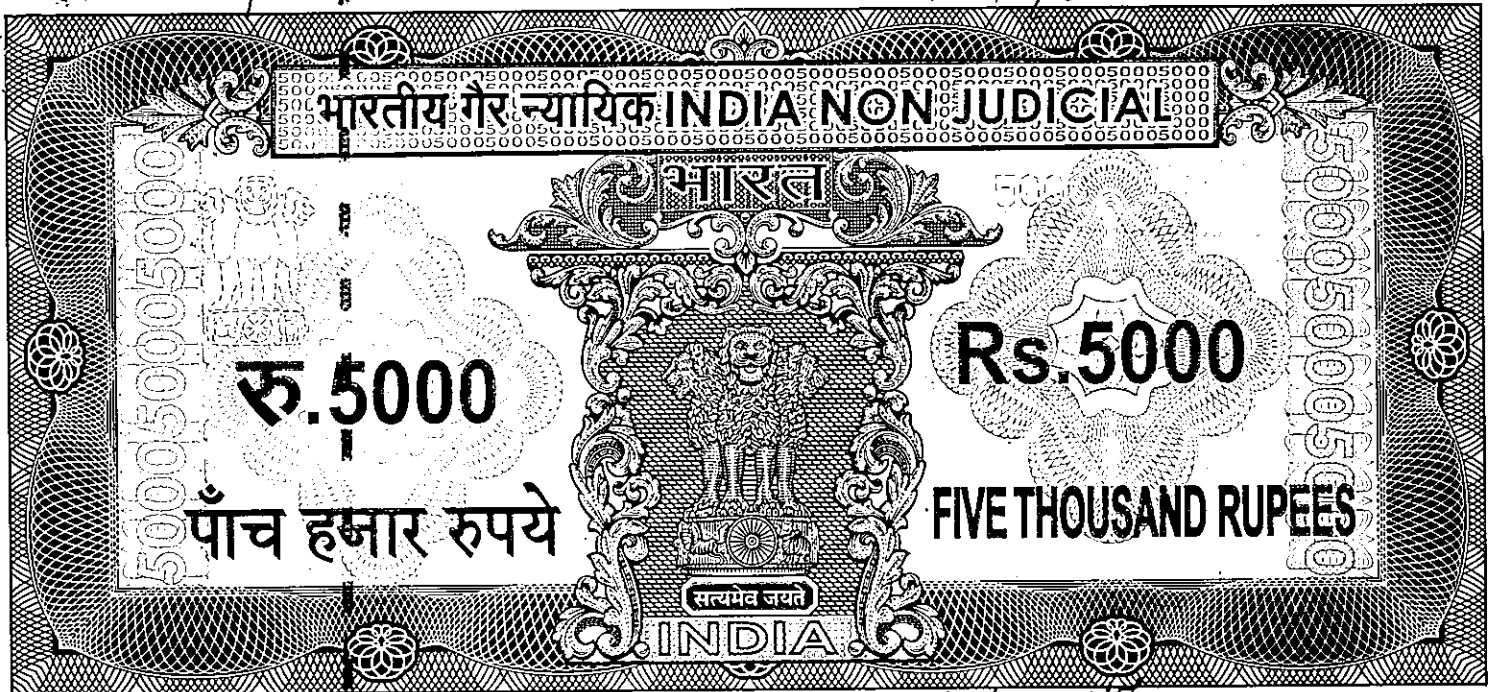


2430/15

2479/15



434/15 4/5/15

8 823959

B 823959

पश्चिम बंगाल WEST BENGAL

The document is admitted for registration
the signature sheet and endorsement
sheet attached with this document are to
be treated as parts of the document.

A.S.R. Bhargava
S.D. Pargana

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 04th day of MAY

Two Thousand Fifteen (2015) of Christian Era

BETWEEN

J(1) 2500
J(2) 2500
J(3) 2500
J(4) 2500

362 16/04/15 50001

নং ১৬/০৪/১৫ তারিখ ৫০০০১

নাম Panchmahal conclave Pvt. Ltd.

ঠিকানা Sain Linn, 3rd floor, 22, Block, h.P. Sector-V, Salt Lake city, KOL-91.

ভেদার : শ্রী সত্যেন্দ্রনাথ সরকার

বিক্রয় এন্ড ইন্টারেক্ট

জেনা-২৪ পূর্ববঙ্গ

Bhola Nath Gayen



8533028

1086

Bhola Nath Gayen



1087

Swapnabhumi Realtors Limited

Bhola Nath Gayen

Director



Addl. District Sub-Registrar
Bhargar, 24 Pgs (S)

4 MAY 2015

Pulak Kumar Das

Ch - Nirmol ch Das

Vill + P.O. - chandi

P.S. - Bishnupur

Dist - 24 Pgs (S)



Government Of West Bengal
Office Of the A.D.S.R. BHANGAR
District:-South 24-Parganas

Endorsement For Deed Number : I - 02479 of 2015
(Serial No. 02430 of 2015 and Query No. 1621L000005402 of 2015)

On 04/05/2015

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

Presented for registration at 17.20 hrs on :04/05/2015, at the Private residence by Bholanath Gayen , one of the Executants.

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

Execution is admitted on 04/05/2015 by

1. Bholanath Gayen

Director, Swapnabhumi Realtors Ltd, H/ D 31, S. L. Sarani, , Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Business

Identified By Pulak Kumar Das, son of Nirmal Chandra Das, Village:Chandi, Thana:-Bishnupur, P.O. :-Chandi, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

Executed by Attorney

Execution by

1. Bholanath Gayen, son of Harendra Nath Gayen , Village:Krolberia, Thana:-Kolkata Leather Camp, P.O. :-Beonta, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502 By Caste Hindu By Profession: Business,as the constituted attorney of Somnath Ghosh is admitted by him.

Identified By Pulak Kumar Das, son of Nirmal Chandra Das, Village:Chandi, Thana:-Bishnupur, P.O. :-Chandi, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BHANGAR

On 05/05/2015

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.-15,90,618/-

Certified that the required stamp duty of this document is Rs.- 79542 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BHANGAR

On 06/05/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR

06/05/2015 12:19:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BHANGAR
District:-South 24-Parganas

Endorsement For Deed Number : I - 02479 of 2015
(Serial No. 02430 of 2015 and Query No. 1621L000005402 of 2015)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5, 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 5377.00/-, on 06/05/2015

Amount by Draft

Rs. 13426/- is paid , by the draft number 332466, Draft Date 03/05/2015, Bank Name State Bank of India, AMTALA, received on 06/05/2015

(Under Article : A(1) = 17490/- B = 1089/- ,E = 7/- ,Excess amount = 217/- on 06/05/2015)

Deficit stamp duty

Deficit stamp duty Rs. 74542/- is paid , by the draft number 332481, Draft Date 05/05/2015, Bank : State Bank of India, AMTALA, received on 06/05/2015

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BHANGAR

Certificate of Registration under section 60 and Rule 69.

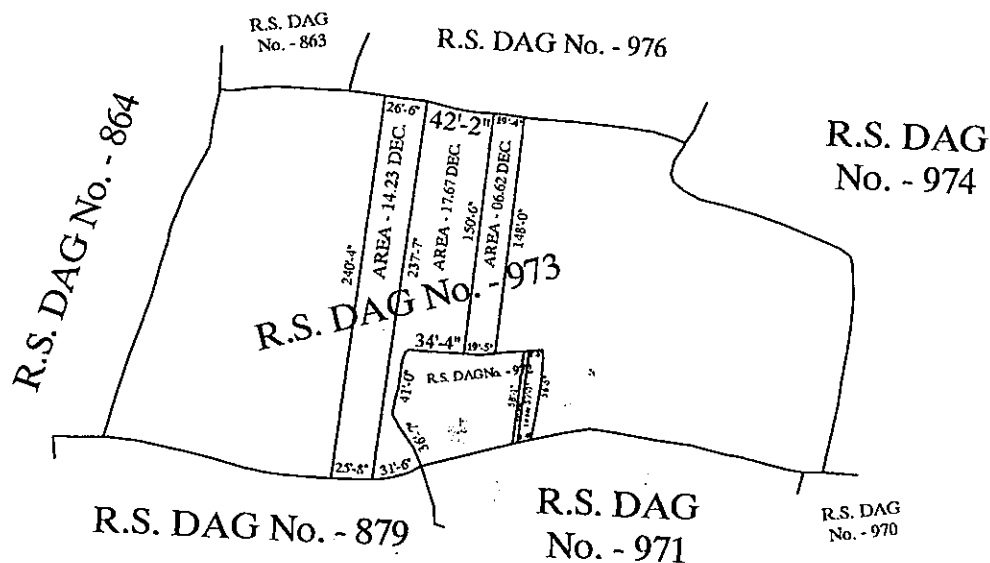
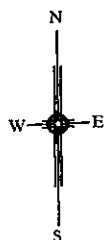
Registered in Book - I
CD Volume number 7
Page from 3375 to 3400
being No 02479 for the year 2015.



(Ashis Kumar Biswas) 06-May-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A.D.S.R. BHANGAR
West Bengal

A SITE PLAN FOR PART OF R.S DAG No. - 972 & 973. R.S KHATIAN No.- 24I & 242, AT MOUZA HATISALAH. J.L No. - 9. UNDER BEONTA No.II GRAM PANCHAYET. P.S - K.L.C. (FORMERLY BHANGORE). DIST (SOUTH) 24 PARGANAS. SCHEDULE LAND - 07.06 DECIMAL. WHICH IS MARKED BY RED BORDER.

NOT TO SCALE



REFERENCE.....

R.S KHATIAN No.	R.S. DAG No.	SCHEDULE AREA
242	972 (P)	00.44 DEC.
241	973 (P)	06.62 DEC.
TOTAL SCHEDULE AREA		07.06 DEC.

Bhola Nath Gayen

SIGNATURE OF VEDOR.

DRAWN BY:-

27/04/2015

Md.Ketab Ali

Civil Draughts man & Surveyor
Regd.No.- 0010/92 & 8884/98.



Addl. District Sub-Registrar
Shengur, 24 Perg. (S)

4 MAY 2015

SOMNATH GHOSH S/o – Late Balaram Ghosh, by faith – Hindu, by occupation
PAN – BG.T.PG 7206 e.
– Cultivation, residing at Vill. – Jirangacha, P.O. – Hatishala, P.S. – Kashipore,
Dist. – 24 Parganas (S), PIN- 743502, by Nationality – Indian, hereinafter called
and referred to as the **VENDOR** (which term and expression shall unless excluded
by or repugnant to the subject or context be deemed to mean and include his
respective heirs, executors, administrators, legal representatives, and assigns) of
the **ONE PART**. The Vendor hereto are being represented by their lawful
Attorney, **BHOLANATH GAYEN** S/o – Harendra Nath Gayen, residing at Vill. –
Krolberia, P.O. - Beonta, P.S. – K. L. C., Dist. - 24 Parganas(S) , PIN- 743502 by
faith - Hindu, by Nationality - Indian, by occupation – Business, in terms of
Registered Deed of General Power of Attorney dated 24.04.2015 and the said
Power was duly registered in the office of the Additional District Sub Registrar
Office at Bhangore, South 24 Parganas, recorded in Book No. – IV, CD Volume
No. – 1, Pages 1305 to 1316 Being No. – 00079 for the year 2015.

AND

PANCHAMAHAL CONCLAVE PVT., LTD. (PAN-AAHCP8863G) A
Company registered under the Companies Act, 1956, vide certificate of
incorporation No. – U70102WB2014PTC204194, having its registered office at
Jain Link, 3rd Floor, Block GP, Sector -V, Salt Lake City, Kolkata-700091,
represented by its one of the Director **SRI SURAJIT SAMANTA (PAN-**
CMXPS3210B) son of Late Madan Mohan Samanta residing at Vill. – Borhanpur,



Addl. District Sub-Registrar
Bhanga, 24 Pgs.(S)

4 MAY 2015

P.O. – Sukdebpur, P.S. – Bishnupur, District – 24 Pargaans (S), PIN-743503, hereinafter called and referred to as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**.

SWAPNABHUMI REALTORS LTD., A Company registered under the Companies Act, 1956, having its office at H/D 31 S. L. Sarani Baguihati, Kolkata-700059 and corporate office at Systron Building, Salt Lake Electronics Complex, 5th Floor, Plot: J-5, Block EP & GP, Sector -V, Kolkata-700091, represented by its Director **SRI. BHOLANATH GAYEN**, S/o – Harendra Nath Gayen, residing at Vill. – Krolberia, P.O. - Beonta, P.S. – K. L. C., Dist. - 24 Parganas(S), PIN-743502, hereinafter called and referred to as the **CONFIRMING PARTY** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **THIRD PART**.

WHEREAS at all material times and for intents and purposes one Uttam Chandra Ghosh was the sole and absolute owner in respect of ALL THAT land comprised in R. S. Dag No. – 973 & 972 , R. S. Khatian No. – 241 & 242, in Mouza -



Addl. District Sub-Registrar
Bhanga, 24 Pgs.(S)

4 MAY 2015

Hatishala, J. L. No. – 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.), District - South 24 Parganas and his name was recorded in the R.S. Record of Right.

AND WHEREAS it is found from the RECORD of RIGHT (R.S) in R.S Dag No. 972 that the schedule mention property has an exchange property in the form of “AWAJ” in place of R.S Dag No. 989 land measuring more or less 11 decimals in the same same Mouza and the vendors further declare that since the awaj was made the predecessor of the Vendors had and after his demise the present Vendors have in still occupation and possession holder of the schedule mention property without any disturbances till today.

AND WHEREAS said Uttam Chandra Ghosh while being sized and possessed of the property died intestate leaving behind his Seven sons and two daughters namely Bipin Behari Ghosh, Satish Chandra Ghosh, Jotish Chandra Ghosh, Nagendra Nath Ghosh (father and grandfather of the Vendors), Rajendra Kumar Ghosh @ Rajendra Nath Ghosh, Lalit Mohan Ghosh, Khitish Chandra Ghosh, Subodh Bala Ghosh and Radharani Ghosh as his legal heirs and successors and they inherit the property as per Hindu Law.

AND WHEREAS said Bipin Behari Ghosh while being sized and possessed of the property died intestate leaving behind his two sons namely Bhadreswar Ghosh, Siddheswar Ghosh and one daughter namely Niharbala Ghosh as they inherit the



Addl. District Sub-Registrar
Bhagalpur, 24 Parganas (S)

4 MAY 2015

property as per Hindu Law and became lawful owner of the property as per Hindu Law.

AND WHEREAS by virtue of Normal inheritance as per Hindu Law said **BHADRESWAR** acquired and became the absolute and lawful owner in respect of said plot of land and consisting total area of land 7.07 decimals of Sali land, comprised in R. S. Dag No. – 973, land measuring more or less 6.62 decimals out of 179 decimals of Sali land and R. S. Dag No. – 972, land measuring more or less 0.44 decimals out of 12 decimals of Sali land, appertaining to R. S. Khatian No. – 241 and 242, under Mouza - Hatishala, J. L. No. – 09, under police station Bhangore now K. L. C. 24 Parganas(s).

WHEREAS by a Registered Deed of Sale Being No. – 6104 for the year 1984, recorded as Book No. 1, Volume No. – 76, Pages 401 to 406, Bhadhreswar Ghosh, sold and transferred her landed property unto and in favour of **Somnath Ghosh** (vendor herein), with valuable consideration mentioned therein and surrender peaceful vacant khas possession in favour of purchaser (vendor herein) ALL THAT land comprised in R. S. Dag No. – 973, land measuring more or less 6.62 decimals out of 179 decimals of Sali land and R. S. Dag No. – 972, land measuring more or less 0.45 decimals out of 12 decimals of Sali land, appertaining to R. S. Khatian No. – 241 and 242, in Mouza - Hatishala, J. L. No. – 9, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).



Addl. District Sub-Registrar
Bhadrangar, 24 Parganas (S)

4 MAY 2015

AND WHEREAS by virtue of aforesaid purchased said **Somnath Ghosh** acquiring and became the absolute and lawful owner in respect of ALL THAT land comprised in R. S. Dag No. – 973, land measuring more or less 6.62 decimals out of 19.88 decimals out of 179 decimals.of Sali land R. S. Khatian No. – 241 and 0.44 decimals out of 1.33 decimals out of 12 decimals.of Sali land comprised in R. S. Dag No. – 972, R. S. Khatian No. – 242, in Mouza - Hatishala, J.L. No. - 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S) and he have every right to Sale/transfer the property to any person or persons.

AND WHEREAS the third part being Confirming Party herein i.e. **SWAPNABHUMI REALTORS LTD.**, has aggregated, collected and negotiated the aforesaid below scheduled landed property and connected the aforesaid landed property by developing road, and finally develop the aforesaid below scheduled landed property by transforming it from inhabitable condition to habitable piece of land at the cost and expenses of the Second Party.

AND WHEREAS the Vendor hereto need of money and for other lawful reasons offered to sell, transfer and convey ALL THAT undivided plot of land measuring an area 6.62 decimals out of 19.88 decimals out of 179 decimals.of Sali land R. S. Khatian No. – 241 and 0.44 decimals out of 1.33 decimals out of 12 decimals.of Sali land comprised in R. S. Dag No. – 972, R. S. Khatian No. – 242, in Mouza -



Addl. District Sub-Registrar
Bhadrapur, 24 Parganas (S)

4 MAY 2015

Hatishala, J. L. No. - 09, under Police Station Bhangore now K. L. C., District 24 Parganas (S) morefully mentioned in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property") at or for the total price and/or consideration of Rs. 15,90,618/- (Rupees Fifteen Lacs Ninety Thousand Six Hundred Eighteen) only AND WHEREAS the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

NOW THIS DEED OF SALE WITNESSETH THAT in consideration of total sum of Rs. 15,90,618/- (Rupees Fifteen Lacs Ninety Thousand Six Hundred Eighteen) only 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 assign and assure unto and in favour of the Purchaser ALL THAT demarcated plot of land measuring an area **7.06 Decimals/Sataks** more or less morefully 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



[Signature]
Addl. District Sub-Registrar
Bhargar, 24 Parganas

4 MAY 2015

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 appurtenances 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 sold granted 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



[Signature]
Addl. District Sub-Registrar
Bhanger, 24 Pgs.(S)

4 MAY 2015

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:-

- I. 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.
- II. 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



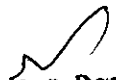
Addl. District Sub-Registrar
Bhongir, 24 Pgs. (S)

4 MAY 2015

in the manner as aforesaid according to the true intent and meanings of these presents.

- III. 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 or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.
- IV. 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.
- V. AND FURTHER THAT the Vendor and 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




Addl. District Sub-Registrar
Bhadrachalam, 24 Parganas (S)

4 MAY 2015

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

VI. 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 in the of the Vendor or any breach of the covenants hereunder contained.



Addl. District Sub-Registrar
Bhongar, 24 Pgs.(B)

4 MAY 2015

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of demarcated plot of agricultural land (recorded as "Sali") measuring an area **7.06 Sataks/decimals** of Sali land comprised in R. S. Dag No. – **973 & 972**, appertaining to R. S. Khatian No. – **241 & 242**, in Mouza - **Hatishala**, J. L. No. - **09**, A. D. S. R. Office - Bhangore, under Police Station - Bhangore now Kolkata Leather Complex (K.L.C.) District 24 Parganas (S) at present within the limits of **Beonta 2 No. Gram Panchayet** TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale of Deed.

R. S. Dag No.	R. S. Kh. No.	Total land	Saleable land	Nature of land
972	242	12 Dec	0.44 Dec	Sali
973	241	179 Dec	6.62 Dec	Sali

Total land

7.06 decimals

The said plot of land is butted and bounded in the manner following;

ON THE NORTH : RIS - Dag No. , 976

ON THE SOUTH : RIS - Dag No - 972

ON THE EAST : RIS - Dag No - 973

ON THE WEST : RIS - Dag No - 973



Addl. District Sub-Registrar
Bhanger, 24 Parganas (S)

4 MAY 2015

IN WITNESSES WHEREOF the Attorney of Vendor hereunto has set and subscribed his hand & seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

BY THE VENDOR IN THE PRESENCE

OF WITNESSES:

1. *Sulak Kumar Das*
Vill + P.O. - Chandri

2. *Sukhendu Baysen*
VILL - KROBENIA

Bhola Nath Gayen

SIGNATURE OF THE VENDOR
As the lawful Attorney of Somnath Ghosh

Swapnābhumi Realtors Limited

Bhola Nath Gayen

Director

**SIGNATURE OF THE CONFIRMING
PARTY**



Addl. District Superintendent
24 Parganas (S)

4 MAY 2015

MEMO OF CONSIDERATION

RECEIVED from the within purchaser the within mentioned sum of Rs. 15,90,618/- (Rupees Fifteen Lacs Ninety Thousand Six Hundred Eighteen) only being full and final payment of the consideration for sale of the said land from the purchaser described in the schedule above.

Vendor -
confirming party

14,90,618 /-
1,00,000 /-
15,90,618 /-

WITNESSES:

1. Pulak Kumar Das
Vill + P.O. - chandi
2. Sukhendu Beryen.
VILL - KROTHERIA

Bhola Nath Gayen

VENDOR

As the lawful Attorney of Somnath Ghosh

Drafted By:

Abdul Alim molla
vill - malai

L. No. - B.G.R - 64

Computer Print
Suresh Mondal

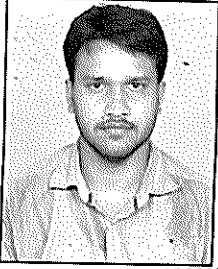
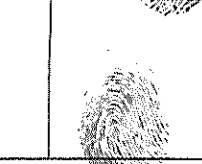
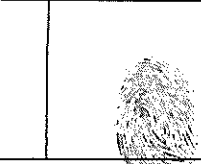
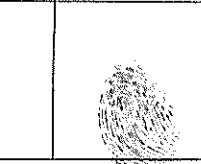
Swapnabhumi Realtors Limited
Bhola Nath Gayen
Director



[Signature]
Addl. District Sub-Registrar
Bhadrapur, 24 Prgs.(S)

4 MAY 2015

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....*Sunjit Samanta*.....

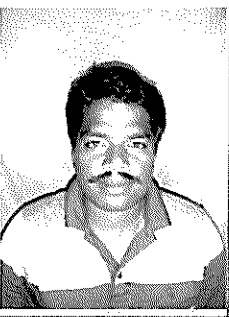
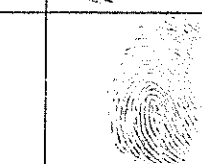
Signature.....*Sunjit Samanta*.....

CONCLAVE PVT. LTD.

Director.

PANCHMAHAL CONCLAVE PVT. LTD.

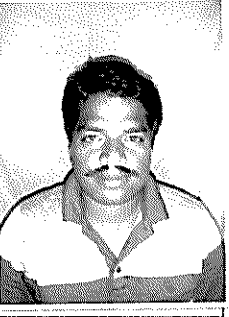
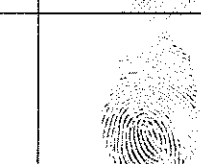
Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....

Signature...*Bhola Nath Gayen*.....

Thumb 1st finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name.....

Signature...*Bhola Nath Gayen*.....

Director

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	Left hand					
	Right hand					

Name.....

Signature.....



Addl. District Sub-Registrar
Bhuj, 24 Parganas (S)

4 MAY 2015